

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2024

COUNCIL BILL NO. CB24-1304  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning map to remove obsolete zone districts citywide ADUs text amendment, citywide.**

**WHEREAS**, the City Council has determined, based on evidence and testimony presented at the public hearing, that the map amendment set forth below conforms with applicable City laws, is consistent with the City’s adopted plans, furthers the public health, safety and general welfare of the City, and will result in regulations and restrictions that are uniform within the S-SU-A; S-SU-D; S-SU-FA; S-SU-F; S-SU-Fx; S-SU-I; S-SU-Ix; E-SU-A; E-SU-B; E-SU-D; E-SU-Dx; E-SU-G; U-SU-A; U-SU-A, UO-1, UO-2; U-SU-A, UO-3; U-SU-B; U-SU-B, UO-3; U-SU-B, CO-8; U-SU-C; U-SU-C, UO-3; U-SU-C, CO-6; U-SU-C, CO-7; U-SU-C, CO-8; U-SU-E; and U-SU-H districts; and

**WHEREAS**, there are a number of obsolete zone districts throughout the city as a result of an amendment to the Denver Zoning Code regarding accessory dwelling units;

**NOW THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:**

**Section 1.** That upon consideration of a change in the zoning classifications of multiple properties located within zone districts hereinafter described, Council finds:

a. The following zoning classifications are obsolete because they are no longer listed in the Denver Zoning Code: S-SU-A1; S-SU-D1; S-SU-F1; S-SU-F1A; S-SU-F1x; S-SU-I1; S-SU-I1x; E-SU-A1; E-SU-B1; E-SU-D1; E-SU-D1x; E-SU-G1; U-SU-A1; U-SU-B1; U-SU-C1; U-SU-E1; and U-SU-H1.

b. It is proposed that said obsolete zoning classifications be changed to: S-SU-A; S-SU-D; S-SU-FA; S-SU-F; S-SU-Fx; S-SU-I; S-SU-Ix; E-SU-A; E-SU-B; E-SU-D; E-SU-Dx; E-SU-G; U-SU-A; U-SU-A, UO-1, UO-2; U-SU-A, UO-3; U-SU-B; U-SU-B, UO-3; U-SU-B, CO-8; U-SU-C; U-SU-C, UO-3; U-SU-C, CO-6; U-SU-C, CO-7; U-SU-C, CO-8; U-SU-E; and U-SU-H.

**Section 2.** That the zoning classifications in the City and County of Denver shall be and hereby are changed from:

- S-SU-A1 to S-SU-A**
- S-SU-D1 to S-SU-D**
- S-SU-F1 to S-SU-FA**
- S-SU-F1A to S-SU-F**
- S-SU-F1x to S-SU-Fx**

- 1 **S-SU-I1 to S-SU-I**
- 2 **S-SU-I1x to S-SU-Ix**
- 3
- 4 **E-SU-A1 to E-SU-A**
- 5 **E-SU-B1 to E-SU-B**
- 6 **E-SU-D1 to E-SU-D**
- 7 **E-SU-D1x to E-SU-Dx**
- 8 **E-SU-G1 to E-SU-G**
- 9
- 10 **U-SU-A1 to U-SU-A**
- 11 **U-SU-A1, UO-1, UO-2 to U-SU-A, UO-1, UO-2**
- 12 **U-SU-A1, UO-3 to U-SU-A, UO-3**
- 13 **U-SU-B1 to U-SU-B**
- 14 **U-SU-B1, UO-3 to U-SU-B, UO-3**
- 15 **U-SU-B1, CO-8 to U-SU-B, CO-8**
- 16 **U-SU-C1 to U-SU-C**
- 17 **U-SU-C1, UO-3 to U-SU-C, UO-3**
- 18 **U-SU-C1, CO-6 to U-SU-C, CO-6**
- 19 **U-SU-C1, CO-7 to U-SU-C, CO-7**
- 20 **U-SU-C1, CO-8 to U-SU-C, CO-8**
- 21 **U-SU-E1 to U-SU-E**
- 22 **U-SU-H1 to U-SU-H**

23 **Section 3.** That this ordinance shall be recorded by the Manager of Community Planning and  
24 Development in the real property records of the Denver County Clerk and Recorder.

25 Section 4. The effective date of this ordinance shall be December 16, 2024.

26 **[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**

1 COMMITTEE APPROVAL DATE: October 8, 2024

2 MAYOR-COUNCIL DATE: October 15, 2024

3 PASSED BY THE COUNCIL: \_\_\_\_\_

4 \_\_\_\_\_ - PRESIDENT

5 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

6 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
7 EX-OFFICIO CLERK OF THE  
8 CITY AND COUNTY OF DENVER

9 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_ ; \_\_\_\_\_

10 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: October 17, 2024

11 Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of  
12 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
13 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
14 § 3.2.6 of the Charter.

15  
16 Kerry Tipper, Denver City Attorney

17  
18 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_