



DENVER
THE MILE HIGH CITY

TO: Carla Madison, Chair – Blueprint Denver Committee of the Denver City Council
FROM: Tina Axelrad, Principal City Planner
DATE: June 17, 2010
RE: **Zoning Text Amendment Application #2010I-00010:** Amendments to Add Three New “M” Zone Districts and a New Zoning Procedure for Regulating Plans

Staff Report and Recommendation

Pursuant to Section 12.4.11 of the Denver Zoning Code, the Blueprint Denver Committee is scheduled to review Zoning Text Amendment Application #2010I-00010 at its regularly scheduled meeting on June 23, 2010. The Committee will make a determination whether to forward the proposed text amendment to the Denver City Council for its final decision at a public hearing.

Based on the criteria for review stated for text amendments in Section 12.4.11.8, including consistency with adopted City plans, CPD staff recommends that the Blueprint Denver Committee forward to the full City Council this Application #2010I-00010 for a text amendment to the Denver Zoning Code to add three new Master Planned (“M”) zone districts and a new Regulating Plan procedure.

I. Summary of Proposed Text Amendment

Councilmember Michael Hancock, representing Council District 11 (Northeast Denver), is sponsoring a text amendment to Articles 9 and 12 of the Denver Zoning Code to add three new Master Planned (“M”) zone districts and a new Regulating Plan procedure. In summary, the text amendment would make the following revisions:

Text Amendments to Article 9, Division 9.7 (Master Planned Context)

A. Add three new “M” Zone Districts

- a. *M-RX-5A (Residential Mixed Use)* -- Same as the M-RX-5 in Denver Zoning Code, except that the M-RX-5A adds 2 new building forms to the M-RX-5: the Suburban House and Townhouse forms.
- b. *M-CC-5 (Commercial Corridor)* -- Similar to S-CC-5; intended to be predominantly Suburban commercial along collector or arterial streets or intersections with such streets. For new development, requires only minimum setbacks and maximum building heights; no restrictions on parking between the building and street.
- c. *M-GMX (General Mixed Use)*
 - i. Allows full range of building forms from suburban house to industrial building form.
 - ii. Primarily “Suburban” in character and intent; full range of building forms makes development of more urban character possible under this zone district as well.

- iii. May be applied to properties only when a more detailed “Regulating Plan” is approved prior to site development, which must assign specific building forms, allowable building heights, and a more defined range of land uses to specific blocks and zone lots within the district. (See Article 12 summary below for more detail about the Regulating Plan.)

B. Revise Prerequisite for Zoning to M Zone Districts (page 9-9 to 9-10)

- a. GDP is still required; however designation of “Primary Streets” in GDP is optional for rezoning requests to the M-GMX District because designation may occur at Regulating Plan step.

C. Add Two New “M” Building Forms

a. *Suburban House*

- i. No bulk plane
- ii. Max height = 35’ (2.5 stories)
- iii. Side wall height max = 30’
- iv. Min zone lot = 3,000 sf (min. 25’ wide)
- v. 50% maximum building coverage
- vi. Garage protrusion standard: Attached garage may protrude no further forward than the “front façade” of the main house (which, for this form/context only, includes the front porch).

b. *Town House*

- i. Max height = 65’ (5 stories)
- ii. Min zone lot = 3,000 sf
- iii. Required Build-to: 50% within 0’ to 80’ of Primary Street
- iv. Min 10’ street setbacks / 5’ side interior setback / 20’ rear (no alley) setback
- v. 20% min transparency at Primary Street (only for buildings within 80’ of street)
- vi. Pedestrian access on primary street = Entrance or Pedestrian Connection

D. Other Building Forms Allowed in the 3 New “M” Zone Districts

- a. All building forms allowed in the Master Planned context are allowed in the M-GMX District
- b. All other residential building forms (through Apartment) are allowed in M-RX-5A District.
- c. General building form, limited to corner locations only, allowed in M-RX-5A District.
- d. Apartment and all nonresidential building forms (except Industrial) allowed in the M-CC-5 District.
- e. For new M-CC-5 zone district, nonresidential building forms (e.g., Drive Through forms and General form) follow the Suburban commercial corridor standards:
 - i. No required build-to
 - ii. No minimum setbacks (i.e., 0 setbacks on all sides)
 - iii. Parking allowed between building and streets
 - iv. Transparency requirements only if a building is located within 80’ of Primary or Side Street.
 - v. Pedestrian Connection required assuring pedestrian access to Primary Street.

Text Amendments to Article 12: Zoning Procedures

A. NEW Section 12.4.4 – Regulating Plan

a. Intent

- i. Apply allowed building forms, building heights, and land uses to specific street frontages and specific blocks and/or zone lots in a zone district.
- ii. Narrows the otherwise broader range of forms, heights, and uses allowed in a specific zone district.

b. When Required

- i. Mandatory in M-GMX zone district
- ii. Optional in all other zone districts; GDP still required as prerequisite to the Regulating Plan

c. Timing

- i. Must be completed before approval of special exception; variances; site development plan; zoning permit.
- ii. May be processed/approved concurrent with any of above applications.

d. Decision Authority

- i. Approval by Community Planning and Development.

e. Regulating Plan – List of Content Requirements

f. Review Criteria

- i. Consistency with applicable GDP and other city-adopted plans
- ii. Enables predictability of building form/height and land uses
- iii. Plan proposal of forms/heights/use will respect existing neighboring context, as applicable, and create appropriate transitions at the plan area's edges.

g. Effect

- i. Plan is binding on applicant and successors
- ii. Plan controls issuance of subsequent zoning approvals
- iii. No expiration date for approved Regulating Plan

B. Section 12.3.7 – Modification or Amendment of Applications, Plans and Permits

- a. Revise standards to add Regulating Plans to list of plans allowed to be modified or amended after approval.
- b. Treated similarly for these purposes as site development plans

C. Section 12.4.1 – Official Map Amendment (Rezoning)

- a. Revise minimum area requirements for new "M" zone districts – minimum 2 acres required for a rezoning to M-MX (correct error in adopted ordinance – mistakenly left out of table); M-CC; and M-GMX, (in addition to being required to be within a GDP area of at least 50 acres)

- D. Section 12.4.3.9 – General Development Plan – Concept GDP Review
- a. Revise GDP minimum plan requirements to allow a GDP to exclude designation of Primary Streets, provided a subsequent Regulating Plan is prepared prior to site development.

A copy of the draft, proposed text amendment is attached to this staff report.

II. Impetus for Text Amendment #2010I-00010

The original impetus for creation of the Master Planned context zone districts in Article 9 of the Denver Zoning Code was to provide a set of mixed use zone districts especially for large-scale master-planned new communities, where development may need greater flexibility to respond to market changes over long periods of time.¹

This language amendment builds on the same framework and intent originally established through creation of the Master Planned context by expanding the menu of “M” mixed use zone districts to better accommodate development patterns typically more suburban or urban edge in neighborhood character and context. The new Suburban House and Townhouse building forms, like the Urban House and Row House forms already found in Division 9.7, are based on actual development patterns found in Denver’s newest greenfield communities.

Like the other “M” zone districts, the new zone districts proposed in this text amendment provide greater options in the choices of land use and building forms for phased development, while assuring greater long-run predictability and certainty for future developers and owners who ultimately invest in these districts (more so than the Former Chapter 59 mixed use zone districts). This predictability and certainty is gained by narrowing the range of allowed uses and building forms either up-front in the application of a specific M zone districts (e.g., like the proposed M-RX-5A District), or, after application of the new M-GMX District, closer to the time of site development through the mechanism of the proposed Regulating Plan.

II. Criteria for Review

The criteria for review of a proposed text amendment are found in Section 12.4.11.8 of the Denver Zoning Code, and are set forth below:

- A. A text amendment must be either consistent with the City’s adopted plans, or necessary to provide for a community need that was not anticipated at the time of the adoption of the City’s Comprehensive Plan.
- B. A text amendment must further the public health, safety, and general welfare of the City.
- C. A text amendment must result in regulations and restrictions that are uniform for each kind of building throughout each district having the same zoning classification (but the regulations in one district may differ from those in other districts).

¹ Official Map amendments (rezonings) to a “M” zone district may only be approved if a property is subject to a General Development Plan covering a land area no less than 50 acres. In addition, rezonings to a “M” zone district are not allowed for any lands located within a ¼ mile radius of an existing or planned rail transit station.

III. CPD Analysis

The draft text amendment will be before the Planning Board at its regularly scheduled June 16, 2010, meeting. The Planning Board will hold a public hearing on the text amendment and thereafter make a recommendation to the City Council for either approval, denial, or approval with modifications. Following the Planning Board's action, the text amendment will be scheduled before the Blueprint Committee of the Denver City Council.

CPD staff analyzed the proposed text amendment for compliance with the review criteria stated above, and finds that the proposed amendment satisfies each of the criteria.

A. The Proposed Text Amendment is Consistent with the City's Adopted Plans

The proposed text amendment to add three new M zone districts and a new Regulating Plan procedure is consistent with the City's *Comprehensive Plan* and the City's adopted land use and transportation plan, *Blueprint Denver*.

Consistency with Denver's Comprehensive Plan

The proposed text amendment assists with implementation of the following Comprehensive Plan objectives and strategies:

- *Environmental Sustainability*, Strategy 2-F to conserve land by "designing mixed-use communities and reducing sprawl, so that residents can live, work and play within their own neighborhoods."
- *Housing*, Strategy 6-A to encourage mixed-use, mixed-income development.
- *Economic Activity*, Strategy 5-A to support small-scale economic development in neighborhoods by supporting "development of neighborhood business centers that serve . . . new neighborhoods within development areas."

The proposed text amendment creates new zone districts that will allow creation of new mixed-use communities in areas of the City that are either undeveloped or undergoing substantial redevelopment.

Consistency with Blueprint Denver

The proposed text amendment assists with implementation of the following Blueprint Denver plan objectives and strategies:

- Recognize and accommodate through zoning different development patterns, street designs/functions, and opportunities for multi-modal transportation, including differences between more pedestrian-oriented developments in "centers" on mixed use streets, as distinguished from more automobile-convenient development along "commercial corridors" on arterial streets. (Pages 42-58; 64-65)
- Establish regulatory tools to channel growth to, and leverage opportunities for mixed use development in designated Areas of Change.

The proposed text amendment creates new zone districts that allow development of a wide variety of new mixed-use communities, ranging from more auto-oriented "suburban" corridor development to highly urban "man street" development. The new zone districts further enhance the ability of the code's "M" zone districts to facilitate large scale, phased development of land in

Denver, which typically require this type of flexible zoning entitlement to respond to market changes in demand for land uses and building types over a long development horizon.

B. The Proposed Text Amendment Furthers the Public Health, Safety, and General Welfare

The propose text amendment, by implementing the goals of the City's adopted land use and transportation plans to facilitate mixed use development, by offering the necessary market flexibility to developers of large-scaled master planned communities, and by assuring greater certainty for future owners in these developments furthers the general welfare of Denver's residents and the local economy.

C. The Proposed Text Amendment Results in Regulations that are Uniform within Each Zone District

The proposed text amendment creates three new zone districts. The zoning regulations within each district controlling permitted land use and building form will result in uniform treatment of similar properties zoned to one of those new zone districts.

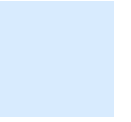
IV. PLANNING BOARD PUBLIC HEARING & RECOMMENDATION

On June 16, 2010, the Denver Planning Board held a public hearing on Application #2010I-00010. There was public testimony from a representative of Oakwood Homes in favor of the application; no other persons presented public testimony. The Planning Board deliberated, and by a vote of 7-4, recommended to the Manager of CPD and the City Council approval of the proposed text amendment.

The four dissenting Planning Board members objected to the application because of their disagreement with the stated intent of the proposed new "M" zone districts to permit a more suburban character of development, versus a more compact urban character of development, in the Denver Gateway neighborhood and in other large greenfield or redevelopment areas where the proposed new zone districts might be applied in the future.

IV. CPD STAFF RECOMMENDATION TO PLANNING BOARD

Based on the criteria for review as described above, CPD Staff recommends that the Blueprint Denver Committee forward Application #2010I-00010, which would amend the text of the Denver Zoning Code to add three new "M" zone districts and to create a new Regulating Plan procedure, to the full City Council for its deliberation and final decision.



ARTICLE 9. SPECIAL CONTEXTS AND DISTRICTS

this page left intentionally blank

Contents

ARTICLE 9. SPECIAL CONTEXTS AND DISTRICTS

DIVISION 9.1 INDUSTRIAL CONTEXT (I-MX, I-A, I-B)	9-5
DIVISION 9.2 CAMPUS CONTEXT (CMP)	9-5
DIVISION 9.3 OPEN SPACE CONTEXT (OS-A, OS-B, OS-C)	9-5
DIVISION 9.4 OVERLAY ZONE DISTRICTS	9-5
DIVISION 9.5 DENVER INTERNATIONAL AIRPORT ZONE DISTRICT (DIA) AND O-1 ZONE DISTRICT	9-5
DIVISION 9.6 PLANNED UNIT DEVELOPMENT DISTRICT (PUD)	9-5
DIVISION 9.7 MASTER PLANNED CONTEXT (M-RH, M-RX, M-MX, M-IMX)	9-7
Section 9.7.1 Master Planned Context description	9-7
Section 9.7.2 Districts Established	9-8
Section 9.7.3 Design Standards	9-10

this page left intentionally blank

- DIVISION 9.1 INDUSTRIAL CONTEXT (I-MX, I-A, I-B)**
- DIVISION 9.2 CAMPUS CONTEXT (CMP)**
- DIVISION 9.3 OPEN SPACE CONTEXT (OS-A, OS-B, OS-C)**
- DIVISION 9.4 OVERLAY ZONE DISTRICTS**
- DIVISION 9.5 DENVER INTERNATIONAL AIRPORT ZONE DISTRICT (DIA) AND O-1 ZONE DISTRICT**
- DIVISION 9.6 PLANNED UNIT DEVELOPMENT DISTRICT (PUD)**

DIVISION 9.7 MASTER PLANNED CONTEXT (M-RH, M-RX, M-MX, M-IMX)

SECTION 9.7.1 MASTER PLANNED CONTEXT DESCRIPTION



General Character: The Master Planned Context is intended for developing areas that will develop or redevelop in phases over an extended period of time into entirely new residential and mixed use neighborhoods covering multiple blocks. Examples of areas in Denver that may be appropriately zoned within the Master Planned Context are the Stapleton and Gateway neighborhoods. Development may consist of single-unit, two-unit and multi-unit residential uses, mixed use centers embedded in residential areas, larger town centers, high density transit oriented developments, as well as commercial office and mixed-use industrial employment centers. Single- and two-unit residential uses are primarily located along local and residential arterial streets. Multi-unit residential uses are primarily located along local and residential arterial streets. Commercial uses are primarily located along mixed-use arterial streets but may be located at or between intersections of local streets. Office, research and industrial parks are primarily located near arterials and major highways.

Street, Block, and Access Patterns: The Master Planned Context consists of a variety of block shapes and patterns, often depending on the intended land use. In all cases, there is a high degree of vehicle and pedestrian connection through this context. In residential neighborhoods and town centers, blocks are sized to promote circulation and include detached sidewalks, tree lawns and/or streetscape elements, street and surface parking. Block sizes may be very large in industrial areas.

