

APPENDIX 6

EXCERPTS FROM DENVER ZONING ORDINANCE 2010

Section 1.2.2.4 – Zone Lot for Existing Structures and Uses (pg. 11)

The land area occupied by a use, or the building site heretofore designated and occupied by each structure existing on June 25, 2010, shall, for the purposes of this Code, be deemed the Zone Lot for such use or structure. Such Zone Lot shall be continuously provided and maintained in accordance with the provisions of this Code for uses or structures in the Zone District in which each such use or structure is located. The boundaries and area of a designated Zone Lot may be amended under Section 12.4.4, Zone Lot Amendments.

Section 1.3.1 – Adoption of Office Map (pg. 15)

The digital maps created and maintained by the Department of Community Planning and Development and published by Technology Services' Geographic Information Systems Office delineating the boundaries of the various Zone Districts, together with all matters and things shown on such maps, are hereby adopted and approved, incorporated herein and made a part hereof and collectively shall constitute the official zoning map of the City and County of Denver ("Official Map"). The Official Map shall be marked pursuant to a system of identification established by Community Planning and Development consistent with this Code.

Section 2.4.1.1 – Step by Step Use of the Code: Determine the Zone District (pg. 29)

Obtain a property's zoning from the Denver County assessor's records, from the Official Map or by consulting the city's website: www.denvergov.org. Take note of any Overlay Districts that apply. Also take note of zoning for adjacent properties, and specifically whether or not the subject property is in, or adjacent to, a Protected Zone District, as defined in Division 13.3, Definitions of Words, Terms & Phrases.

Section 9.3.2 – Districts Established – Open Space (pg. 580)

To carry out the provisions of this Code, the following Zone Districts have been established in the Open Space Context and are applied to property as set forth on the Official Map.

Open Space Context

- OS-A Open Space
 Public Parks
 District
- OS-B Open Space
 Recreation
 District
- OS-C Open Space
 Conservation
 District