

PUD-G #22



1683, 1685, 1687, 1691, 1693, 1695,
1699 Cedar Avenue
2018I-00120

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CHAPTER 1. ESTABLISHMENT AND INTENT

SECTION 1.1 PUD-G #22 ESTABLISHED

The provisions of this PUD-G #22 apply to the land depicted on the Official Zoning Map with the label PUD-G #22, a part of Block 18, Shackleton Place Subdivision according to the official City and County of Denver resurvey plat, together with the contiguous half of S. Williams St. vacated by Ord. 28, 1927 on the east side and with the contiguous half of S. Gilpin St. vacated by Ord. 98, 1921 on the west side and together with the alley within said Block 18 vacated by Ord. 162, 1929, all being in the City and County of Denver. The PUD-G #22 is a single area with no subareas established.

SECTION 1.2 PUD-G #22 GENERAL PURPOSE

The general intent of PUD-G #22 is to follow the Suburban Neighborhood Context intent and the S-SU-D zone district with the exception to allow multiple single dwelling units on a single zone lot oriented off of a flag lot and consolidating common open space areas.

SECTION 1.3 PUD-G #22 SPECIFIC INTENT

More specifically, PUD-G #22 is intended to:

- 1.3.1 Allow residential development that contributes to the vibrancy of the surrounding neighborhood and facilitates the continued use of the subject property.
- 1.3.2 Facilitate compatible development through the use of appropriate building form and design standards and guidelines.
- 1.3.3 Allow for flexibility to encourage ongoing use of the subject property consistent with the existing development on the property and the previously approved regulations.

CHAPTER 2. NEIGHBORHOOD CONTEXT DESCRIPTION

SECTION 2.1 SUBURBAN CONTEXT DESCRIPTION

All development in Subarea A of PUD-G #22 shall conform to the Denver Zoning Code Division 3.1, Suburban Context Description, as amended from time to time, except as modified in this PUD-G #22.

CHAPTER 3. DISTRICTS

SECTION 3.1 S-SU-D DISTRICT

All development of this PUD-G #22 shall conform to the Denver Zoning Code, Section 3.2, Districts, as specifically applicable to the S-SU-D Zone District, as amended from time to time, except as expressly modified in this PUD-G #22.

CHAPTER 4. DESIGN STANDARDS

4.1.1 General Intent

Section 3.3.1 General Intent of the Denver Zoning Code, as amended from time to time, shall apply to this PUD-G #22.

4.1.2 Building Form Intent

Section 3.3.2 Building Form Intent of the Denver Zoning Code, as amended from time to time, shall apply to this PUD-G #22.

4.1.3 Primary Building Form Standards

A. Applicability

All development within this PUD-G #22.

B. Number of Primary Buildings Per Zone Lot

Multiple Primary Buildings shall be allowed on a single zone lot.

C. Specific standards as follows:

PRIMARY STRUCTURES

HEIGHT

PUD-G #22

Feet (max)	36'*
Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line	10'**
Bulk Plane Slope from Side Interior and Side Street Zone Lot Line	45° **

SITING

PUD-G #22

ZONE LOT

Zone Lot Size (min)	This PUD-G #22 shall be a single zone lot
Dwelling Units (max)	This PUD-G #22 shall have a maximum of 7 dwelling units
Dwelling Units per Primary Residential Structure (max)	1

SETBACKS AND BUILDING COVERAGE

PUD-G #22

Primary Street (min)	20'
Side Street (min)	na
Side Interior (min)	5'
Rear (min)	5'
Open Space	There shall be a minimum of 3,000 ft ² of open space per dwelling unit
Building Coverage per Zone Lot, including all accessory structures (max)	50%
Vehicle Access	From Street

DESIGN ELEMENTS

PUD-G #22

BUILDING CONFIGURATION

Attached Garage Allowed	Attached garage shall be allowed
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*Height shall be measured from the highest corner of the zone lot

**Bulk plane shall be measured from the original grade from midpoint of side zone lot lines.

4.1.4 DETACHED ACCESSORY BUILDING FORM STANDARDS

A. Applicability

All development within this PUD-G #22.

B. General Standards

Section 3.3.4.2 General Standards of the Denver Zoning Code, as amended from time to time, shall apply to this PUD-G #22.

C. Supplemental Standards

Section 3.3.4.3 Supplemental Standards of the Denver Zoning Code, as amended from time to time, shall apply to this PUD-G #22.

D. Specific Standards as follows:

DETACHED ACCESSORY STRUCTURES

HEIGHT	PUD-G #22
Stories (max)	1
Feet (max)	17' *
Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line	10' **
Bulk Plane Slope from Side Interior and Side Street Zone Lot Line	45° **

SITING	PUD-G #22
USE RESTRICTION	Accessory Uses Only
ZONE LOT	
Allowed Number of Dwelling Units (min/max)	0/0
Additional Standards	See Section 3.3.4.3 of the Denver Zoning Code
SETBACKS AND BUILDING COVERAGE	
Primary Street (min)	20'
Side Street (min)	na
Side Interior (min)	5'
Rear (min)	5'
Building Coverage per Zone Lot, including all primary and accessory structures (max)	50%
Vehicle Access	From Street

DESIGN ELEMENTS	PUD-G #22
BUILDING CONFIGURATION	
Building Footprint (max)	1,000 ft ²
Horizontal Dimension (max)	36'

*Height shall be measured from the highest corner of the zone lot

**Bulk plane shall be measured from the original grade from midpoint of side zone lot lines.

4.1.5 DESIGN STANDARD EXCEPTIONS

Section 3.3.7 Design Standard Exceptions of the Denver Zoning Code, as amended from time to time, shall apply to this PUD-G #22.