Single- and two-unit residential access is from a primary or side street, or an alley when present. Multi-unit residential access is typically from an alley, primary, side street or shared rear access lane to a surface parking lot, carport parking lot or parking structure. Commercial and industrial access is typically from a primary or side street via a shared or private drive to a surface or structured parking lot.

Building Placement and Location: Single- and two-unit buildings typically have consistent landscaped front setbacks along primary streets and consistent shallow setbacks along side streets. Multi-unit buildings typically have consistent landscaped front setbacks along primary streets and consistent shallow setbacks along side streets. Commercial development in town centers and transit oriented developments is typically built up to the street on at least one side of the block with buildings on other sides of the block sometimes having parking located between the building and the street. Commercial development in office, research or industrial parks may be set back from the street with parking or landscape areas between the building and the street.

Building Height: Single- and two-unit residential structures are 1 to 2.5 stories. Row house and town house structures are 2 to 5 stories. Multi-unit residential structures and mixed-use buildings are 1 to 8 stories. In the most intensive transit oriented development or commercial business/office centers, building heights may reach 12.

Mobility: Equal priority is given to pedestrians, automobile and transit activity. This context will often have access to the multi-modal transit system in at least a portion of the context.

SECTION 9.7.2 DISTRICTS ESTABLISHED

To carry out the provisions of this Code, the following zone districts have been established in the Master Planned Context and are applied to property as set forth on the Official Map.

Master Planned Context

M-RH-3	Row House 3
M-RX-5	Residential Mixed Use 5
<u>M-RX-5A</u>	<u>Residential Mixed Use 5A</u>
<u>M-CC-5</u>	<u>Commercial Corridor 5</u>
M-MX-5	Commercial Mixed Use 5
M-IMX-5	Industrial Mixed Use 5
M-IMX-8	Industrial Mixed Use 8
M-IMX-12	Industrial Mixed Use 12
<u>M-GMX</u>	<u>General Mixed Use</u>

9.7.2.1 General Purpose

- A. The intent of zone districts within the Master Planned Context is to provide flexibility for master planned development of large sites to respond to evolving market opportunities over time. The zone district regulations support phased mixed-use development and allow for a wide variety of uses and building forms. As development proceeds, the allowed uses and building forms are further defined to provide clarity and predictable development outcomes.
- B. B. The building form standards and use standards support medium to high density development and are organized into five distinct zone districts. Multiple building forms are allowed on a single zone lot.

9.7.2.2 Specific Intent

A. Row House 3 (M-RH-3)

M-RH-3 is a residential district intended to promote development of new neighborhoods up to 3 stories in height. Single and two unit building forms are often located on small lots and all building forms usually have relatively shallow setbacks and high building coverage. There is a consistent front yard setback with buildings oriented either towards a primary street or to internal courtyard or open space areas. Parking access from the rear or from the front when no alley is present.

B. Residential Mixed Use 5 (M-RX-5)

M-RX-5 is a residential mixed-use district intended to promote development of new neighborhoods up to 5 stories in height. Single and two unit building forms are often located on small lots and all building forms usually have relatively shallow setbacks and high building coverage. Multi-unit building forms may be built directly at the sidewalk edge and general building forms may be located on corner sites. Buildings are oriented either towards a primary street or to internal courtyard or open space areas. Parking access from the rear or from the front when no alley is present.

C. Residential Mixed Use 5A (M-RX-5A)

M-RX-5A is a residential mixed-use district intended to promote development of new neighborhoods up to 5 stories in height. Distinguished from the M-RX-5 Zone District, the M-RX-5A Zone District allows the suburban house and town house building forms to allow development in a master planned community consistent with a more Suburban or Urban Edge neighborhood context as described elsewhere in this Code. Single and two unit building forms are often located on small lots and all building forms usually have relatively shallow setbacks and high

building coverage. Multi-unit building forms may be built directly at the sidewalk edge and general building forms may be located on corner sites. Buildings are oriented either towards a primary street or to internal courtyard or open space areas.

D. Commercial Corridor (M-CC-5)

M-CC-5 is a mixed use district where a building scale of 1 to 5 stories is desired, and which is intended to allow predominantly commercial development along arterial or collector street corridors, or at major intersections with such streets, in a master planned community consistent with a more Suburban or Urban Edge neighborhood context as described elsewhere in this Code. The M-CC-5 district is intended to balance the need for safe, active, and pedestrian-scaled mixed use areas with the need for convenient automobile access. The M-CC-5 District standards have minimum setbacks to allow maximum flexibility in building placement, vehicle circulation and parking lot layout, while ensuring new development contributes positively to adjacent residential neighborhoods and ensures appropriate transitions between commercial development and such adjacent residential neighborhoods.

E. Commercial Mixed Use 5 (M-MX-5)

M-MX-5 is a mixed-use district intended to promote development of new town centers and mixed-use neighborhoods up to 5 stories in height. The district is intended to be primarily commercial. Complementary uses may be embedded within the district and primarily residential uses may be located near district boundaries. Buildings are often built to the sidewalk edge, but some commercial buildings may be set back with parking located between the building and the street.

F. Industrial Mixed Use 5 (M-IMX-5)

M-IMX-5 is an industrial mixed-use district intended to accommodate a variety of industrial, commercial, civic and residential uses with a maximum building height of 5 stories.

G. Industrial Mixed Use 8 (M-IMX-8)

M-IMX-8 is an industrial mixed-use district intended to accommodate a variety of industrial, commercial, civic and residential uses with a maximum building height of 8 stories.

H. Industrial Mixed Use 12 (M-IMX-12)

M-IMX-5 is an industrial mixed-use district intended to accommodate a variety of industrial, commercial, civic and residential uses with a maximum building height of 12 stories.

I. General Mixed Use (M-GMX)

M-GMX is a mixed use district that provides, in comparison to the other Master Planned zone districts, the widest range of allowed building forms and land uses. The M-GMX District is intended to allow maximum flexibility in certain master planned communities with an extended build-out period, in order to respond to changes and innovations in market demand over time. The M-GMX District may be applied to properties only when a more detailed Regulating Plan is approved prior to site development, or when a General Development Plan for the subject property contains the same level of detail as a Regulating Plan. A Regulating Plan assigns specific building forms, allowable building heights, and a more limited range of land uses to specific blocks and zone lots within the M-GMX District.

9.7.2.3 Minimum Requirements for Establishment

The following requirements shall apply in addition to the requirements set forth in Section 12.4.10, Official Map Amendment (Rezoning). Where a conflict exists, the requirements of this section shall supersede those in Section 12.4.10.

A. General Development Plan Required

A General Development Plan that meets the minimum standards stated Section 12.4.12, General Development Plan, shall be completed and approved prior to the City Council's approval of a rezoning to a Master Planned (M-) zone district.

B. Regulating Plan Required for Development in the M-GMX District

An official map amendment to a M-GMX District is contingent upon completion of one or more Regulating Plans that meet the minimum standards stated Section 12.4.13 prior to or concurrent with development of all or a portion of the approved M-GMX District. Alternately, if an approved General Development Plan for the subject property contains the same level of detail and information as required in a Regulating Plan, a rezoning to a M-GMX District may be approved without completion of a Regulating Plan.

SECTION 9.7.3 DESIGN STANDARDS

The following Intent Statements are intended to provide further information regarding intent and performance expectations for the district, site and building design standards.

9.7.3.1 General Intent

A. Urban Design and Building Form Standards

The Intent of Urban Design and Building Form Standards in all Districts are to:

1. Implement the Denver Comprehensive Plan.
2. To continue Denver's physical character, including access to parks and parkways, tree lined streets, detached sidewalks, interconnected street networks, and convenient access to parks, open space, and transit.
3. Improve compatibility with and respect for the existing character and context of Denver and its varied neighborhoods.
4. Arrange building density, uses, heights, and scaling devices to reinforce the public transit centers and corridors, and to transition to adjoining areas.
5. Give equal prominence to pedestrian realm as a defining element of neighborhood character.
6. Spatially define public streets and their associated open space as positive, useable features around which to organize land use and orient buildings in a manner that promotes pedestrian activity, a sense of security and community.
7. Provide human scale in buildings through use of detail, contrast, form, window and door placement, color and materials.

~~Transit Oriented Development~~

~~The Intent of Transit Oriented Development Design Standards are to:~~

~~Provide easily identifiable pedestrian connections between private development, public rights-of-way and multiple modes of transit.~~

~~Configure the site so that a clear, safe, and attractive pedestrian system, with the transit facility as a component, is the primary public element to which buildings are oriented.~~

~~Arrange residential, employment, retail, service, and open space uses to be convenient to and compatible with each other and with transit.~~

~~Maximize pedestrian amenities near transit facilities and along the primary pedestrian connections to transit facilities.~~

9.7.3.2 Building Form Intent

A. Height

1. Encourage buildings whose forms are responsive to opportunities to reinforce evolving nodes of mixed-use, pedestrian and transit activity as well as the existing surrounding context.

9.7.3.3 Primary Building Form Standards

A. Generally Applicable Standards

1. In addition to the neighborhood context-specific standards included in this article, all development must comply with the general design standards in Article 10.
2. One building form and the associated standards shall be selected for each structure on a zone lot. Combining standards from different building forms for the same structure is prohibited.
3. For multiple buildings on a zone lot, see Division 10.2
4. Unenclosed uses shall comply with all building form standards, as applicable.
5. The districts allow a variety of building forms appropriate for the Master Planned Context, as set out below.

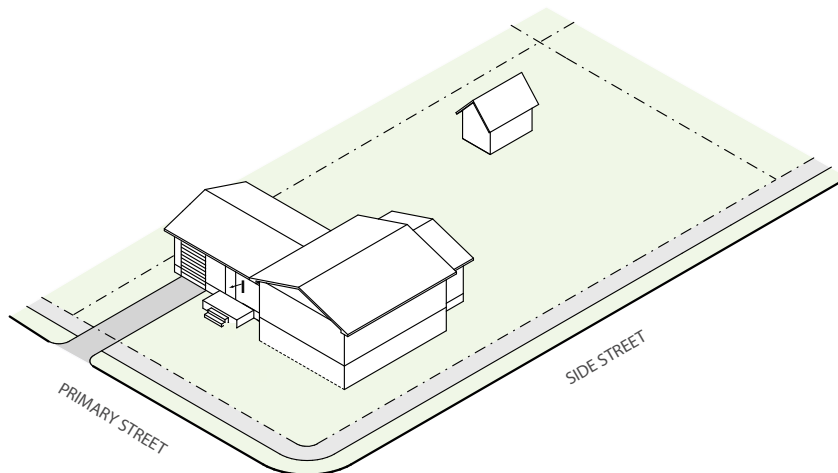
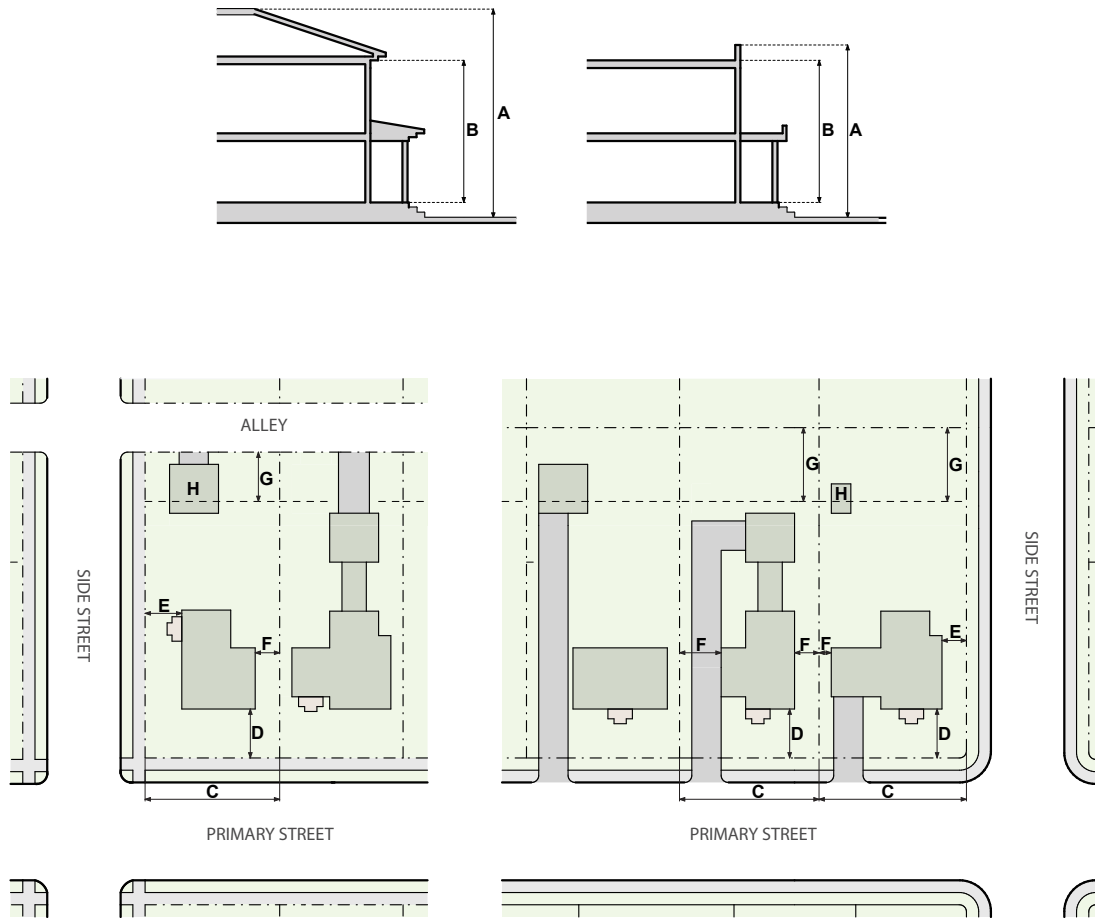
Neighborhood Context	District		Suburban House	Urban House	Detached Acc. Dwelling Unit	Duplex	Tandem House	Town House	Garden Court	Row House	Courtyard Apartment	Apartment	Drive Thru Services	Drive Thru Restaurant	General	Industrial
	Master Planned	M-RH-3	Row House 3		■	■	■	■		■	■					
M-RX-5		Residential Mixed Use 5		■	■	■	■		■	■	■	■			□	
<u>M-RX-5A</u>		<u>Residential Mixed Use 5</u>	■	■	■	■	■	■	■	■	■	■			□	
<u>M-CC-5</u>		<u>Commercial Corridor 5</u>										■	■	■	■	
M-MX-5		Commercial Mixed Use 5				■	■		■	■	■	■	■	■	■	
M-IMX-5		Industrial Mixed Use 5								■	■	■	■	■	■	■
M-IMX-8		Industrial Mixed Use 8								■	■	■	■	■	■	■
M-IMX-12		Industrial Mixed Use 12								■	■	■	■	■	■	■
<u>M-GMX</u>	<u>General Mixed Use</u>	■	■	■	■	■	■	■	■	■	■	■	■	■	■	

■ = Allowed □ = Allowed subject to limitations on the location of the building form. See Section 9.7.3.3.K, building form standards for the General building form.

9.7.3.4 District Specific Standards

A. Suburban House

Not to Scale. Illustrative Only.

