



## Legislation Details (With Text)

|                       |  |                      |   |
|-----------------------|--|----------------------|---|
| <b>File #:</b>        | 17-0161  | <b>Version:</b>      | 1   |
| <b>Type:</b>          | Bill   | <b>Status:</b>       | Passed  |
| <b>File created:</b>  | 2/7/2017   | <b>In control:</b>   | Land Use, Transportation & Infrastructure Committee |
| <b>On agenda:</b>     | 5/1/2017   | <b>Final action:</b> | 5/1/2017  |
| <b>Title:</b>         | <p>AS AMENDED a bill for an ordinance amending the Denver Zoning Code to revise parking exemptions for pre-existing small zone lots.</p> <p>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.</p> |                      |   |
| <b>Sponsors:</b>      |  |                      |   |
| <b>Indexes:</b>       | Zach Rothmier  |                      |   |
| <b>Code sections:</b> |  |                      |   |
| <b>Attachments:</b>   | <p>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-</p>  |                      |   |

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   |

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

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

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

- **Name:** Jeff Hirt
- **Phone:** 720-865-2972
- **Email:** [Jeffrey.hirt@denvergov.org](mailto:Jeffrey.hirt@denvergov.org) <mailto:Jeffrey.hirt@denvergov.org>

### 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?**