CHAPTER 5. USES AND REQUIRED MINIMUM PARKING

SECTION 5.1 USES

5.1.1 This PUD-G #22 shall follow the S-SU-D Zone District of the Denver Zoning Code, as amended from time to time, to establish the primary, accessory, and temporary land uses allowed, including all applicable limitations and required zoning procedures.

SECTION 5.2 REQUIRED MINIMUM PARKING

5.2.1 This PUD-G #22 shall follow the S-SU-D Zone District of the Denver Zoning Code, as amended from time to time, to establish the parking requirements.

CHAPTER 6. ADDITIONAL STANDARDS

SECTION 6.1 ARTICLE 1 OF THE DENVER ZONING CODE

6.1.1 Applicability

Development in this PUD-G #22 shall conform to Article 1, General Provisions of the Denver Zoning Code, as amended from time to time, with the following exception:

A. Multiple Primary Structures

Multiple primary structures shall be allowed on a single zone lot.

SECTION 6.2 ARTICLE 9 OF THE DENVER ZONING CODE

6.2.1 Applicability

Development in this PUD-G #22 shall conform to Article 9, Special Contexts and Districts of the Denver Zoning Code, as amended from time to time, with the following exception:

A. Amendments to Approved PUD District Plans

This PUD District Plan may be amended by subarea, platted lots, or metes and bounds parcels, as allowed in Denver Zoning Code, Section 9.6.1.4, Amendments to Approved PUD District Plans.

SECTION 6.3 ARTICLE 10 OF THE DENVER ZONING CODE

6.3.1 Applicability

Development in this PUD-G #22 shall conform to Article 10, General Design Standards of the Denver Zoning Code, as amended from time to time, including standards specific to the S-SU-D Zone District (e.g. Signage), with the following exception:

A. Fences up to 7' in height shall be allowed on the zone lot.

SECTION 6.4 ARTICLE 11 OF THE DENVER ZONING CODE

6.4.1 Applicability

Development in this PUD-G #22 shall conform to Article 11, Use Limitations and Definitions of the Denver Zoning Code, as specifically applicable to the S-SU-D Zone District, as amended from time to time.

SECTION 6.5 ARTICLE 12 OF THE DENVER ZONING CODE

6.5.1 Applicability

Development in this PUD-G #22 shall conform to Article 12, Procedures and Enforcement of the Denver Zoning Code, as amended from time to time, with the following exceptions:

A. Site Development Plan and Multiple Ownerships

In the case of multiple ownerships (groups or individuals) within this PUD-G #22:

1. Any one ownership may obtain zoning permit(s) consistent with the approved site development plan without the consent of the other ownership(s).
2. Under Section 12.3.7, amendments to the approved site development plan shall require consent from all ownership(s), including ownership signatures on the amended site development plan.
3. Under Section 12.3.7, modifications to the site development plan initiated by one ownership do not require the consent of the other ownership(s).

SECTION 6.6 ARTICLE 13 OF THE DENVER ZONING CODE

6.6.1 Applicability

Development in the PUD-G #22 shall conform to Article 13, Rules of Measurement and Definitions, of the Denver Zoning Code, as amended from time to time, with the following exceptions:

A. Height

1. Feet shall be measured from the highest corner of the zone lot.
2. Bulk plane shall be measured from the original grade from midpoint of side zone lot lines.

B. Primary Street Zone Lot Line Designation

The public right-of-way known as Cedar Avenue shall be the Primary Street.

C. Rear Zone Lot Line Designation

The following zone lot lines shall be rear zone lot lines:

1. The northernmost zone lot line.
2. The north-northeastern zone lot line adjacent to the Cherry Creek channel.
3. The three zone lot lines forming the wider portion of the zone lot's southern boundary, but not the zone lot line abutting the public right-of-way known as Cedar Avenue.

CHAPTER 7. RULES OF INTERPRETATION

Subject to Chapter 8 of this PUD-G #22, whenever a section of the Denver Zoning Code is referred to in this PUD-G #22, that reference shall extend and apply to the section referred to as subsequently amended, recodified, or renumbered; provided, however, if a section of the Denver Zoning Code, as subsequently amended, recodified, or renumbered conflicts with a provision of this PUD-G #22, this PUD-G #22 shall control.

CHAPTER 8. VESTED RIGHTS

This PUD-G #22 shall be established in accordance with Denver Zoning Code sections 9.6.1.2.C, Vested Rights, and 9.6.1.5, Vested Rights, and vested property rights shall be created 90 days after the effective date of the ordinance approving this PUD-G #22. The property rights vested through approval of this PUD-G #22 shall remain vested for a period of 3 years and shall include the right to commence and complete development of and the right to use the site in accordance with the intent, standards, and uses set forth in the Denver Zoning Code, as amended from time to time, except as expressly modified by this PUD-G #22.