

Zone Map Amendment (Rezoning) - Application

PROPERTY OWNER INFORMATION*		PROPERTY OWNER(S) REPRESENTATIVE**	
<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION		<input type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION	
Property Owner Name		Representative Name	
Address		Address	
City, State, Zip		City, State, Zip	
Telephone		Telephone	
Email		Email	
<p>*If More Than One Property Owner: All standard zone map amendment applications shall be initiated by all the owners of at least 51% of the total area of the zone lots subject to the rezoning application, or their representatives authorized in writing to do so. See page 3.</p>		<p>**Property owner shall provide a written letter authorizing the representative to act on his/her behalf.</p>	
<p>Please attach Proof of Ownership acceptable to the Manager for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed or deed of trust, or (c) Title policy or commitment dated no earlier than 60 days prior to application date.</p> <p>If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.</p>			
SUBJECT PROPERTY INFORMATION			
Location (address and/or boundary description):			
Assessor's Parcel Numbers:			
Area in Acres or Square Feet:			
Current Zone District(s):			
PROPOSAL			
Proposed Zone District:			

REVIEW CRITERIA

<p>General Review Criteria: The proposal must comply with all of the general review criteria DZC Sec. 12.4.10.7</p>	<p><input type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans, or the proposed rezoning is necessary to provide land for a community need that was not anticipated at the time of adoption of the City's Plan.</p> <p>Please provide an attachment describing relevant adopted plans and how proposed map amendment is consistent with those plan recommendations; or, describe how the map amendment is necessary to provide for an unanticipated community need.</p> <p><input type="checkbox"/> Uniformity of District Regulations and Restrictions: The proposed official map amendment results in regulations and restrictions that are uniform for each kind of building throughout each district having the same classification and bearing the same symbol or designation on the official map, but the regulations in one district may differ from those in other districts.</p> <p><input type="checkbox"/> Public Health, Safety and General Welfare: The proposed official map amendment furthers the public health, safety, and general welfare of the City.</p>
<p>Additional Review Criteria for Non-Legislative Rezoning: The proposal must comply with both of the additional review criteria DZC Sec. 12.4.10.8</p>	<p>Justifying Circumstances - One of the following circumstances exists:</p> <p><input type="checkbox"/> The existing zoning of the land was the result of an error.</p> <p><input type="checkbox"/> The existing zoning of the land was based on a mistake of fact.</p> <p><input type="checkbox"/> The existing zoning of the land failed to take into account the constraints on development created by the natural characteristics of the land, including, but not limited to, steep slopes, floodplain, unstable soils, and inadequate drainage.</p> <p><input type="checkbox"/> The land or its surroundings has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area to recognize the changed character of the area.</p> <p><input type="checkbox"/> It is in the public interest to encourage a departure from the existing zoning through application of supplemental zoning regulations that are consistent with the intent and purpose of, and meet the specific criteria stated in, Article 9, Division 9.4 (Overlay Zone Districts), of this Code.</p> <p>Please provide an attachment describing the justifying circumstance.</p> <p><input type="checkbox"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.</p> <p>Please provide an attachment describing how the above criterion is met.</p>

REQUIRED ATTACHMENTS

Please ensure the following required attachments are submitted with this application:

- Legal Description (required to be attached in Microsoft Word document format)
- Proof of Ownership Document(s)
- Review Criteria

ADDITIONAL ATTACHMENTS

Please identify any additional attachments provided with this application:

- Written Authorization to Represent Property Owner(s)
- Individual Authorization to Sign on Behalf of a Corporate Entity

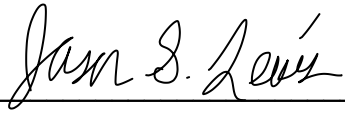
Please list any additional attachments:

White Fence Properties Authorized Agents

January 28, 2018

RE: 5124-5136 W 41st Ave Denver CO 80212

I, Jason S. Lewis, sole proprietor of White Fence Properties (WFP), authorize Jack Ordway to act as my agent/representative on behalf of WFP as it pertains to any rezoning requests for the above property(s).



