



Legislation Text

File #: 18-0886, Version: 1

Other/Miscellaneous Request Template (Appointments; ROW; Code Changes; Zoning Action, etc.)

Date Submitted: 8-7-18

Requesting Agency: Community Planning and Development
Division:

Subject Matter Expert:

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Item Title & Description:

(Do not delete the following instructions)

*These appear on the Council meeting agenda. Initially, the requesting agency will enter a 2-3 sentence description. Upon bill filling, the City Attorney's Office should enter the title above the description (the title should be in **bold** font).*

*Both the title and description must be entered between the red "title" and "body" below. Do **not** at any time delete the red "title" or "body" markers from this template.*

A bill for an ordinance relating to the Denver Zoning Code, to improve clarity and usability.

Approves a text amendment to the Denver Zoning Code to clarify what constitutes a "sign" for purposes of zoning regulation and correct a code drafting error that may cause confusion regarding permitted setback encroachments for one-story porches and similar features. The Committee approved filing this item at its meeting on 8-21-18.

Affected Council District(s) or citywide? Citywide

Executive Summary with Rationale and Impact:

Detailed description of the item and why we are doing it. This can be a separate attachment.

This Text Amendment provides two distinct clarifications/corrections to the Denver Zoning Code.

- A. Colors as Signs Definition Clarification: Signs typically have words, figures, designs, symbols, and other attributes that advertise. Currently the definition of a "Sign" refers to "colors" as being one way to convey an advertising message. While colors may be part of such designs, the zoning code has historically not been interpreted to consider color alone as constituting a sign. This amendment will remove the word "colors" from the definition

of a "Sign" to support a more consistent development review process.

- B. One-Story Porch Encroachment Correction: The amendment will also correct a code drafting error adopted in the May 2018 Slot Home Text Amendment to re-establish and clarify setback encroachments for porches, decks, and similar features in some zone districts. One-story and multi-story porches have historically been allowed to encroach into minimum primary and side street setbacks. This amendment would correct code language to ensure that one-story porch allowances match those for multi-story porches. It also maintains allowed side interior setback encroachments for one-story porches on the Town House building form added with the May 2018 Slot Home text amendment.

Address/Location (if applicable):

Legal Description (if applicable):

Denver Revised Municipal Code (D.R.M.C.) Citation (if applicable):

Draft Bill Attached?