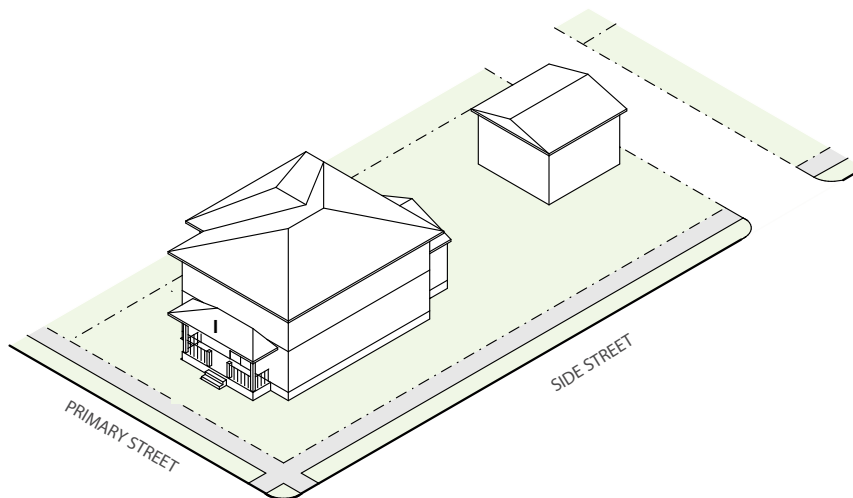
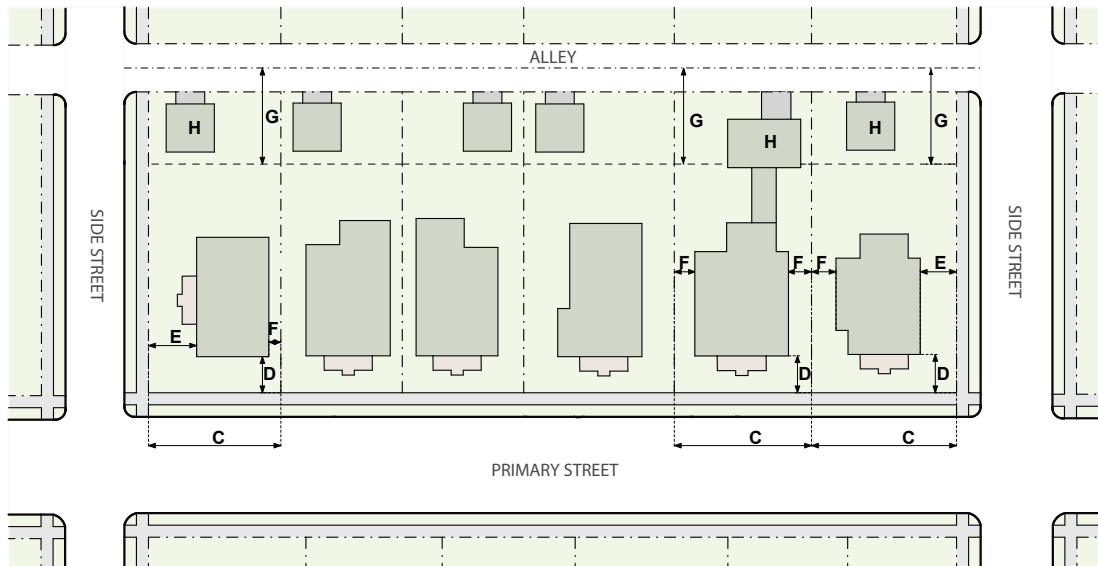
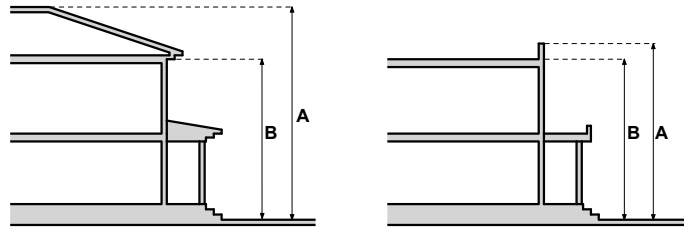


SUBURBAN HOUSE

HEIGHT		M-RX-5A	M-GMX
A	Stories (max)	2.5	
A	Feet (max)	35'	
B	Side Wall Height (Max)	30'	
SITING		M-RX-5A	M-GMX
ZONE LOT			
	Zone Lot Size (min)	3,000 ft ²	
C	Zone Lot Width (min)	25'	
	Dwelling Units per Primary Structure (min/max)	1	
SETBACKS			
D	Primary Street (min)	10'	
E	Side Street (min)	10'	
F	Side, interior (min)	3'	
G	Rear (min)	10'	
	Building Coverage, including all accessory structures (max)	50%	
PARKING			
	Parking and Drive Lot Coverage in Primary Street Setback (max)	2 Spaces and 320 SF	
	Vehicle Access	From alley; or Street access allowed when no alley present See Sec 9.7.3.3	
ACCESSORY STRUCTURES			
H	Detached Accessory Structures Allowed	see Sec. 9.7.4	
DESIGN ELEMENTS		M-RX-5A	M-GMX
BUILDING CONFIGURATION			
	Primary Street Facing Attached Garage Door Width in first 50% of lot depth(max)	35% of the entire width of the facade of the dwelling or 16', whichever is greater	
	Attached Garage Allowed	Front facing garage door shall not project closer to the primary street frontage of the zone lot than does any other part of the front facade of the dwelling, which for purposes of this form, may include a front porch	
GROUND STORY ACTIVATION			
I	Pedestrian Access, Primary Street	Entry Feature	

B. Urban House

Not to Scale. Illustrative Only.

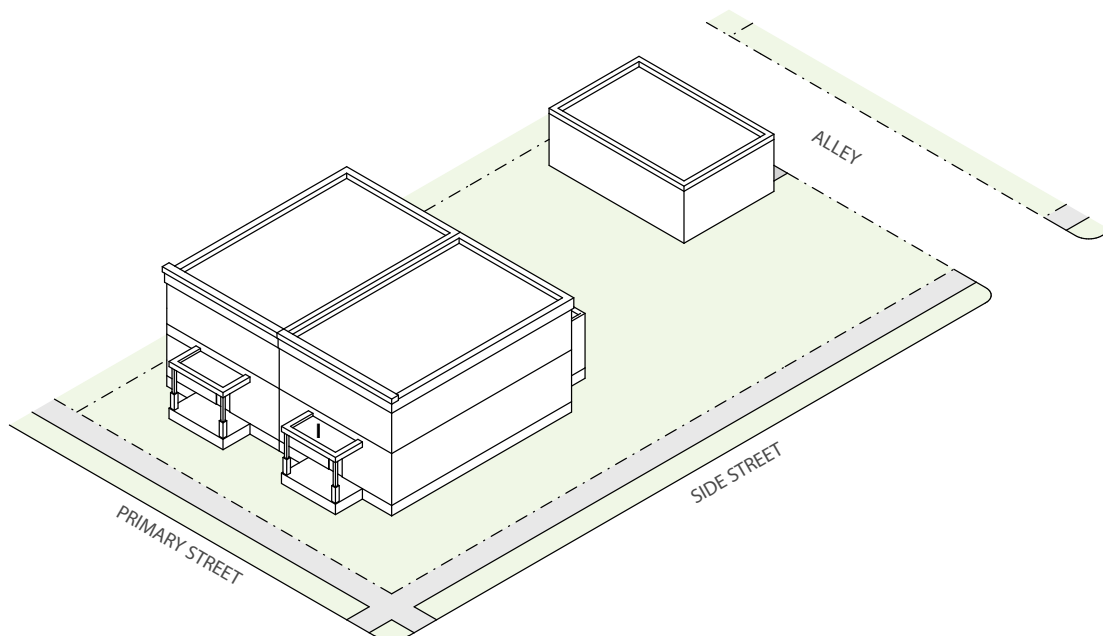
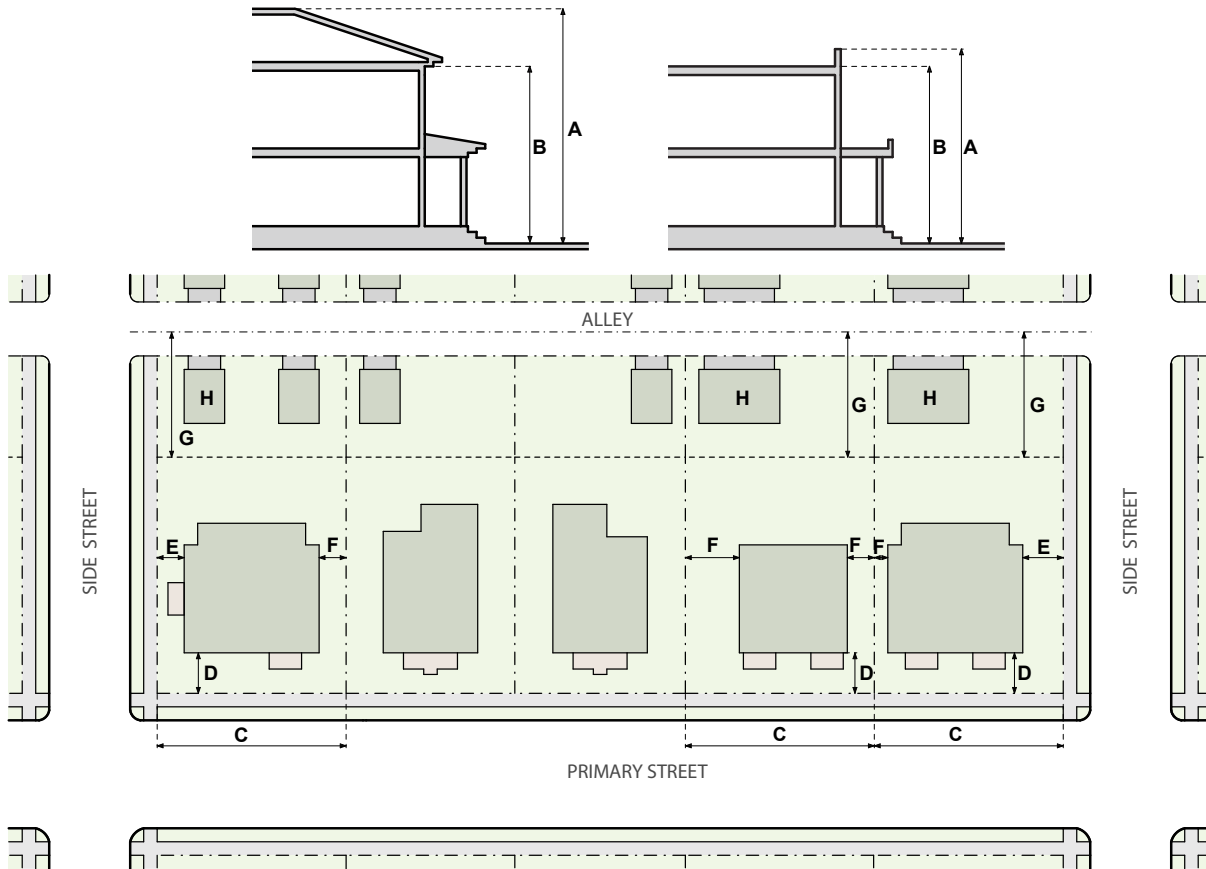


URBAN HOUSE

HEIGHT		M-RH-3 M-RX-5, M-RX-5A, M-GMX
A	Stories (max)	2.5
A	Feet (max)	40'
B	Side Wall Height (Max)	34'
SITING		M-RH-3 M-RX-5, M-RX-5A, M-GMX
ZONE LOT		
	Zone Lot Size (min)	3,000 ft ²
C	Zone Lot Width (min)	25'
	Dwelling Units per Primary Structure (min/max)	1/2
SETBACKS		
D	Primary Street (min)	10'
E	Side Street (min)	10'
F	Side, interior (min)	3'
G	Rear (min)	0'
	Building Coverage, including all accessory structures (max)	75%
PARKING		
	Parking and Drive Lot Coverage in Primary Street Setback (max)	2 Spaces and 320 SF
	Vehicle Access	From alley; or Street access allowed when no alley present See Sec 9.7.3.3
ACCESSORY STRUCTURES		
H	Detached Accessory Structures Allowed	see Sec. 9.7.3.2
DESIGN ELEMENTS		M-RH-3 M-RX-5, M-RX-5A, M-GMX
BUILDING CONFIGURATION		
	Primary Street Facing Attached Garage Door Width in first 50% of lot depth(max)	35% of the entire width of the facade of the dwelling or 16', whichever is greater
	Attached Garage Allowed	Shall not project closer to the front line of the zone lot than does any other part of the front facade of the dwelling
GROUND STORY ACTIVATION		
I	Pedestrian Access, Primary Street	Entry Feature

C. Duplex

Not to Scale. Illustrative Only.



DUPLEX

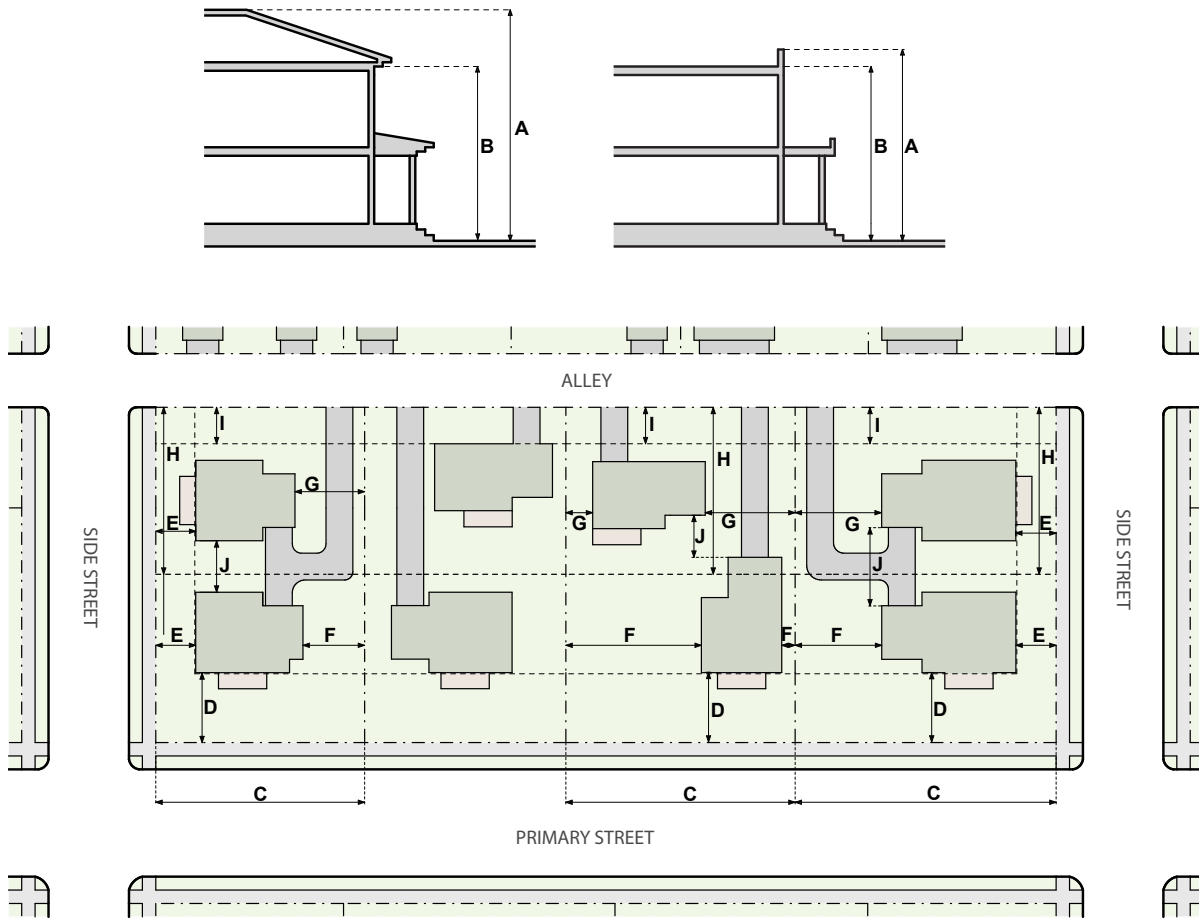
HEIGHT		M-RH-3	M-RX-5 M-MX-5 <i>M-RX-5A, M-GMX</i>
A	Stories (max)	2.5	2.5
A	Feet (max)	40'	40'
B	Side Wall Height (Max)	34'	34'

SITING		M-RH-3	M-RX-5 M-MX-5 <i>M-RX-5A, M-GMX</i>
ZONE LOT			
	Zone Lot Size (min)	4,000 ft ²	4,000 ft ²
C	Zone Lot Width (min)	45'	45'
	Dwelling Units per Primary Structure (min/max)	2/2	2/2
SETBACKS			
D	Primary Street (min)	10'	10'
E	Side Street (min)	10'	10'
F	Side, interior (min)	5'	5'
G	Rear (min)	0'	0'
	Building Coverage, including all accessory structures (max)	75%	na
PARKING			
	Parking and Drive Lot Coverage in Primary Street Setback (max)		50%
	Vehicle Access	From alley; or Street access allowed when no alley present See Sec 9.7.3.3	
ACCESSORY STRUCTURES			
H	Detached Accessory Structures Allowed	see Sec. 9.7.3.2	

DESIGN ELEMENTS		M-RH-3	M-RX-5 M-MX-5 <i>M-RX-5A, M-GMX</i>
BUILDING CONFIGURATION			
	Primary Street Facing Attached Garage Door Width in first 50% of lot depth(max)	35% of the entire width of the facade of the dwelling or 16', whichever is greater	
	Attached Garage Allowed	Shall not project closer to the front line of the zone lot than does any other part of the front facade of the dwelling	
GROUND STORY ACTIVATION			
I	Pedestrian Access, Primary Street	Entry Feature	

D. Tandem House

Not to Scale. Illustrative Only.