Jason S. Lewis

2/1/18

Date



For this Record...

- Filing history and documents
- Get a certificate of good standing
- File a form
- Subscribe to email notification
- Unsubscribe from email notification

Summary

Business Home
Business Information
Business Search

FAQs, Glossary and
Information

Details			
Name	White Fence Properties LLC		
Status	Good Standing	Formation date	01/23/2013
ID number	20131048883	Form	Limited Liability Company
Periodic report month	January	Jurisdiction	Colorado
Principal office street address	5037 W. 38th Ave., Denver, CO 80212, CO, United States		
Principal office mailing address	P.O. Box 12157, Denver, CO 80212, United States		

Registered Agent	
Name	Jason S Lewis
Street address	5037 W. 38th Ave., Denver, CO 80212, United States
Mailing address	P.O. Box 12157, Denver, CO 80212, United States

- [Filing history and documents](#)
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WARRANTY DEED

THIS DEED is dated the 12th day of October, 2017, and is made between

5124W41 LLC, a Colorado limited liability company
(whether one, or more than one), the "Grantor" of the County of and
State of and

White Fence Properties LLC, a Colorado limited liability company
(whether one, or more than one) the "Grantee", whose legal address
is 5037 W. 38th Ave, P.O. Box 12157, Denver, CO 80212 of the
County of and State of

WITNESS, that the Grantor, for and in consideration of the sum of (\$700,000.00) Seven Hundred Thousand Dollars and No Cents, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and the Grantee's heirs and assigns forever, all the real property together with any improvements thereon, located in the City and County of Denver and State of Colorado described as follows:

The West 81.2 feet of Lots 1, 2 and 3 and the West 81.2 feet of the North 1/2 of Lot 4, Block 12,
Blocks 1 to 40 both inclusive, Berkeley,
except the rear or Easterly 8 feet thereof,

City and County of Denver,
State of Colorado

also known by street and number as: 5124 - 5136 West 41st Avenue, Denver, CO 80212

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the Grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee and the Grantee's heirs and assigns forever.

The Grantor, for the Grantor and the Grantor's heirs and assigns, does covenant, grant, bargain, and agree to and with the Grantee, and the Grantee's heirs and assigns, that at the time of the ensembling and delivery of these presents, the Grantor is well seized of the premises above described; has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple; and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid; and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except and subject to:

general taxes for the year 20* and subsequent years; and those specific exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Grantee(s) in accordance with Section 8 (Title Insurance, Record Title and off-record title) of the Contract to Buy and Sell Real Estate relating to the above described property; distribution utility easements (including cable TV); those specifically described rights of third parties not shown by the public records of which Grantee has actual knowledge and which were accepted by Grantee(s) in accordance with Section 8 and Section 9 (Survey Review) of the Contract to Buy and Sell Real Estate relating to the above described real property, inclusion of the property within any special tax district; and, the benefit and burdens of any declaration and party wall agreements, if any

And the Grantor shall and will WARRANT AND FOREVER DEFEND the above described premises, in the quiet and peaceable possession of the Grantee, and the heirs and assigns of the Grantee, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

5124W41 LLC, A COLORADO LIMITED LIABILITY
COMPANY



Phillip R. Barru
Manager

State of Colorado
County of Jefferson



The foregoing instrument was acknowledged before me this ~~12th~~ day of October, 2017 by Philip R. Barru as Manager of 5124W41 LLC, a Colorado limited liability company.

Witness my hand and official seal.

Notary Public: Shellee Bosworth
My commission expires: May 15, 2021

SHELLEE BOSWORTH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20134027385
My Commission Expires May 15, 2021

The West 81.2 feet of Lots 1, 2 and 3 and the West 81.2 feet of the North $\frac{1}{2}$ of Lot 4,
Block 12,
Blocks 1 to 40 both inclusive, Berkeley,
except the rear or Easterly 8 feet thereof,

City and County of Denver,
State of Colorado

also know by street and numbers as: 5124-5136 West 41st Ave, Denver, CO 80212.

