



## Legislation Details

**File #:** 17-0161      **Version:** 1

**Type:** Bill      **Status:** Passed

**File created:** 2/7/2017      **In control:** Land Use, Transportation & Infrastructure Committee

**On agenda:** 5/1/2017      **Final action:** 5/1/2017

**Title:** AS AMENDED a bill for an ordinance amending the Denver Zoning Code to revise parking exemptions for pre-existing small zone lots.  
Approves a text amendment to the Denver Zoning Code to revise the Pre-Existing Small Zone Lot parking exemption. The Committee approved filing this bill at its meeting on 2-14-17. On 2-27-17, Council held this item in Committee to 3-20-17. Amended 3-20-17 to ensure that the parking exemption is applied for all uses. Some parking requirements are calculated based on gross floor area while others are on number of units and not explicitly for gross floor area, to further clarify the legislative intent of the proposed bill to emphasize the city's commitment to more comprehensively address transportation demand management strategies in the short term, and to require a Zoning Permit with Informational Notice for all new buildings on Pre-Existing Small Zone Lots that request to use the small lot parking exemption; Enables all expansions to existing buildings to receive the full parking exemption; and clarifies at what point an "existing building" is considered a "new building" for the purposes of applying the small lot parking exemption (i.e., "Voluntary Demolition"). Amended 04-03-17 to reduce the number of stories that will be exempt from providing vehicle parking by one story from the current proposal. Amended 5-01-17 to update a zoning code reference that changed as a result of the passage of Council Bill 17-0311; establish an effective date of May 5 to mirror the effective date of Council Bill 17-0311; and, provide clarity that certain applications were not subject to the moratorium on small lot parking exemption enacted last August and those applications may continue to use the small lot parking exemption as it existed prior to this proposed text amendment.

**Sponsors:**

**Indexes:** Zach Rothmier

**Code sections:**

**Attachments:** 1. BR17 0161 CPD Small\_Lot\_Parking\_Ord\_Request\_TextAmendment, 2. Text\_Amd\_11\_CO\_5\_LUTI\_StaffReport\_020917, 3. Amd\_11\_6250\_LUTI\_021417, 4. 17-0161\_Filed Bill\_Denver Zoning Code\_Small Lot Parking Exemption 021617 ACH Final.pdf, 5. 17-0161\_Small\_Lot\_Parking\_Amendment\_City\_Council\_Review Attachment 021617.pdf, 6. 17-0161\_Filed Bill\_Denver Zoning Code\_Small Lot Parking Exemption 021617 ACH Final, 7. LUTI\_PDF\_Drafts\_022117, 8. 10\_Brooks\_Proposal\_022117\_CLEAN, 9. 13\_Definitions\_DZC\_022117\_Brooks\_CLEAN, 10. 10\_DesignStandards\_DZC\_022117\_Clark1\_Stories\_CLEAN, 11. 10\_DesignStandards\_DZC\_022117\_Clark2\_ZPIN\_CLEAN, 12. 12\_Administration\_022117\_Clark2\_ZPIN\_CLEAN, 13. 12\_Administration\_022117\_Clark3\_InfoNotice\_CLEAN, 14. 10\_DesignStandards\_DZC\_022117\_Clark\_1\_Stories\_Redline, 15. 10\_DesignStandards\_DZC\_022117\_Clark\_2\_ZPIN\_Redline, 16. 12\_Administration\_022117\_Clark2\_ZPIN\_Redline, 17. 12\_Administration\_022117\_Clark3\_InfoNotice\_Redline, 18. 10\_DesignStandards\_Brooks\_022117\_Redline, 19. 13\_Definitions\_Brooks\_022117\_Redline, 20. Amendment to CB17-0161 - Brooks.pdf, 21. Amendment to CB17-0161 - Clark - Stories - 3.pdf, 22. Amendment to CB17-0161 - Clark - TDM - 1-Preamble.pdf, 23. Amendment to CB17-0161 - Clark - ZPIN - 2.pdf, 24. 17-0161 AS AMENDED 3-20-17.pdf, 25. 04-03-17 Amendment to CB17-0161 - Clark - Stories - As Amended.pdf, 26. 17-0161 AS AMENDED 04-03-17.pdf, 27. Amendment to CB17-0161 - Susman- 04-10-17 Stories - As Amended.pdf, 28. Text\_Amd\_11\_CO\_5\_CC\_StaffReport\_042717, 29. 17-0161\_PendingApplicationAmendment\_Clark (002).pdf, 30. 17-0161\_Small Lot\_Amended 5-1-

17.pdf, 31. 17-0161\_AsAmended05-01-17.pdf, 32. 17-0161 - Filed Bill Denver Zoning Code, 33. Public Input - 17-0161.pdf

Date	Ver.	Action By	Action	Result
5/3/2017	1	Mayor	signed	
5/2/2017	1	Council President	signed	
5/1/2017	1	City Council	placed upon final consideration and do pass as amended	Pass
5/1/2017	1	City Council	amended	Pass
5/1/2017	1	City Council	placed upon final consideration and do pass as amended	Pass
4/10/2017	1	City Council	took out of order	Pass
4/10/2017	1	City Council	amended	Fail
4/3/2017	1	City Council	took out of order	Pass
4/3/2017	1	City Council	ordered published with a future required public hearing	Pass
4/3/2017	1	City Council	amended	Pass
3/20/2017	1	City Council	amended	Pass
3/20/2017	1	City Council	amended	Pass
3/20/2017	1	City Council	amended	Pass
3/20/2017	1	City Council	amended	Pass
3/20/2017	1	City Council	ordered published with a future required public hearing	Pass
2/27/2017	1	City Council	referred	Pass
2/21/2017	1	City Council	referred	Pass
2/14/2017	1	Land Use, Transportation & Infrastructure Committee	approved for filing	Pass