TANDEM HOUSE

HEIGHT	M-RH-3	M-RX-5 M-MX-5 <u>M-RX-5A, M-GMX</u>
	A Stories (max)	2.5
A Feet (max)	40'	40'
B Side Wall Height (Max)	34'	34'

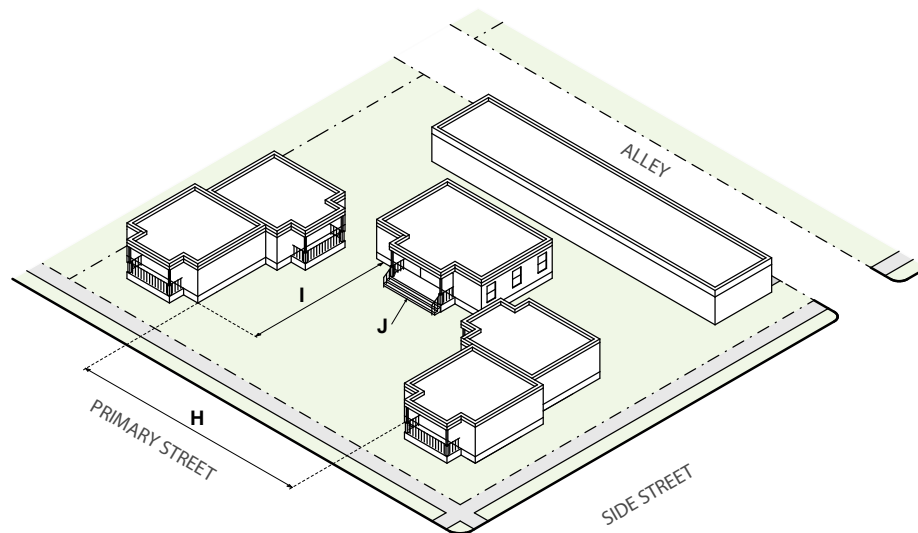
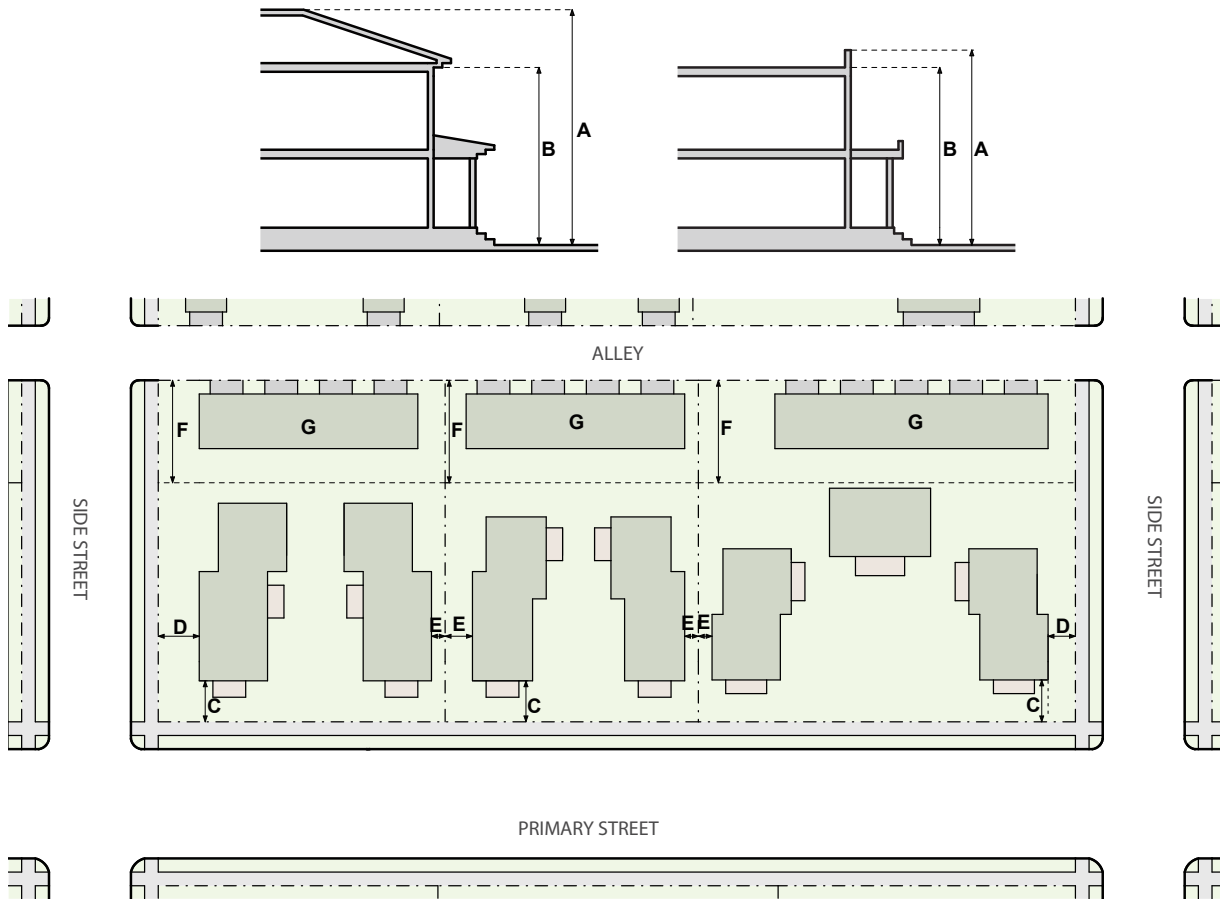
SITING	M-RH-3	M-RX-5 M-MX-5 <u>M-RX-5A, M-GMX</u>
	ZONE LOT	
Zone Lot Size (min)	4,500 ft ²	4,500 ft ²
C Zone Lot Width (min)	50'	50'
Dwelling Units per Primary Structure (min/max)	1	1
SETBACKS		
D Primary Street (min)	10'	10'
E Side Street (min)	10'	10'
F Side, interior, for Primary Structure #1 (min one side/min combined)*	5'/15'	5'/15'
G Side, interior, for Primary Structure #2 (min one side/min combined)*	5'/15'	5'/15'
H Rear, for Primary Structure #1, as a % of lot depth (min)	50%	50%
I Rear, for Primary Structure #2 alley/no alley (min)	5'/10'	5'/10'
J Required Separation Between Primary Structures (min)	6'	6'
PARKING		
Parking and Drive Lot Coverage in Primary Street Setback (max)	50%	
Vehicle Access	From alley; or Street access allowed when no alley present See Sec 9.7.3.3	
ACCESSORY STRUCTURES		
Detached Accessory Structures Allowed	see Sec. 9.7.3.2	

DESIGN ELEMENTS	M-RH-3	M-RX-5 M-MX-5 <u>M-RX-5A, M-GMX</u>
	CONFIGURATION	
K Overall Structure Width (max)	36'	36'
L Overall Structure Length (max)	42'	42'
Primary Street Facing Attached Garage Door Width in first 50% of lot depth(max)	35% of the entire width of the facade of the dwelling or 16', whichever is greater	
Attached Garage Allowed	Shall not project closer to the front line of the zone lot than does any other part of the front facade of the dwelling	
GROUND STORY ACTIVATION		
M Pedestrian Access, Primary Street	Primary Structure #1: Entry Feature Primary Structure #2: No Requirement	

*Must be offset to be visible from the street if to the rear of Primary Structure #1 (side setbacks may be reversed from Primary Structure #1)

E. Garden Court

Not to Scale. Illustrative Only.



GARDEN COURT

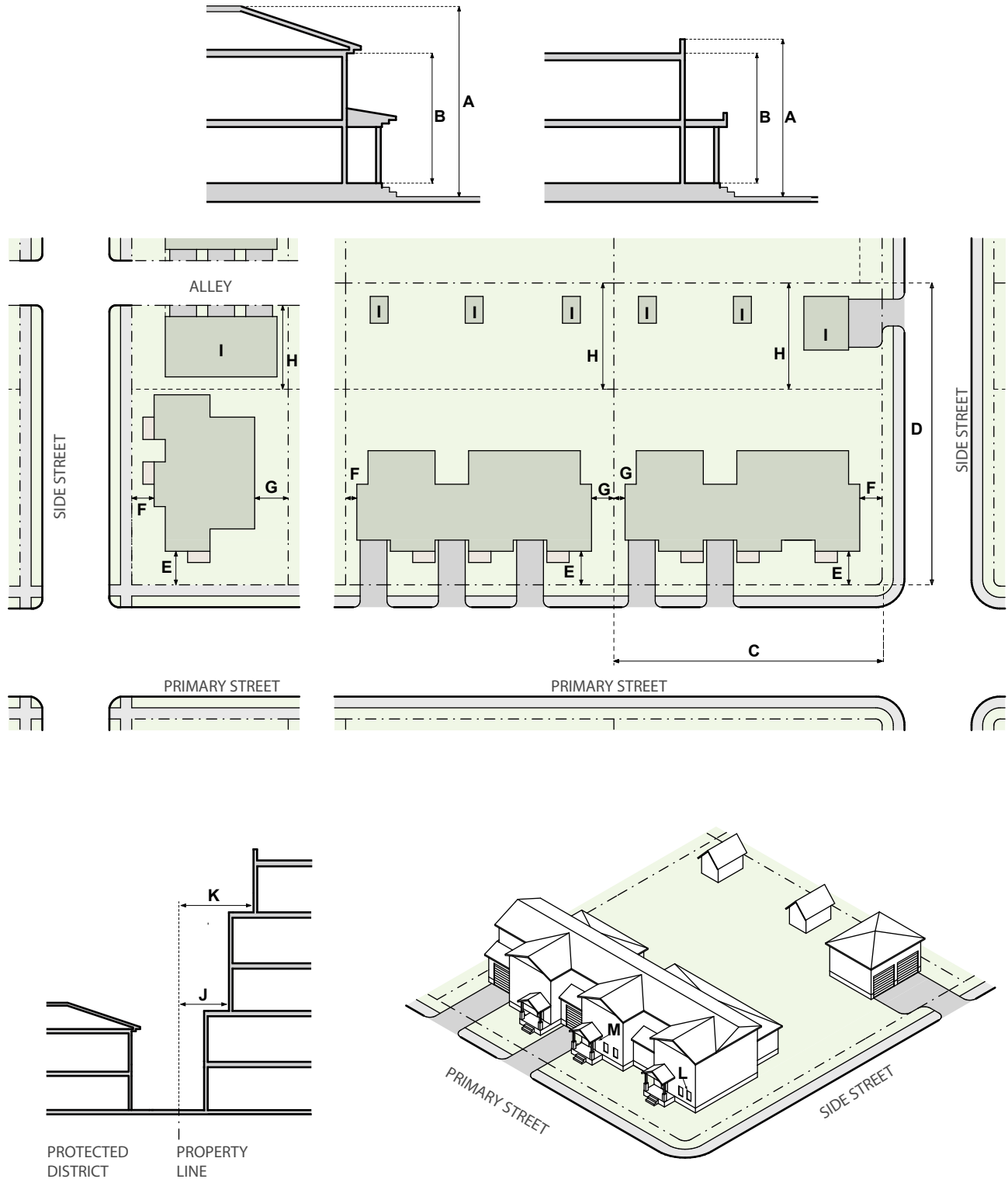
	M-RH-3	M-RX-5 M-MX-5 <i>M-RX-5A, M-GMX</i>
HEIGHT		
A Stories (max)	2.5	2.5
A Feet (max)	40'	40'
B Side Wall Height (Max)	34'	34'

	M-RH-3	M-RX-5 M-MX-5 <i>M-RX-5A, M-GMX</i>
SITING		
ZONE LOT		
Zone Lot Size (min)	6,000 ft ²	na
SETBACKS		
C Primary Street (min)	10'	10'
D Side Street (min)	10'	10'
E Side, interior (min)	5'	5'
F Rear alley/no alley (min)	5'/15'	0'/0'
Building Coverage, including all accessory structures (max)	75%	na
PARKING		
Surface Parking Location	No surface parking between building and Primary Street	
Vehicle Access	From alley; or Street access allowed when no alley present See Sec 9.7.3.3	
ACCESSORY STRUCTURES		
G Detached Accessory Structures Allowed	see Sec. 9.7.3.2	

	M-RH-3	M-RX-5 M-MX-5 <i>M-RX-5A, M-GMX</i>
DESIGN ELEMENTS		
H Street-Facing Courtyard Width (min)	15'	15'
I Street-Facing Courtyard Depth (min)	30'	30'
Garden Court Design Standards	See Sec. 9.7.5.2	
GROUND STORY ACTIVATION		
J Pedestrian Access, Primary Street	Each dwelling unit shall have a ground story Entrance. At least two Entrances shall be facing Primary Street and all others shall face the interior courtyard.	