5124 W 41ST AVE

Owner	WHITE FENCE PROPERTIES LLC 5037 W 38TH AVE DENVER , CO 80212-2027
Schedule Number	0219324041000
Legal Description	BERKELEY B12 W 81.2FT OF L1-3 & W 81.2FT OF N/2 OF L4
Property Type	COMMERCIAL - MIX USE
Tax District	DENV

Property Description			
Style:	OTHER	Building Sqr. Foot:	1055
Bedrooms:		Baths Full/Half:	0/0
Effective Year Built:	1906	Basement/Finish:	0/0
Lot Size:	7,108	Zoned As:	U-SU-C1

Note: Valuation zoning may be different from City's new zoning code.

Current Year			
Actual	Assessed	Exempt	
Land			\$100,900
Improvements			\$494,700
Total			\$595,600
			\$13,780
			\$0
			\$66,420
			\$80,200

Prior Year			
Actual	Assessed	Exempt	
Land			\$67,200
Improvements			\$448,500
Total			\$515,700
			\$9,540
			\$0
			\$57,750
			\$67,290

Real Estates Property Taxes for current tax year			
Please click on additional information below to check for any delinquencies on this property/schedule number and for tax sale information.			
	Installment 1 (Feb 28)	Installment 2 (Jun 15)	Full Payment (Due Apr 30)

Feb 29 in Leap Years)

Date Paid

Original Tax Levy	\$3,093.08	\$3,093.07	\$6,186.15
Liens/Fees	\$0.00	\$0.00	\$0.00
Interest	\$0.00	\$0.00	\$0.00
Paid	\$0.00	\$0.00	\$0.00
Due	\$3,093.08	\$3,093.07	\$6,186.15

Additional Information

Note: If "Y" is shown below, there is a special situation pertaining to this parcel. For additional information about this, click on the name to take you to an explanation.

Additional Assessment ⓘ	N	Prior Year Delinquency ⓘ	N
Additional Owner(s) ⓘ	N	Scheduled to be Paid by Mortgage Company ⓘ	N
Adjustments ⓘ	N	Sewer/Storm Drainage Liens ⓘ	N
Local Improvement Assessment ⓘ	N	Tax Lien Sale ⓘ	N
Maintenance District ⓘ	N	Treasurer's Deed ⓘ	N
Pending Local Improvement ⓘ	N		

Real estate property taxes paid for prior tax year: **\$5,487.30**

Assessed Value for the current tax year

Assessed Land	\$13,780.00	Assessed Improvements	\$66,420.00
Exemption	\$0.00	Total Assessed Value	\$80,200.00



WELLINGTON E. WEBS
Mayor

CITY AND COUNTY OF DENVER

COMMUNITY PLANNING
AND DEVELOPMENT AGENCY

200 West 14th Avenue
Denver, Colorado 80204-2715
Phone 303-640-2736 • Fax 303-572-4636
TTD 303-640-2549 • www.denvergov.org

January 13, 2000

Shean Gaffari
Re/Max Southeast, Inc.
8821 East Hampden Avenue, Suite 110
Denver, CO 80231

RE: 5124-5136 West 41st Avenue Legal: West 81.2 feet of Lots 1-3 inclusive & West
81.2 feet of North ½ Lot 4, Blk 12, Berkeley

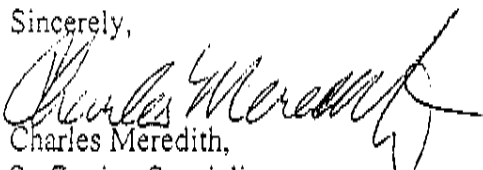
Dear Mr. Gaffari:

The referenced property in the City and County of Denver is located in the R-2 zone district. The structure on the property has contained four units addressed 5124, 28, 32, & 36 West 41st Avenue. These units had originally contained nonconforming business uses registered in 1956. As of this date, the uses in three of the units, 5124, 5128 & 5132, have been changed to residential dwelling units, which are conforming uses in the R-2 district. No use permits have been submitted for these changes of use. The unit addressed at 5136 still contains a retail variety store as approved by use permits in 1993 and 1988 and may continue to operate as a nonconforming use, as limited by Section 59-631 Denver Revised Municipal Code (DRMC) that regulates nonconforming uses.

