



Denver Zoning Code Text Amendment #10  
Krisana Park Conservation Overlay  
REDLINE OF CITY COUNCIL FILING DRAFT 10/20/2016

This document contains the redlined draft for the proposed text amendment to create the Krisana Park Conservation Overlay District, CO-5.

1. Text in red underline is proposed new language.
2. Text in ~~red strikethrough~~ is proposed deleted language.
3. While efforts are made to ensure document quality, cross-referenced section numbers, figure numbers, page numbers, and amendment numbers may appear incorrect since both new and old text appears in a redlined draft. These will be corrected in the final, “clean” version of the text amendment that is filed for adoption by City Council.

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**WRITTEN COMMENTS WILL BE DISPERSED AS FOLLOWS:**

Written comments received by CPD staff by 12 p.m. (noon) on the Thursday prior to the City Council public hearing will be included in the CPD staff report packet that is distributed to City Council.

Written comments may be emailed to [PlanningServices@denvergov.org](mailto:PlanningServices@denvergov.org).

After 12 p.m. (noon) on the Thursday prior to the City Council public hearing and up until 3:00 p.m. on the day of the City Council public hearing, written comments should be emailed to [dencc@denvergov.org](mailto:dencc@denvergov.org).

To submit written comments after 3 p.m. on the day of the City Council public hearing, bring copies of written comments to the public hearing and ask the Council Secretary to distribute the comments to the Council. Notwithstanding the foregoing, in order to provide Council members adequate time to review written comments, members of the public are strongly encouraged to submit their comments prior to the day of the public hearing.

**ALL INTERESTED PERSONS AND ORGANIZATIONS SHOULD EXPRESS THEIR CONCERNS OR SUPPORT AT THE PUBLIC HEARING BEFORE CITY COUNCIL.**

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**3. All Other Design Standards**

All other development and design standards applicable to new development in the underlying zone district may be modified.

**9.4.3.4 Conservation Overlay Districts Established**

The following conservation overlay zone districts are established:

CONSERVATION OVERLAY DISTRICT NAME	ZONING MAP DESIGNATOR
Hilltop Heritage Conservation Overlay District	CO-1
Curtis Park Conservation Overlay District	CO-2
Scottish Village Conservation Overlay District	CO-3
Potter Highlands Conservation Overlay District	CO-4
<u>Krisana Park Conservation Overlay District</u>	<u>CO-5</u>

**9.4.3.5 Effect of Approval**

**A. Zoning Map Designator**

Each Conservation Overlay District shall be shown on the official map by an “CO-#” designator and an appropriate number placed after the underlying zone district designation.

**B. Limitation on Permit Issuance**

No zoning permit for development or for a use within a Conservation Overlay District shall be issued by Community Planning and Development unless the development or use meets the standards set forth in the adopted Conservation Overlay District.

**9.4.3.6 Hilltop Heritage Conservation Overlay District (CO-1)**

**A. Creation**

There is hereby created a conservation overlay zone district designated as Hilltop Heritage Conservation Overlay District CO-1.

**B. Limitation on the Establishment of Zone Lots in the Overlay District**

Any zone lots in this overlay zone district that existed on July 21, 2000, may be amended or subdivided only if each of the zone lots that are created or result therefrom is not less than 75 feet wide at any street (Side Street or Primary Street) setback line for structures and are not less than 9,300 square feet in lot size.

**C. Exceptions Inapplicable**

The exceptions from zone lot width and area requirements for zone lots in Section 1.2.3.3, Flag Zone Lots, shall not apply in this overlay zone district, provided however, zone lots containing at least 27,900 square feet existing on March 7, 2000, may be amended into zone lots in compliance with the zone lot width reduction for flag lots contained in Section 1.2.3.3, Flag Zone Lots, if the resultant zone lots contain at least 9,300 square feet.

**9.4.3.7 Curtis Park Conservation Overlay District (CO-2)**

**A. Creation**

There is hereby created a Conservation Overlay District designated as the Curtis Park Conservation Overlay District.

**B. Intent**

Accommodate detached accessory structures in a manner that respects the character of the Curtis Park neighborhood.

**C. Applicability**

This Curtis Park Conservation Overlay District shall apply only to zone lots zoned to an -RH zone district.

**2. Zone Lot Standards**

- a. **Zone Lot Size**  
The minimum zone lot size shall be 5,500 square feet.
- b. **Zone Lot Width**  
The minimum zone lot width shall be 50 feet.

