



## Legislation Text

File #: 17-0161, Version: 1

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

**Date Submitted:** 2-7-17

**Requesting Agency:** Community Planning & Development  
**Division:**

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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.*

**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.

**Affected Council District(s) or citywide?** Citywide

**Executive Summary with Rationale and Impact:**

This text amendment is initiated by Councilmember Albus Brooks to revise the Pre-Existing Small Zone Lot parking exemption. City Council enacted a moratorium on the use of this exemption that is set to expire on March 31, 2017.

**Address/Location (if applicable):**

**Legal Description (if applicable):**

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

**Draft Bill Attached?**