

DENVER ZONING CODE

Effective Date
June 25, 2010

Restated in its Entirety on February 25, 2025

As Amended Through August 11, 2025

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ARTICLE 1. GENERAL PROVISIONS

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6. Any other information that the Zoning Administrator finds to be relevant and necessary to determine the Zone Lot.

D. Reliance on Assessor Parcel History - Presumption

If after applying the criteria in Section 1.2.2.2.C, Criteria for Determining Zone Lots for Existing Structures and Uses, a Zone Lot determination is not possible or there is conflicting evidence of the Zone Lot boundaries, the Zoning Administrator may rely on the following presumption regarding a subject property's assessor parcel history in making a Zone Lot determination:

1. If an assessor parcel that is part of a previously determined Zone Lot is subsequently sold to a different owner, and such assessor parcel's boundaries comply with the definition of "Conforming Zone Lot" in Article 13, Rules of Measurement & Definitions, the Zoning Administrator:
 - a. May presume consent from all affected property owners to create a new zone lot that has the same boundaries as the assessor parcel, and
 - b. May recognize such assessor parcel as a legal zone lot without the owners' agreement to a Zone Lot Amendment according to Section 12.4.4, Zone Lot Amendments, but only if the remainder of the previously determined zone lot also complies with the definition of "Conforming Zone Lot" in Article 13, Rules of Measurement & Definitions.
2. Reliance on the presumption allowed in this Section 1.2.2.2.D, Reliance on Assessor Parcel History - Presumption may result in a verified Zone Lot for development under this Code without resort to the Zone Lot Amendment procedures stated in Section 12.4.4, Zone Lot Amendments.

SECTION 1.2.3 GENERAL STANDARDS FOR ALL ZONE LOTS

1.2.3.1 Public Street Frontage Required

Each Zone Lot shall have at least one Zone Lot line abutting a dedicated named or numbered street.

1.2.3.2 Contiguous Land Area Required

A. General Rule - Contiguity Required

1. A Zone Lot shall be composed of contiguous land area and its boundaries shall not cross a public right-of-way (including streets and alleys) unless explicitly allowed in this Code.
2. More than one assessor's parcel and/or portions of one assessor's parcel may make up a Zone Lot. See Figure 1.2-1. Changes in ownership of one or more assessor's parcels underlying a Zone Lot does not affect the status of the Zone Lot.

B. Exception in D-C, D-TD and Campus Zone Districts - Zone Lot May Cross Public Streets

In all Campus Context zone districts and in the Downtown Core (D-C) and Downtown Theater District (D-TD) zone districts, two or more Zone Lots divided by one or more public streets or alleys may be designated as a single Zone Lot. In cases where a single Zone Lot is divided by one or more primary streets or alleys, multiple street frontages within the Zone Lot boundaries shall comply with all building form standards tied to frontage on a primary or side street, including but not limited to build-to standards and Street Level activation standards, unless otherwise specifically exempted by this Code.