**F. Accessory Building Form Standards Applicable to Detached Accessory Dwelling Unit Building Form Only**

- 1. **Side Interior Setbacks**
  - a. The minimum side interior setback shall be 0 (zero) feet.
  - b. Side interior setbacks less than 5 feet may be subject to more restrictive building and fire code review.

**9.4.3.10 Krisana Park Conservation Overlay (CO-5)**

- A. **Creation**  
There is hereby created a Conservation Overlay District designated as the Krisana Park Conservation Overlay District.
- B. **Intent**  
The intent of the Krisana Park Conservation Overlay District is to apply additional building form standards that are consistent with the established character of the Krisana Park neighborhood, while allowing some flexibility consistent with the overall character. The established character of the neighborhood includes single-story or split-level single family houses with low-pitched roof-line profiles and a strong horizontal emphasis, without rooftop decks. Additions are intended to be compatible in scale and proportion with original buildings.



- C. **Applicability**  
This Krisana Park Conservation Overlay District shall apply only to those areas designated as CO-5 on the Official Zone Map.
- D. **Rule of Measurement for Two Base Planes**
  - 1. **Front Base Plane**  
The Front Base Plane shall be the base for measuring height in the front 50% of the Zone Lot Depth.
  - 2. **Rear Base Plane**  
The Rear Base Plane shall be the base for measuring height in the rear 50% of the Zone Lot Depth.
- E. **Primary Building Form Standards Applicable to Suburban House Building Form**
  - 1. **Height in Stories**  
The maximum height in stories shall be 1.5 stories.

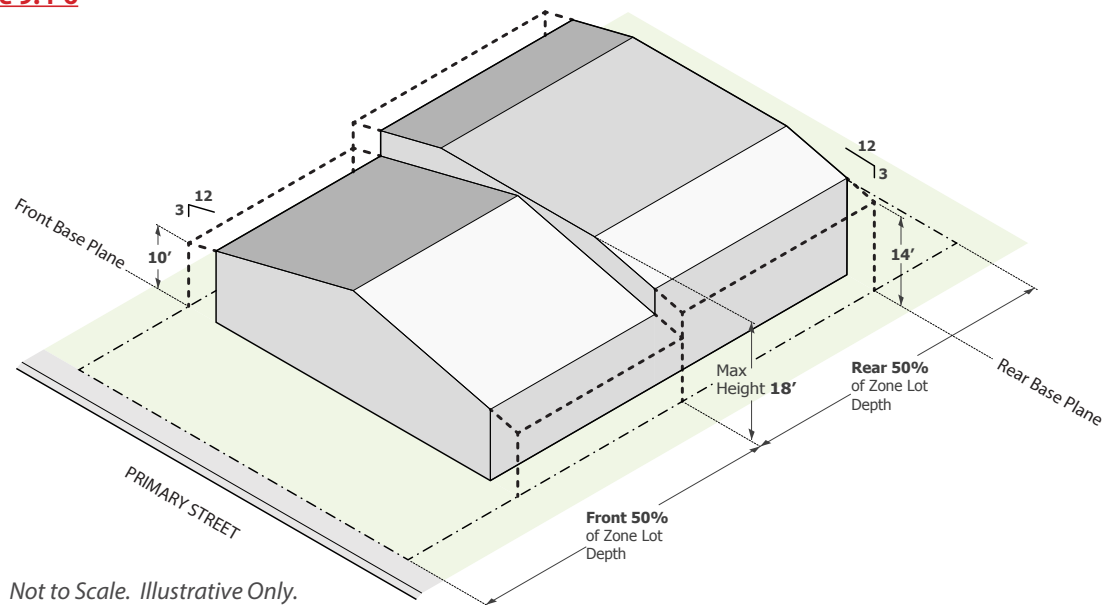
**2. Height in Feet**

- a. The maximum height in feet shall be 18 feet. See Figure 9.4-6.
- b. There shall be no permitted height increase for lot width over 50'.

**3. Bulk Plane**

- a. In the front 50% of the zone lot depth:
  - i. The Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Lines shall be 10 feet.
  - ii. The Bulk Plane Slope from Side Interior and Side Street Zone Lot Lines shall be 14 degrees 2 minutes 10 seconds (a pitch of 3:12, or three feet additional vertical rise for each twelve additional feet of horizontal run).  
See Figure 9.4-6.
- b. In the rear 50% of the zone lot depth:
  - i. The Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Lines shall be 14 feet.
  - ii. The Bulk Plane Slope from Side Interior and Side Street Zone Lot Lines shall be 14 degrees 2 minutes 10 seconds (a pitch of 3:12, or three feet additional vertical rise for each twelve additional feet of horizontal run).  
See Figure 9.4-6.