Section 59-631(d)(3) DRMC states *changing a nonconforming use to a conforming use... shall terminate immediately the right to operate a nonconforming use.* I have enclosed a copy of this cited code section. The conversion to dwelling units has thereby terminated the nonconforming use rights for business uses in the three units noted above.

Please contact me at 303.640.1562 with any further question regarding this property.

Sincerely,


Charles Meredith,
Sr. Zoning Specialist

cc: Philip J. McGinn
375 Depew Street
Lakewood, CO 80226

January 2018
Updated April 2018

City of Denver Zoning Dept.

RE: 5124-5136 W. 41st Ave Denver CO 80212

To Whom It May Concern,

Please consider the following with regard to the Re-zoning application for the above mentioned address.

Comprehensive Plan 2000

The proposed map amendment for 5124-5136 W 41st Ave is consistent with the following specific goals and strategies of the Denver Comprehensive Plan 2000.

ENVIRONMENT

Living patterns

Residents will be able to live more self-sufficient lives within their neighborhoods due to increased use of telecommuting policies and technology, expanded home-based employment, and a **greater variety of commercial** and recreational activity within neighborhoods.

Transportation

Citizens will drive less, choosing from a greater variety of low-impact modes of transportation that effectively connect people from place to place and from one mode of transportation to another.

Strategy 2B

Reducing vehicular pollution by expanding the use of transit and other travel alternatives, supporting telecommuting and home-based employment, **increasing the mix of uses within neighborhoods**, and expanding the use of alternative fuels.

Strategy 2E

Promoting efforts to **adapt existing buildings for new uses**, rather than destroying them.

Strategy 2F

Designing **mixed-use communities** and reducing sprawl, **so that residents can live, work and play within their own neighborhoods**.

Creating more density at transit nodes.

Strategy 4A

Promote the development of sustainable communities and centers of activity where shopping, jobs, recreation and schools are **accessible by multiple forms of transportation, providing opportunities for people to live where they work.**

LAND USE

Range of housing

Denver faces a shortage of housing that covers the full range of housing prices and types. Land-use policies must allow for increased availability, broader distribution and an expanded variety of housing options

Strategy 1D

Recognize the multiple transportation functions of **arterial corridors**, as well as their importance for commercial activity and projecting the city's image.

Strategy 3B

Encourage quality infill development that is **consistent with the character of the surrounding neighborhood**; that offers opportunities for **increased density** and **more amenities**; and that broadens the variety of compatible uses.

Strategy 4A

Encourage mixed-use, transit-oriented development that makes effective use of **existing transportation infrastructure**, supports transit stations, increases transit patronage, reduces impact on the environment, and encourages vibrant urban centers and neighborhoods

Strategy 4B

Ensure that land-use policies and decisions support a variety of mobility choices, including light rail, buses, paratransit, walking and bicycling, as well as convenient access for people with disabilities.

MOBILITY

Mixed-use neighborhoods

Some of Denver's historic neighborhoods are mixed use, with small commercial nodes dotting residential development. The City has had considerable reinvestment as families find advantage in neighborhoods with retail and services close to home.

Strategy 4E

Continue to promote mixed-use development, which enables people to live near work, retail and services.

LEGACY

Neighborhood character

The increasing need for a broader array of housing options requires a more diverse mix of residential types that are both affordable and complementary to neighborhood character.

Density and diversity

Exciting new mixed-use and pedestrian-oriented areas will develop, offering a higher concentration of housing, retail, services, employment and transportation, all within walking distance.

Strategy 2A

Establish development standards to encourage positive change and diversity while protecting Denver's traditional character.

Strategy 3A

Identify areas in which increased density and new uses are desirable and can be accommodated.