F. Town House

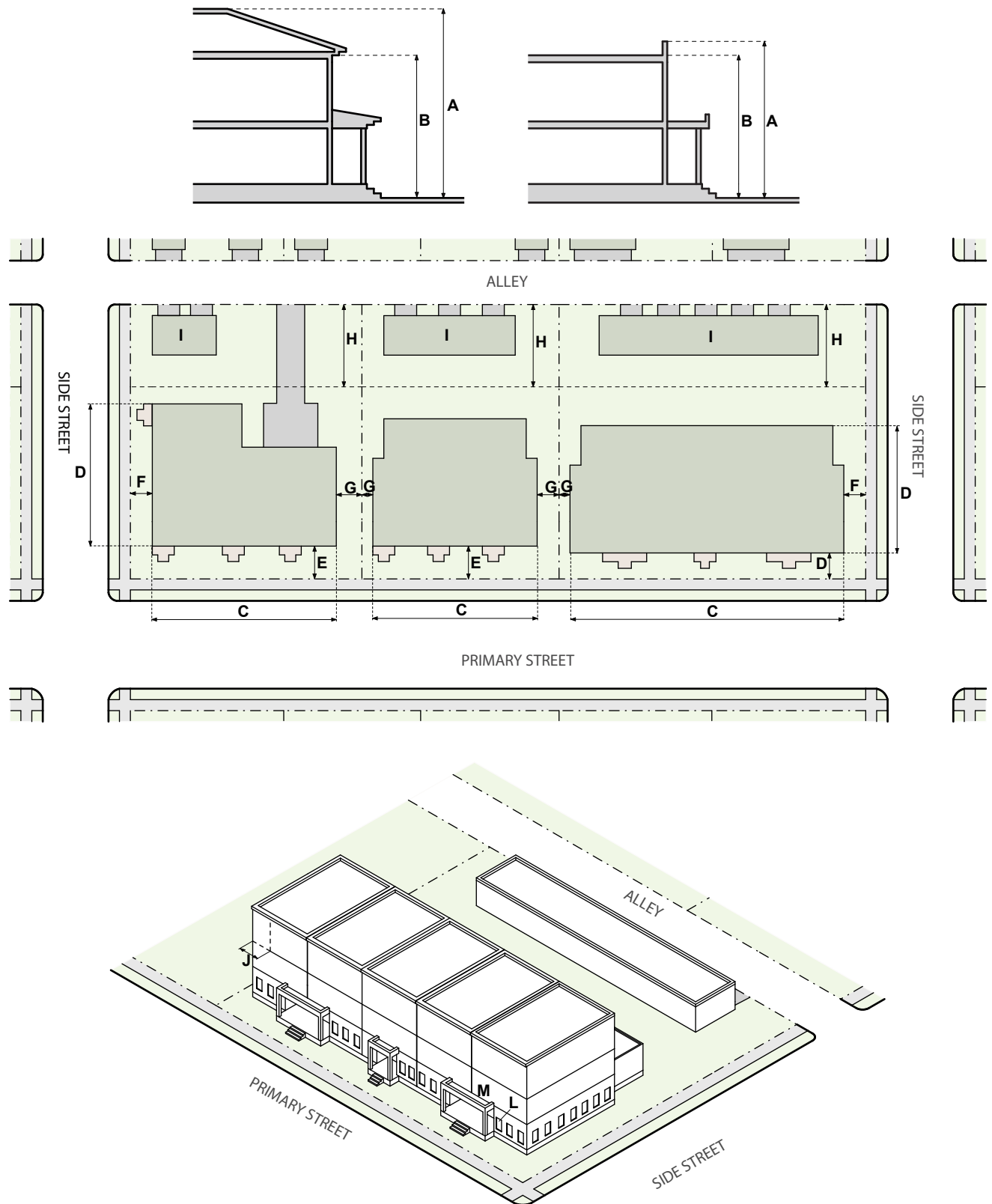
Not to Scale. Illustrative Only.



TOWN HOUSE

HEIGHT		M-RMX-5A M-GMX
A	Stories (max)	5
A	Feet (max)	65'
SITING		M-RMX-5A
ZONE LOT		
	Zone Lot Size (min)	na
	Dwelling Units per Primary Structure (min/max)	3/na
REQUIRED BUILD-TO		
C	Primary Street (min % within min/max)	50% 0'/80'
SETBACKS		
E	Primary Street (min)	10'
F	Side Street (min)	10'
G	Side, interior (min)	5'
	Side, interior, adjacent to Protected District (min)	10'
H	Rear, alley/no alley (min)	10'/20'
PARKING		
	Surface Parking Setback (min)	See Section 9.7.7.5
	Vehicle Access	From alley; or Street access allowed when no alley present See Sec 9.7.3.3
ACCESSORY STRUCTURES		
I	Detached Accessory Structures Allowed	see Sec. 9.7.3.2
DESIGN ELEMENTS		M-RMX-5A
BUILDING CONFIGURATION		
	Primary Street-Facing Attached Garage Door Width (max per unit)	16'
GROUND STORY ACTIVATION		
L	Transparency, Ground Story, Primary Street (min)*	20%
M	Pedestrian Access	Entrance or Pedestrian Connection
* Applies only to street-facing portions of building facade located within 80' of the Primary and/or Side Street		

Not to Scale. Illustrative Only.



ROW HOUSE

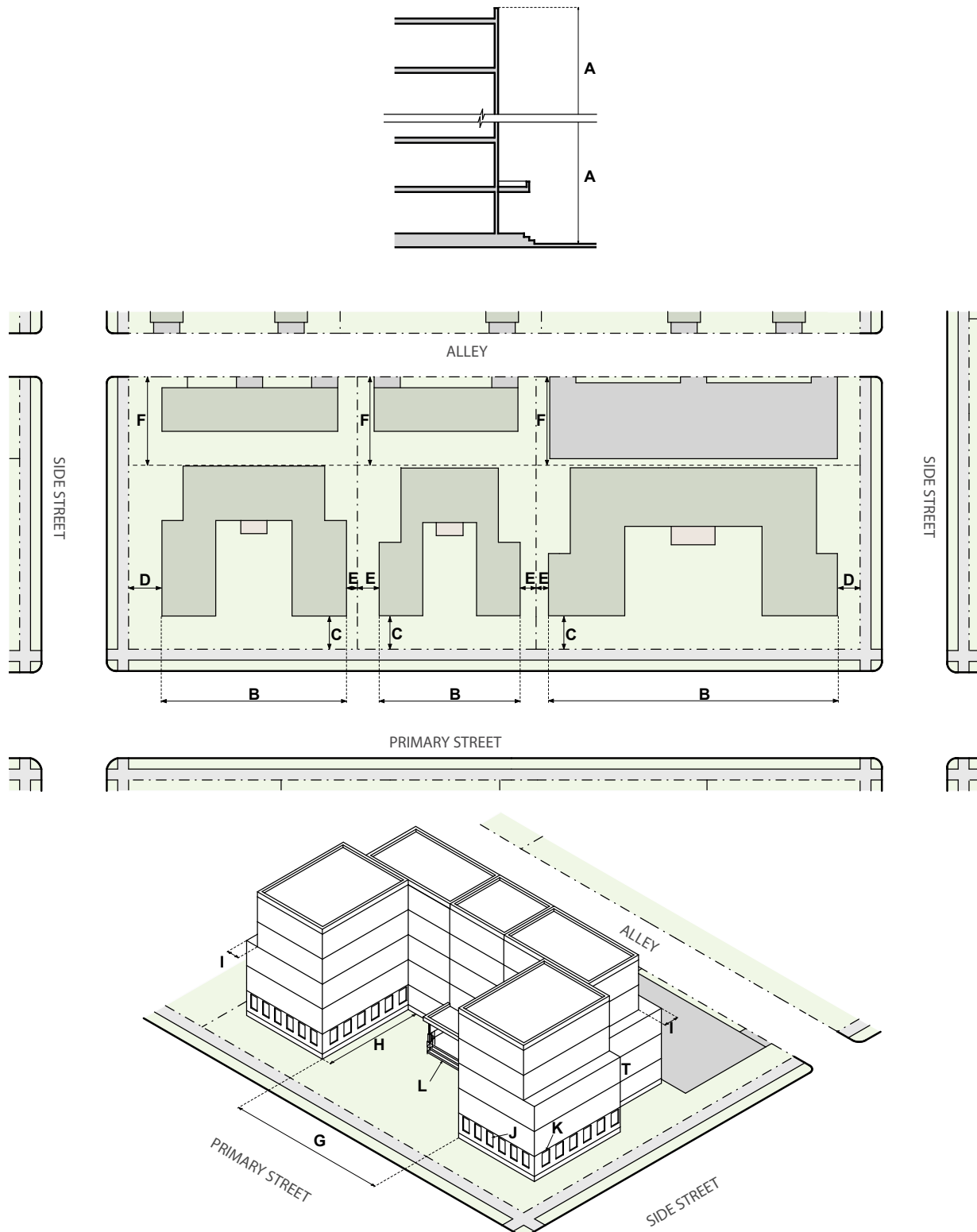
		M-MX-5 M-IMX-5 M-IMX-8		
HEIGHT		M-RH-3	M-RX-5 <u>M-RX-5A</u>	M-IMX-12 <u>M-GMX</u>
A	Stories (max)	3	<u>5</u>	5
A	Feet (max)	55'	70'	70'
B	Side Wall Height (max)	49'	na	na

		M-MX-5 M-IMX-5 M-IMX-8		
SITING		M-RH-3	M-RX-5 <u>M-RX-5A</u>	M-IMX-12 <u>M-GMX</u>
ZONE LOT				
	Zone Lot Size (min)	6,000 ft ²	na	na
	Dwelling Units per Primary Structure (min/max)	3/10	3/na	3/na
REQUIRED BUILD-TO				
C	Primary Street (min % within min/max)	na	60% 0'/15'	60% 0'/15'
D	Side Street (min % within min/max)	na	na	na
SETBACKS				
E	Primary Street (min)	10'	0'	0'
F	Side Street (min)	10'	0'	0'
G	Side, interior (min)	5'	0'	0'
	Side, interior, adjacent to Protected District (min)	na	5'	5'
H	Rear (min)	0'	0'	0'
	Rear, adjacent to Protected District, alley/no alley (min)	na	5'/10'	5'/10'
PARKING				
	Surface Parking Location	Not allowed between the building and the Primary Street		
	Vehicle Access	From alley; or Street access allowed when no alley present See Sec 9.7.3.3		
ACCESSORY STRUCTURES				
I	Detached Accessory Structures Allowed	see Sec. 9.7.3.2		

		M-MX-5 M-IMX-5 M-IMX-8		
DESIGN ELEMENTS		M-RH-3	M-RX-5 <u>M-RX-5A</u>	M-IMX-12 <u>M-GMX</u>
BUILDING CONFIGURATION				
J	Upper Story Setback Above 27' adjacent to Protected District, Rear, alley/Rear, no alley /Side, interior (min)	15'/20'/25'	15'/20'/25'	15'/20'/25'
K	Upper Story Setback Above 51', adjacent to Protected District, Rear, alley/Rear, no alley/Side Interior (min)	na	na	30'/35'/40'
	Street facing garage door width per Primary Structure (max)	20'	20'	20'
GROUND FLOOR ACTIVATION				
L	Transparency, Ground Story, Primary Street (min)	20%	20%	20%
M	Pedestrian Access, Primary Street	Entrance or Pedestrian Connection		

G. Courtyard Apartment

Not to Scale. Illustrative Only.



COURTYARD APARTMENT

HEIGHT		M-RX-5 M-RX-5A	M-MX-5 M-IMX-5	M-IMX-8	M-IMX-12 M-GMX
A	Stories (max)		5	8	12
A	Feet (max)	70'	70'	100'	140'

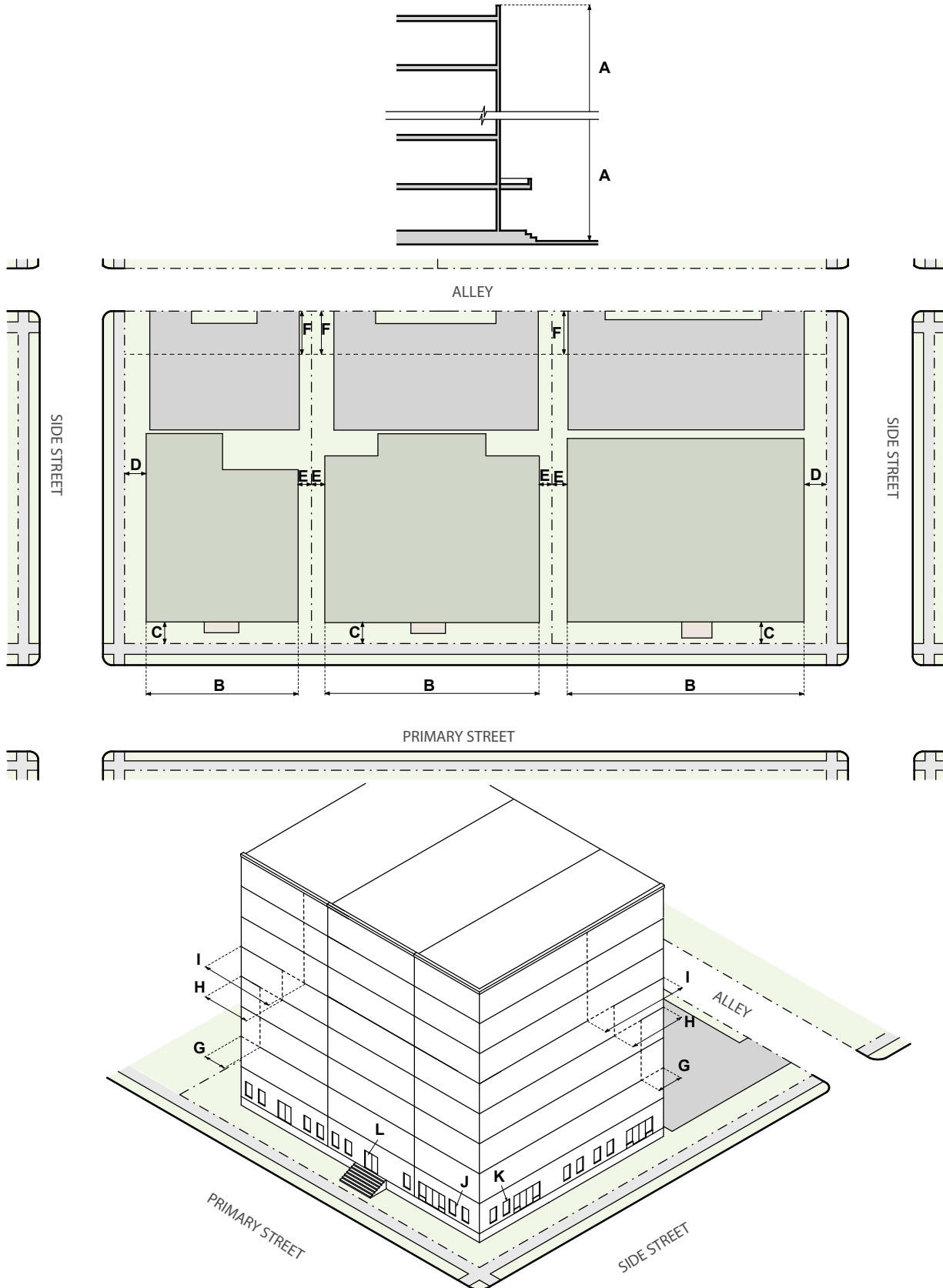
SITING		M-RX-5 M-RX-5A	M-MX-5 M-IMX-5	M-IMX-8	M-IMX-12 M-GMX
REQUIRED BUILD-TO					
B	Primary Street (% within min/max)*	50% 0'/15'	50% 0'/15'	60% 0'/15'	50% 0'/15'
SETBACKS					
C	Primary Street (min)	0'	0'	0'	0'
D	Side Street (min)	0'	0'	0'	0'
E	Side, interior (min)	0'	0'	0'	0'
	Side, interior, adjacent to Protected District (min)	10'	10'	10'	10'
F	Rear (min)	0'	0'	0'	0'
	Rear, adjacent to Protected District, alley/no alley (min)	5'/10'	5'/10'	5'/10'	5'/10'
PARKING					
	Surface Parking Location	Not allowed between the building and the Primary Street			
	Vehicle Access	Shall be determined as part of Site Development Plan Review			

DESIGN ELEMENTS		M-RX-5 M-RX-5A	M-MX-5 M-IMX-5	M-IMX-8	M-IMX-12 M-GMX
CONFIGURATION					
G	Street-Facing Courtyard Width (min)	15'	15'	15'	15'
H	Street-Facing Courtyard Depth (min)	30'	30'	30'	30'
I	Upper Story Setback Above 27', adjacent to Protected District, Rear, alley/Rear, no alley and Side Interior (min)	15/20/25'	15/20/25'	15/20/25'	15/20/25'
	Upper Story Setback Above 51', adjacent to Protected District, Rear, alley/Rear, no alley and Side Interior (min)	na	30/35/40'	30/35/40'	30/35/40'
	Upper Story Setback Above 70', adjacent to Protected District, Rear, alley/Rear, no alley and Side Interior (min)	na	na	90'/90'/90'	90'/90'/90'
GROUND STORY ACTIVATION					
J	Transparency, Ground Story, Primary Street (min)	30%	30%	30%	30%
K	Transparency, Ground Story, Side Street (min)	25%	25%	25%	25%
L	Pedestrian Access, Primary Street	Entrance			

*Courtyard Width counts toward the required Build-To

H. Apartment

Not to Scale. Illustrative Only.