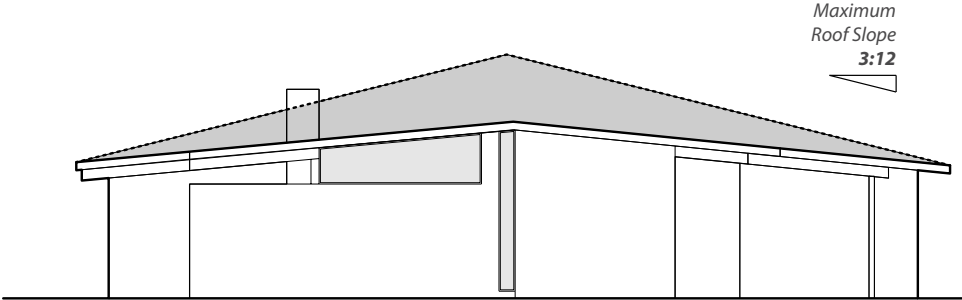
**Figure 9.4-6**



**4. Roof Pitch**

- No Roof shall have a sloping plane greater than 3:12. See Figure 9.4-7.

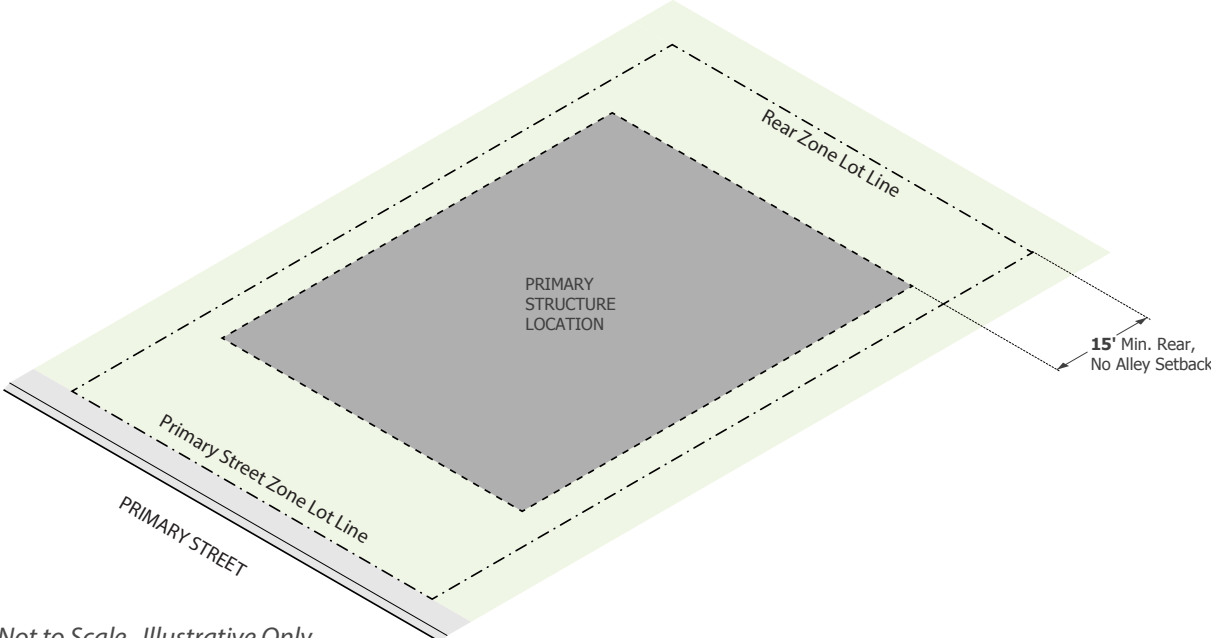
**Figure 9.4-7**



Not to Scale. Illustrative Only.

- 5. **Setback, Rear, No Alley**  
The minimum Setback, Rear, no alley, shall be 15 feet. See Figure 9.4-8.

**Figure 9.4-8**



Not to Scale. Illustrative Only.

- 6. **Rooftop and/or Second Story Decks**  
Rooftop and/or Second Story Decks are prohibited on the entirety of the zone lot.