HOUSING

Housing and economic development

For Denver to retain and attract businesses and workers, the City must offer an ample supply and a wide variety of housing types for people of all incomes.

Mixed-use, mixed-income neighborhoods

Several neighborhoods provide opportunities for a stimulating urban lifestyle in walkable communities offering a variety of uses, multiple housing options and diverse residents.

Objective #2

Encourage preservation and modernization of Denver's existing housing stock

Objective #6

Encourage mixed-use, mixed-income housing development in Denver's core area and along transit lines.

ECONOMIC ACTIVITY

Thriving neighborhood business centers

Denver's neighborhoods will be enlivened by successful retail, service and hospitality businesses that enable residents to enjoy a high quality of life close to home.

Strategy 5A

Support small-scale economic development in neighborhoods using the following key strategies:
Support development of neighborhood business centers that serve adjacent residential areas in existing neighborhoods and new neighborhoods within development areas.

NEIGHBORHOOD

Mixed uses

Business development is in harmony with neighborhood character. Many neighborhoods feature a diverse combination of easily accessible retail, service and entertainment businesses; employment opportunities; and home-based businesses.

Strategy 1C

Strengthen the sense of place in each neighborhood with adequate and well-designed, public-realm facilities such as branch libraries, recreation centers, fire stations, **neighborhood businesses and retail areas**. Continue City support for public art and historic preservation as a focus for neighborhood identity and pride.

Strategy 1E

Modify land-use regulations to ensure flexibility to accommodate changing demographics and lifestyles. Allow, and in some places encourage, a diverse mix of housing types and affordable units, essential services, recreation, business and employment, home-based businesses, schools, transportation and open space networks.

METROPOLITAN COOPERATION

Strategy 2D

Ensure that development provides for mixed uses, allowing people of all income levels the opportunity to find housing near their jobs or find jobs near their homes.

BLUEPRINT DENVER

According to Blueprint Denver, this site has a concept land use of Single Family Residential and is located within an Area of Stability.

Although this site is not located in an area of change it is located in very close proximity to the area of change designated for 38th Ave near Sheridan Blvd. Since the subject property is on the corner of Sheridan Blvd, an arterial street, it would make sense to have this mixed use property as the buffer from the more residential nature of the neighborhood to the east and the more commercial side of Sheridan corridor. Furthermore, since no redevelopment is being proposed, simply a change in zoning to match the current use of property a map amendment seems even more appropriate given the current commercial nature of Sheridan Blvd.

Map amendments

In some cases it may be appropriate to change the zoning in an area to create a better match between existing land uses and the zoning

Since this site has been permitted to continue use as a mixed use property it would only be fitting for the zoning to be changed in order to appropriately reflect the use of the building. The

proposed map amendment is consistent with the goals and guidelines laid out in Blueprint Denver.

UNIFORMITY OF DISTRICT REGULATIONS

The proposed rezoning to U-MX-2x would result in the uniform application of zone district building form, use and design regulations within the Urban Neighborhood context.

PUBLIC HEALTH, SAFETY AND GENERAL WELFARE

The proposed official map amendment furthers the public health, safety, and general welfare of the City primarily through the implementation of the City's adopted plans for land use, including Blueprint Denver and Comprehensive plan 2000. The rezoning would allow the historically retail corner of W 41st Ave and Sheridan Blvd to remain retail, with the additional units to remain residential as the building transitions to the east and the more residential part of the neighborhood. The proposed rezoning from U-SU-C1 to U-MX-2X would allow for the zoning to accurately represent the current use of the structure.

JUSTIFYING CIRCUMSTANCES

DZC Section 12.4.10.8.A.4

The land or its surroundings has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area to recognize the changed character of the area.

There has been and continues to be more redevelopment in the Berkeley neighborhood within only a short walk from this property. The passing of this proposed map amendment would allow for a small neighborhood business to continue to operate and provide needed commercial services to the increasing neighborhood population.

Projects under construction within only a few blocks include the 39 units at 5000 W 38th Ave. and multi-unit townhome projects on Tennyson Street between 44th and 46th. Not to mention all the completed duplexes that now line, Winona, Vrain, Stuart, and Utica—significantly increasing the density of the neighborhood.