APARTMENT

HEIGHT

	M-RX-5 <u>M-RX-5A</u>	M-MX-5 M-IMX-5	M-IMX-8	M-CC-5 M-IMX-12 <u>M-GMX</u>
A Stories (max)	5	5	8	12
A Feet (max)	70'	70'	100'	140'

SITING

ZONE LOT

Permitted Uses	Residential Uses Only			
----------------	-----------------------	--	--	--

REQUIRED BUILD-TO

	M-RX-5 <u>M-RX-5A</u>	M-MX-5 M-IMX-5	M-IMX-8	M-CC-5 M-IMX-12 <u>M-GMX</u>
B Primary Street (% within min/max)	50% 0'/20'	50% 0'/15'	60% 0'/15'	50% 0'/15'

SETBACKS

C Primary Street (min)	0'	0'	0'	0'
D Side Street (min)	0'	0'	0'	0'
E Side, interior (min)	0'	0'	0'	0'
Side, interior, adjacent to Protected District (min)	10'	10'	10'	10'
F Rear (min)	0'	0'	0'	0'
Rear, adjacent to Protected District, alley/no alley (min)	5'/10'	5'/10'	5'/10'	5'/10'

PARKING

Surface Parking Location	Not allowed between the building and the Primary Street			
Vehicle Access	Shall be determined as part of Site Development Plan Review			

DESIGN ELEMENTS

CONFIGURATION

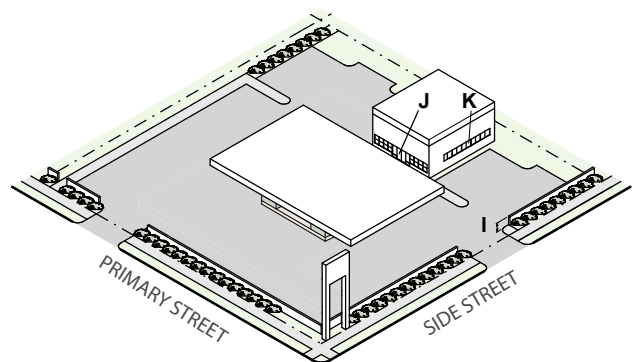
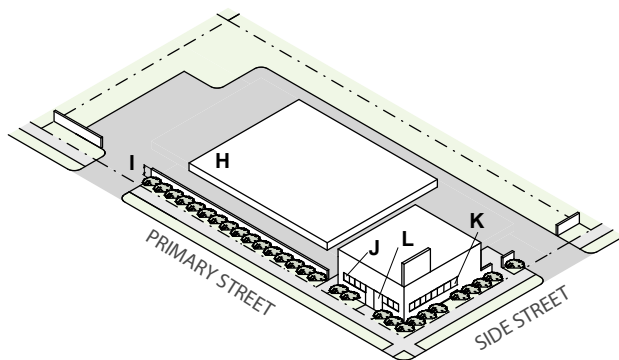
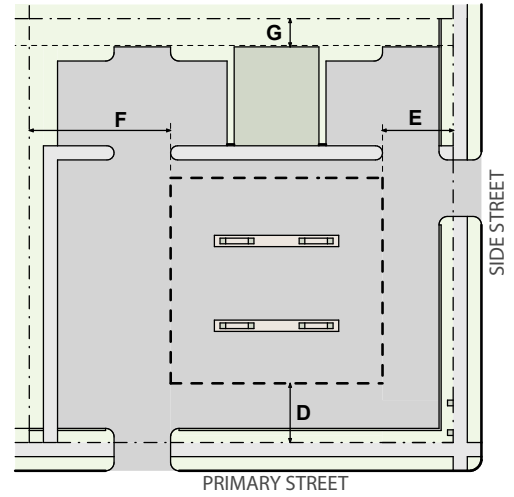
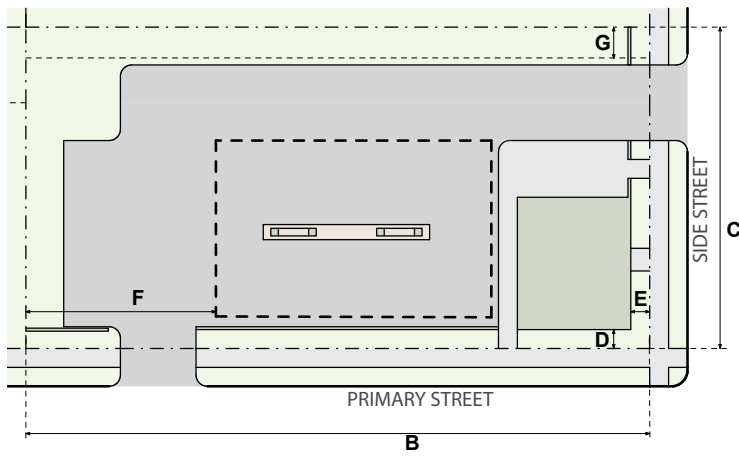
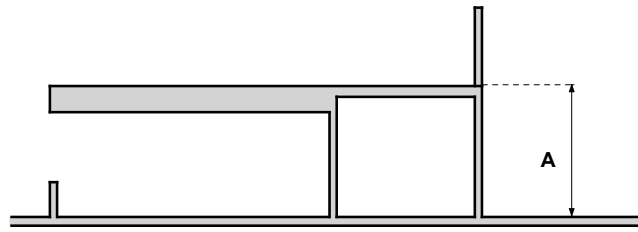
	M-RX-5 <u>M-RX-5A</u>	M-MX-5 M-IMX-5	M-IMX-8	M-CC-5 M-IMX-12 <u>M-GMX</u>
G Upper Story Setback Above 27', adjacent to Protected District, Rear, alley/Rear, no alley and Side Interior (min)	15'/20'/25'	15'/20'/25'	15'/20'/25'	15'/20'/25'
H Upper Story Setback Above 51', adjacent to Protected District, Rear, alley/Rear, no alley and Side Interior (min)	na	30'/35'/40'	30'/35'/40'	30'/35'/40'
I Upper Story Setback Above 70', adjacent to Protected District, Rear, alley/Rear, no alley and Side Interior (min)	na	na	90'/90'/90'	90'/90'/90'

GROUND STORY ACTIVATION

J Transparency, Ground Story, Primary Street (min)	30%	30%	30%	30%
K Transparency, Ground Story, Side Street (min)	25%	25%	25%	25%
L Pedestrian Access, Primary Street	Pedestrian Connection			

I. Drive Thru Services

Not to Scale. Illustrative Only.



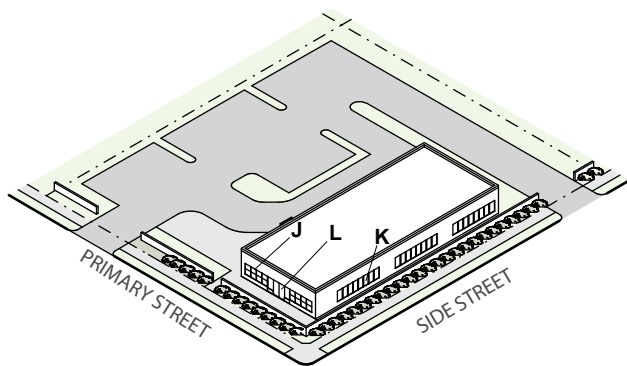
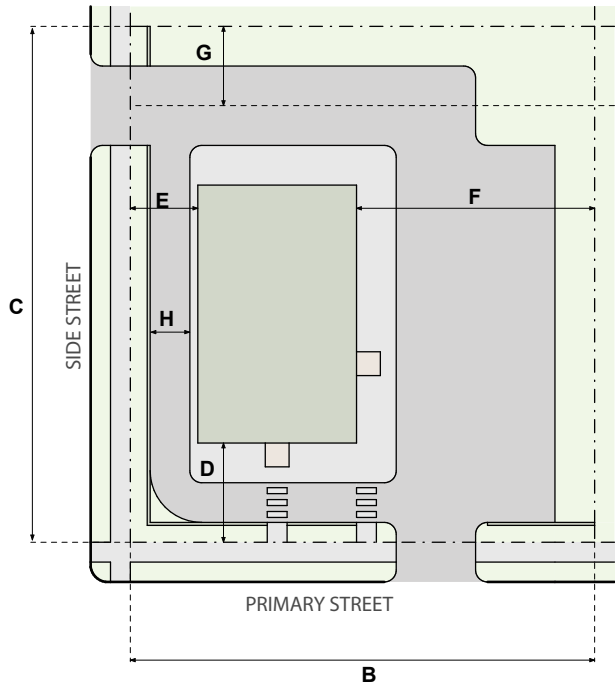
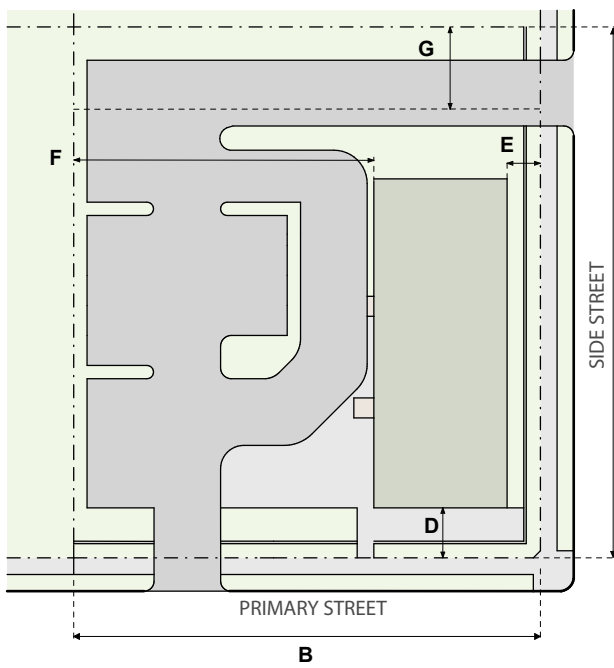
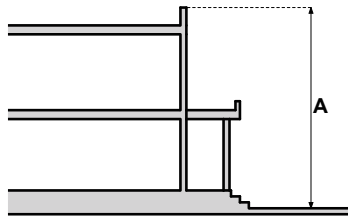
DRIVE THRU SERVICES

	M-MX-5 M-IMX-5 M-IMX-8 M-IMX-12 M-GMX		M-CC-5 M-GMX
HEIGHT			
A Stories (max)	3		3
A Feet, pitched or flat roof (max)	45'		45'
SITING	M-MX-5 M-IMX-5 M-IMX-8 M-IMX-12 M-CC-5 M-GMX Option A	M-IMX-5 M-IMX-8 M-IMX-12 M-CC-5 M-GMX Option B	M-CC-5 M-GMX Option C
USE RESTRICTION	Automobile Services, Light and/or Primary Use with Accessory Drive Thru Uses, excluding Eating/Drinking Establishments		
REQUIRED BUILD-TO			
B Primary Street (min % within min/max)*	50% 0'/15'	50% 0'/15'	na
C Side Street (min % within min/max)*	50% 0'/15'	na	na
SETBACKS			
D Primary Street (min)	0'	0'	0'
E Side Street (min)	0'	0'	0'
F Side Interior (min)	0'	0'	0'
Side Interior, adjacent to Protected District (min)	10'	10'	10'
G Rear (min)	0'	0'	0'
Rear, adjacent to Protected District, alley/no alley (min)	0'/10'	0'/10'	0'/10'
PARKING			
Surface Parking Location <u>between building and Primary Street/Side Street</u>	Not allowed between building and Primary Street Not Allowed/Allowed	Allowed between building and Primary or Side Street Allowed/Allowed	Allowed/Allowed
H Screening Required	Garden Wall		
DESIGN ELEMENTS	M-MX-5 M-IMX-5 M-IMX-8 M-IMX-12 M-CC-5 M-GMX Option A and Option B		M-CC-5 M-GMX Option C
BUILDING CONFIGURATION			
H* Canopy	Building shall be used to meet a portion of the Primary and Side Street Build-To. Canopy may count toward Required Build-To <u>if it is aligned with the required Garden Wall</u>		na
I Screening Required	Garden Wall required within 0'/15' for 100% of the zone lot's Primary and Side Street frontages, excluding access points and portions of building within 0'/15, following the standards of Article 10, Section 10.5.4.3		See Article 10
Upper Story Setback Above 27', adjacent to Protected District, Rear, alley/ Rear, no alley /and Side interior (min)	10'/15'/25'		15'/25'/25'
GROUND STORY ACTIVATION			
J Transparency, Ground Story, Primary Street (min)	40%		40%*
K Transparency, Ground Story, Side Street (min)	25%		
L Pedestrian Access, Primary Street	Pedestrian Connection		

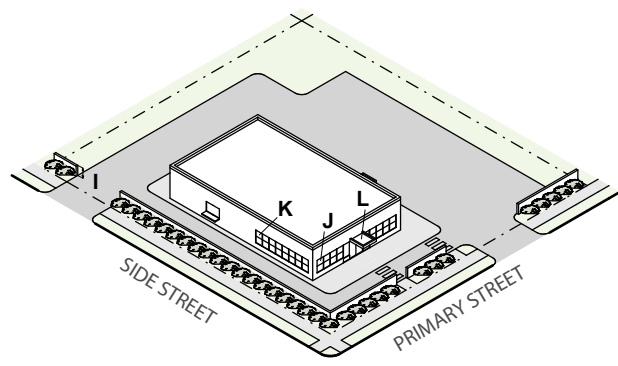
* Applies only to street-facing portions of building facade located within 80' of the Primary and/or Side Street

J. Drive Thru Restaurants

Not to Scale. Illustrative Only.



