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TO: Registered Neighborhood Organizations
FROM: Land Use, Transportation & Infrastructure Committee
DATE: December 15, 2011

**SUBJECT: Amendment to Ordinance 333, Series of 2010,
adopting the new Denver Zoning Code**

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

This is not an amendment to any language contained within the Denver Zoning Code and therefore does not require notice. However, since it addresses use permits and building permits issued during the 6-month transition period between Former Chapter 59 and the new Denver zoning Code (July-Dec. 2010), the Committee wanted to provide this notification.

Proposed Amendment

The proposed bill is attached. Following is an explanation of each section of the bill.

Section 1: The City's intention was to allow people to pull a variety of types of zoning permits during the transition period, including both those that do and do not entail some extent of construction. By including the reference to Section 59-26(d) of Former Chapter 59, the bill narrowed it to only permits requiring some type of change (construction) to the structure. The proposed amendment deletes the Section reference and makes the language inclusive.

Section 2: This new paragraph clarifies that uses legally established per zoning permit under Former Chapter 59 remain legal uses, even if the land was rezoned under the new Denver Zoning Code. The status of a use, however, once legally established, may be conforming, compliant or nonconforming under the Denver Zoning Code. In the vast majority of cases, the status remains conforming.

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