Additionally, there are U-Mx properties already located to the north along 44th and Sheridan and to the south along 38th and Sheridan. It would be logical to grant this property U-Mx-2x to match the current use of the building and to match the zoning of similar properties as the buffer between Sheridan Blvd and the Berkeley neighborhood.

CONSISTENCY WITH NEIGHBORHOOD CONTEXT DESCRIPTION, ZONE DISTRICT PURPOSE AND INTENT STATEMENTS

The requested U-MX-2x zone district is within the Urban Neighborhood Context. The neighborhood context generally consists of single-unit and two-unit residential uses with embedded small-scale multiunit residential and commercial areas (DZC, Division 5.1). The current zone district, U-SU-C1, is also within the Urban Neighborhood Context but does not accurately represent the permitted and continued use of the property (see attached letter from Denver CPD dated 2000).

The U-MX-2x district applies to *“Small-scale multi-unit residential uses and commercial areas are typically embedded in residential areas...Commercial buildings are typically the Shop front and General building forms that may contain a mixture of uses within the same building...Commercial uses are primarily located along mixed-use arterial or main streets but may be located at or between intersections of local streets.”*

Both the existing building form and the location of the property conform to the above description from 5.1.1 of DZC. The subject property is located on the corner of an arterial and local street. The existing low-scale and low density build form complies with the allowed structures under U-MX-2x.

ADDITIONAL CRITERIA TO CONSIDER

5.2.2

The intent of the Residential districts is to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context. These regulations allow for some **multi-unit districts**, but not to such an extent as to detract from the overall image and character of the residential neighborhood.

5.2.3.1 General Purpose

A. The Mixed Use zone districts are intended to promote safe, active, and pedestrian-scaled, diverse areas through the use of town house, row house, **apartment, and general building forms** that clearly define and activate the public street edge.

Once 4 retail store fronts in the 1950s, three have since been converted to residential. The corner, 5136, still remains a thriving retail store for the neighborhood. The other 3 units provide necessary housing for Berkeley residents and this use is currently conforming under a letter from Denver CPD dated 2000.

B. The Mixed Use zone districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city's neighborhoods.

The one story building form fits into the neighboring residential dwellings and is in close proximity to other U-MX zoned properties to the north and south along Sheridan Blvd.

C. The Mixed Use zone district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, and **improves the transition between commercial development and adjacent residential neighborhoods.**

The existing building form transitions nicely from the retail store to the residential units. No new development is being pursued at this time. The re-zone is only being requested in hopes of having the zoning properly match the ongoing use of the current building.

D. Compared to the Main Street districts, the Mixed Use districts are focused on creating mixed, diverse neighborhoods. The Mixed Use districts are intended for corridors, **embedded neighborhood business areas** and larger sites.

The existing structure follows this criteria already being an embedded neighborhood business.

E. In the Urban Neighborhood Context, the Mixed Use zone districts promote a pedestrian-active street front. **Buildings are pulled up to the street with parking at the side or rear of the building;** however, the front setback range is deeper than the front setback range for the Main Street districts. The required percentage of building facade that must be located in the front setback area is less than the percentage for the Main Street districts.

The structure also follows this criteria with larger sidewalks on both frontages and off street parking in the rear of the building.

5.2.3.2

Specific Intent Mixed Use - 2x (U-MX-2x)

U-MX-2x applies to small sites served primarily by local streets embedded within an existing or proposed neighborhood.

These are typically one or two parcels and are limited to low scale building forms and low intensity uses.

This property is served by local streets embedded within the Berkeley neighborhood, is only one parcel, one story and low intensity.

Section 11.2.3 DWELLING, MULTI-UNIT 11.2.3.1

All SU and TU Zone Districts In all SU and TU zone districts, where permitted with limitations:

A. Multi-Unit Dwelling uses that were legally established and Continuously Maintained on a zone lot shall be considered conforming uses in these districts.