OPTION - A



OPTION - B

DRIVE THRU RESTAURANT

		M-CC-5	M-MX-5	M-IMX-5	M-IMX-8	M-IMX-12	M-GMX
HEIGHT							
A	Stories (max)						3
A	Feet, pitched or flat roof (max)						45'

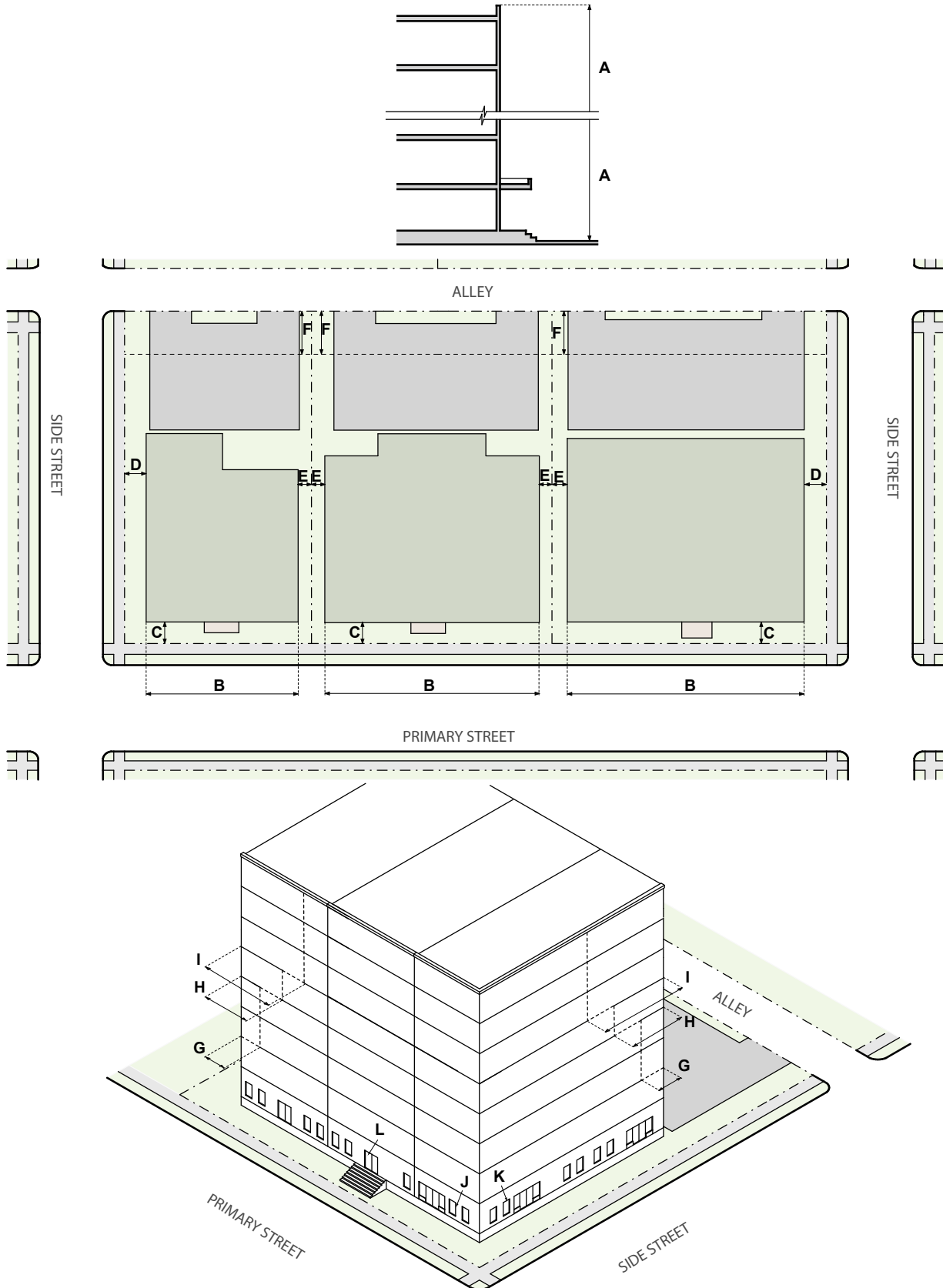
		M-CC-5	M-MX-5	M-IMX-5	M-IMX-8	M-MX-12	M-GMX	M-CC-5	M-IMX-5	M-IMX-8	M-MX-12	M-CC-5	M-GMX
SITING													
USE RESTRICTION		<u>Eating/Drinking Establishment Primary Use with Accessory Drive Thru Use Only</u>											
REQUIRED BUILD-TO													
B	Primary Street (min % within min/max)	50%	0'/10'	50%	0'/25'	na							
C	Side Street (min % within min/max)	50%	0'/10'	50%	0'/15'	na							
SETBACKS													
D	Primary Street (min/max)	0'	na	0'	na	0'							
E	Side Street (min/max)	0'	15'	0'	na	0'							
F	Side Interior (min)	0'		0'		0'							
	Side Interior, adjacent to Protected District (min)	10'		10'		10'							
G	Rear (min)	0'		0'		0'							
	Rear, adjacent to Protected District, alley/no alley (min)	0'/10'		0'/10'		0'/10'							
PARKING													
	Surface Parking Location <u>between building and Primary Street/Side Street</u>	Not allowed / <u>Not allowed between building and street</u>		Not allowed / <u>Not allowed between building and street</u>		Allowed/Allowed							
	Drive Through Lane Location	Not allowed between building and street		Allowed between building and street		na							
H	Drive Through Lane Width (max)	12'		12'		na							
I	<u>Drive Thru Lane</u> Screening <u>Required (see Article 10)</u>	Garden Wall, following the standards of Article 10, Section 10.5.3.3		<u>Yes Garden Wall, following the standards of Article 10, Section 10.5.3.3</u>		na							

		M-CC-5	M-MX-5	M-IMX-5	M-IMX-8	M-IMX-12	M-GMX	M-CC-5	M-GMX				
DESIGN ELEMENTS													
BUILDING CONFIGURATION													
	Upper Story Setback Above 27', adjacent to Protected District, Rear, alley/ Rear, no alley and Side interior (min)	15'/25'		15'/25'		15'/25'							
GROUND STORY ACTIVATION													
J	Transparency, Ground Story, Primary Street (min)	40%		40%*		40%*							
K	Transparency, Ground Story, Side Street (min)	25%		25%*		25%*							
L	Pedestrian Access, Primary Street	Pedestrian Connection		Pedestrian Connection		Pedestrian Connection							

* Applies only to street-facing portions of building facade located within 80' of the Primary and/or Side Street

K. General

Not to Scale. Illustrative Only.



GENERAL

		<u>M-RX-5*</u> <u>M-RX-5A*</u>	M-MX-5	M-IMX-8	M-IMX-12
HEIGHT		<u>M-CC-5</u>	M-IMX-5	M-IMX-8	<u>M-GMX</u>
A	Stories (max)	<u>5</u>	5	8	12
A	Feet (max)	<u>70'</u>	70'	100'	140'

		<u>M-RX-5*</u> <u>M-RX-5A*</u>	M-MX-5	M-IMX-8	M-IMX-12
SITING		<u>M-CC-5</u>	M-IMX-5	M-IMX-8	<u>M-GMX</u>
REQUIRED BUILD-TO					
B	Primary Street (% within min/max)	<u>na</u>	na	na	na
SETBACKS					
C	Primary Street (min)	<u>0'</u>	0'	0'	0'
D	Side Street (min)	<u>0'</u>	0'	0'	0'
E	Side, interior (min)	<u>0'</u>	0'	0'	0'
	Side Interior, adjacent to Protected District (min)	<u>10'</u>	10'	10'	10'
F	Rear (min)	<u>0'</u>	0'	0'	0'
	Rear, adjacent to Protected District, alley/no alley (min)	<u>5'/10'</u>	5'/10'	5'/10'	05/10'
PARKING					
	Surface Parking Location	Surface parking allowed between building and street			
	Screening Required	<u>See Article 10, Section 10.5.4.3</u>			
	Vehicle Access	Access determined as part of Site Development Plan Review			

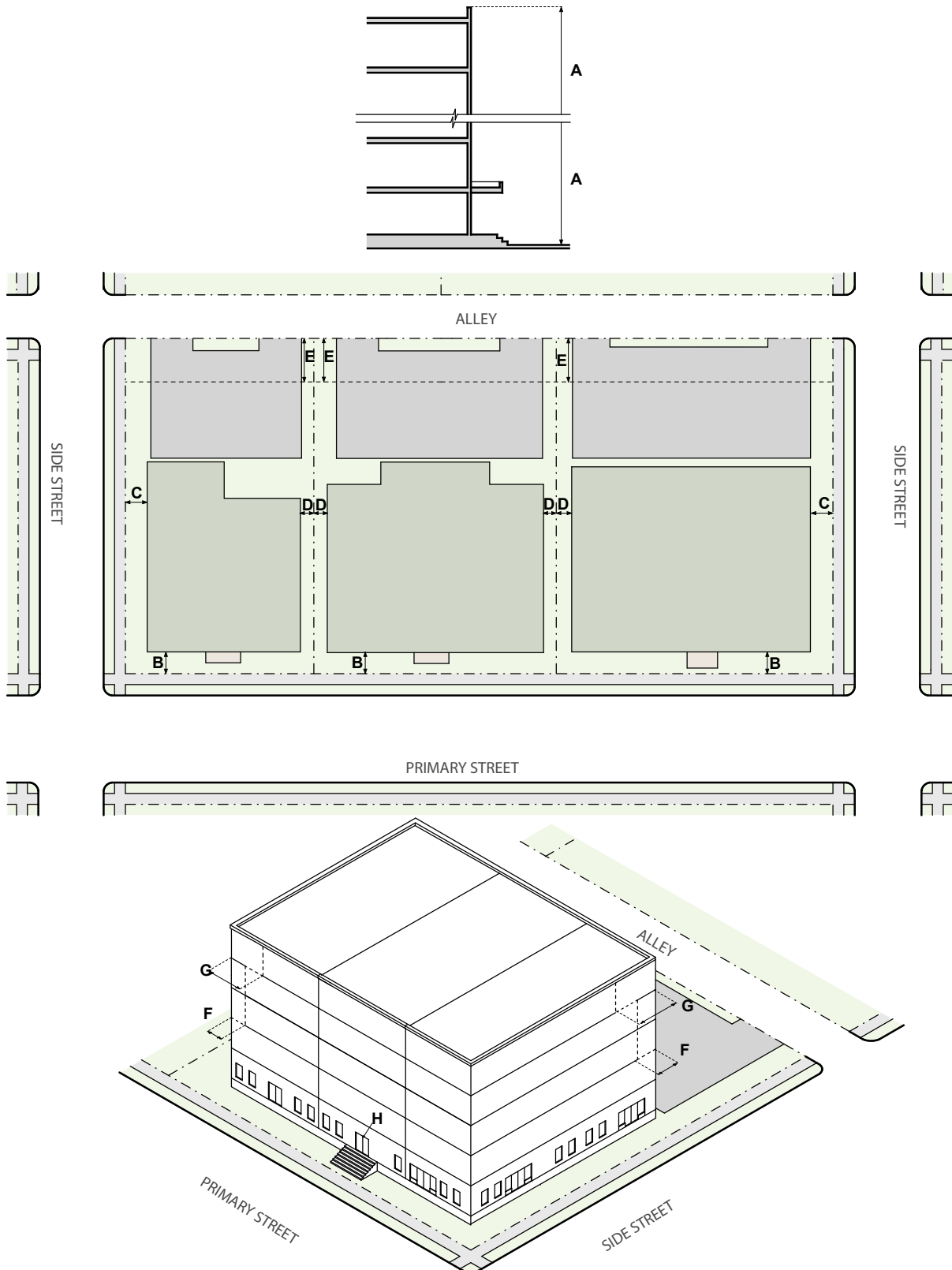
		<u>M-RX-5*</u> <u>M-RX-5A*</u>	M-MX-5	M-IMX-8	M-IMX-12
DESIGN ELEMENTS		<u>M-CC-5</u>	M-IMX-5	M-IMX-8	<u>M-GMX</u>
CONFIGURATION					
G	Upper Story Setback Above 27', adjacent to Protected District, Rear, alley/Rear, no alley and Side Interior (min)	<u>15'/20'/25'</u>	15'/20'/25'	15'/20'/25'	15'/20'/25'
H	Upper Story Setback Above 51', adjacent to Protected District, Rear, alley/Rear, no alley and Side Interior (min)	<u>30'/35'/40'</u>	30'/35'/40'	30'/35'/40'	30'/35'/40'
I	Upper Story Setback Above 70', adjacent to Protected District, Rear, alley/Rear, no alley and Side Interior (min)	<u>na</u>	na	90'/90'/90'	90'/90'/90'
GROUND STORY ACTIVATION					
J	Transparency, Ground Story, Primary Street (min)	<u>40%**</u>	40%**	40%**	40%**
K	Transparency, Ground Story, Side Street (min)	<u>25%**</u>	25%**	25%**	25%**
L	Pedestrian Access, Primary Street	Pedestrian Connection			

* Form is permitted only on corner zone lots where at least one of the intersecting streets is an arterial or collector street, according to the functional street classifications adopted by the Public Works Department.

**Applies only to buildings located within 80' of a Primary and/or Side Street.

L. Industrial

Not to Scale. Illustrative Only.



INDUSTRIAL

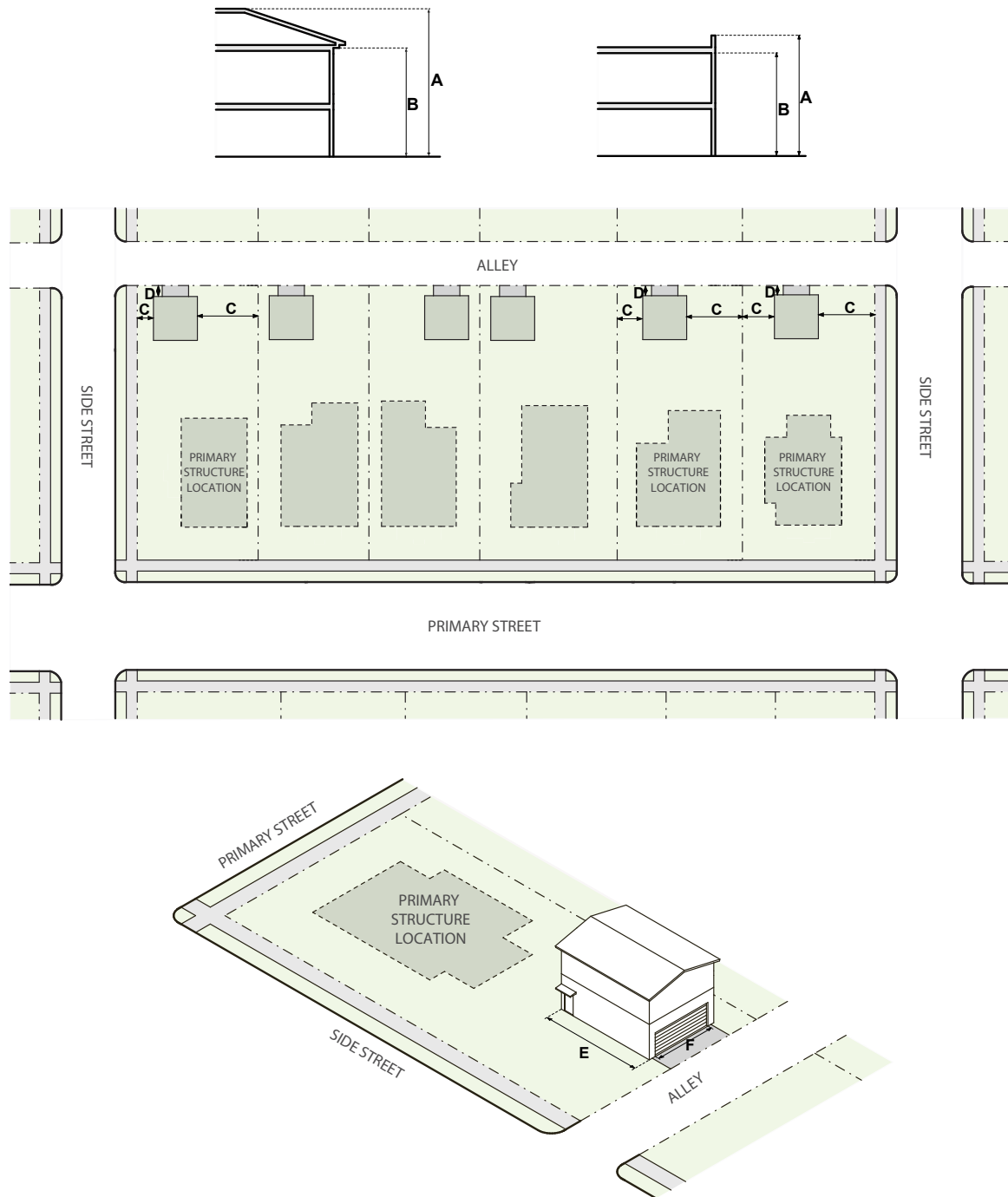
				M-IMX-12
HEIGHT		M-IMX-5	M-IMX-8	M-GMX
A	Stories (max)	5	8	8
A	Feet, pitched or flat roof (max)	70'	110'	110'
	Feet, pitched or flat roof, within 175' of a Protected District (max)	na	75'	75'

				M-IMX-12
SITING		M-IMX-5	M-IMX-8	M-GMX
ZONE LOT				
	Floor Area Ratio (FAR) (max)	na	na	na
USE				
	Use Restrictions	Industrial, Manufacturing & Wholesale Primary Uses Only		
SETBACKS				
B	Primary Street (min)	20'	20'	20'
C	Side Street (min)	10'	10'	10'
		Can reduce to 5' on lot less than 100ft in width on the long side of the block		
D	Side Interior (min)	0'	0'	0'
	Side Interior adjacent to Protected District (min)	10'	10'	10'
E	Rear (min)	0'	0'	0'
	Rear Setback adjacent to Protected District (min)	10'	10'	10'
PARKING				
	Primary Street Setback (min)	10'	10'	10'
	Side Street Setback (min)	5'	5'	10'
	Setback adjacent to Protected District (min)	10'	10'	20'

				M-IMX-12
DESIGN ELEMENTS		M-IMX-5	M-IMX-8	M-GMX
F	Upper Story Setback Above 27', adjacent to Protected District, alley/no alley and side, interior (min)	20'/25	20'/25	20'/25
G	Upper Story Setback Above 51', adjacent to Protected District, alley/no alley and side, interior (min)	35'/40'	35'/40'	35'/40'
	Upper Story Setback Above 70', adjacent to Protected District, Rear, alley/Rear, no alley and Side Interior (min)	na	90'/90'/90'	90'/90'/90'

9.7.4.6 Detached Accessory Dwelling Unit

Not to Scale. Illustrative Only.

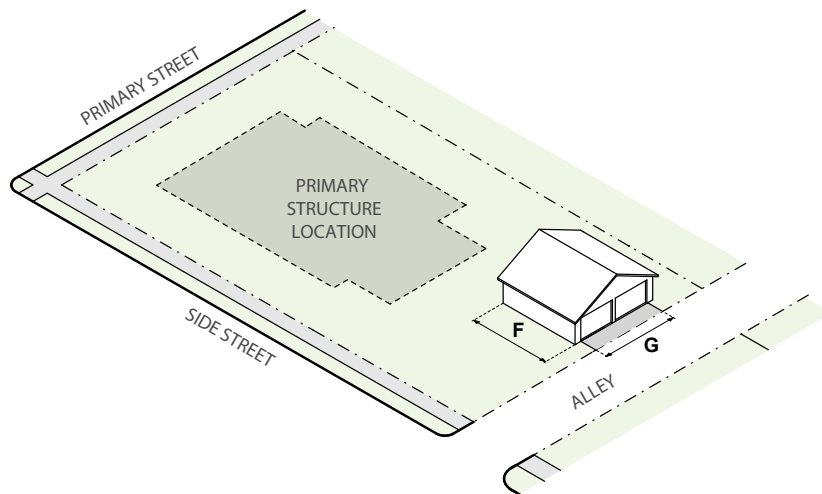
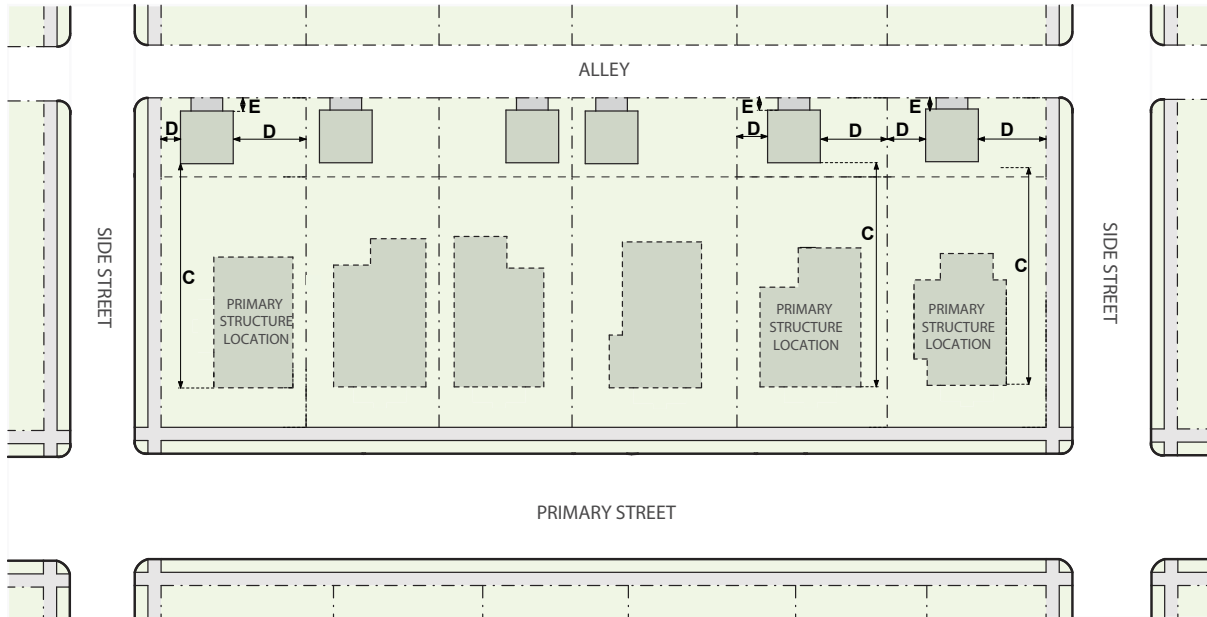


DETACHED ACCESSORY DWELLING UNIT

		M-RH-3 M-RX-5 <u>M-RX-5A</u> <u>M-GMX</u>
HEIGHT		
A	Stories (max)	2
A	Feet (max)	35'
B	Side Wall Height (max)	25'
SITING		M-RH-3 M-RX-5 <u>M-RX-5A</u> <u>M-GMX</u>
USE RESTRICTION		Accessory Uses Only, including accessory dwelling units and home occupations. See Section 9.7.5 for permitted Accessory Uses
ZONE LOT		
	Zone Lot Size for ADU (min)	3,000 ft ²
	Building Coverage Credit (Lesser of)	50%/500 ft ²
		An exemption from the maximum building coverage shall be given for a portion of the zone lot area occupied by the Detached Accessory Dwelling Unit form. The exemption shall be in the amount of 50% of the area of the zone lot occupied by the detached ADU building, up to a maximum credit of 500 ft ² . To qualify, the ADU form shall be separated by at least 15' from the primary dwelling on the zone lot and at least 80% of the ground floor GFA of the ADU form shall be used for vehicle parking.
	Detached Accessory Dwelling Unit Location	Located in the rear 35% of the zone lot depth
	Additional Standards	See Section 9.7.4
USE		
	Allowed Number of Dwelling Units (min/max)	0/1
SETBACKS		
C	Side Interior and Side Street (min)	5'
		Accessory Dwelling Unit forms exceeding one story or 17' shall be located adjoining the southern most side setback line
D	Rear (min)	0'
PARKING		
	Parking Access (see Sec. 5.3.4 for exemptions)	From alley; or Street access allowed when no alley present
DESIGN ELEMENTS		M-RH-3 M-RX-5 <u>M-RX-5A</u> <u>M-GMX</u>
CONFIGURATION		
	Building Footprint (max)	1,000 ft ²
E	Horizontal Dimension (max)	36'

A. Detached Garage*

Not to Scale. Illustrative Only.



DETACHED GARAGE

	M-RH-3 M-RX-5 <u>M-RX-5A</u> <u>M-GMX</u>
HEIGHT	
A Stories (max)	1.5
A Feet, pitched roof (max)	20'
A Feet, flat roof (max)	12'
B Side Wall Height (max)	10'

	M-RH-3 M-RX-5 <u>M-RX-5A</u> <u>M-GMX</u>
SITING	
USE RESTRICTION	Accessory Uses Only, excluding accessory dwelling unit where permitted. See Division 9.7.5 for permitted Accessory Uses
ZONE LOT	
Building Coverage Credit (lesser of)	50% / 500 ft ²
	An exemption from the maximum building coverage shall be given for a portion of the zone lot area occupied by the detached garage form. The exemption shall be in the amount of 50% of the area of the zone lot occupied by the detached garage building, up to a maximum credit of 500 ft ² . To qualify, the detached garage form shall be separated by at least 15' from the primary dwelling on the zone lot and at least 80% of the ground floor GFA of the building form shall be used for vehicle parking.
Allowed Number of Dwelling Units (min/max)	0/0
Additional Standards	See Section 9.7.4

SETBACKS	
C Front Setback (min), from primary structure front façade	10'
D Side Interior and Side Street (min), for struct. entirely in rear setback area*	0'
D Side Interior and Side Street (min), for struct. not entirely in rear setback area	5'
Side Street (min)	5'
E Rear (min)	0'

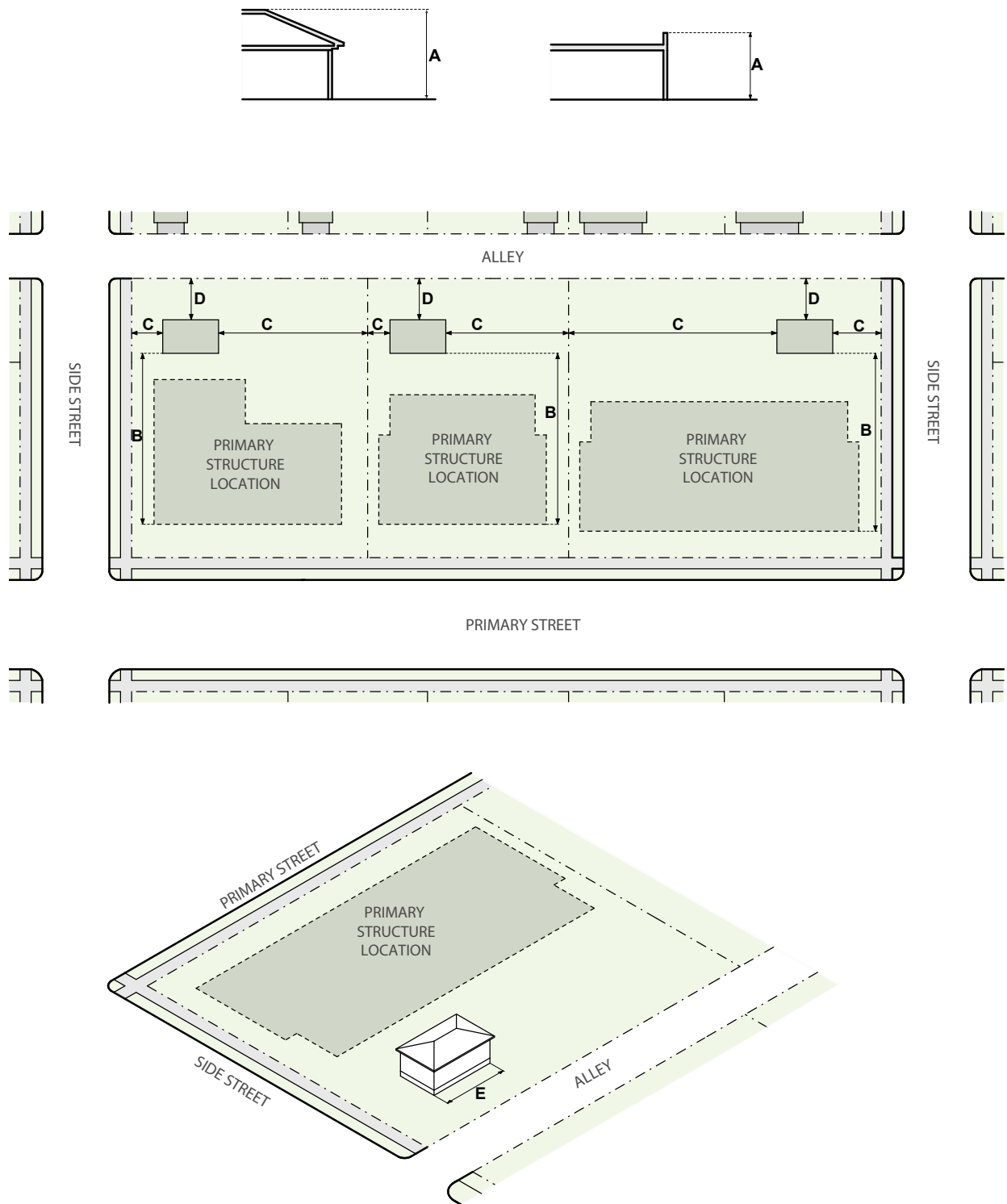
	M-RH-3 M-RX-5 <u>M-RX-5A</u> <u>M-GMX</u>
DESIGN ELEMENTS	
BUILDING CONFIGURATION	
Building Footprint (max)	864 ft ² per unit**
F Horizontal Dimension (max)	no max
Allowed Number of Primary Street Facing Vehicular Access Doors in the front 50% of the lot depth (max)	no max
G Cumulative Width of All Primary Street Facing Vehicular Access Doors in the front 50% of the lot depth (max)	no max

*Setbacks less than 5' may be subject to more restrictive building and fire code review - Side facing gable roof ends are not permitted where setbacks are less than 5'

**When used with the Urban House building form, the permitted building footprint for a detached garage may be increased to 1,000 ft²

B. Detached Accessory Structures

Not to Scale. Illustrative Only.



DETACHED ACCESSORY STRUCTURES

HEIGHT	M-RH-3 M-RX-5, M-RX-5A M-CC-5 M-MX-5 M-IMX-5 M-IMX-8 M-IMX-12 M-GMX
---------------	---

A	Stories (max)	1
A	Feet, pitched or flat roof (max)	17'

SITING	M-RH-3 M-RX-5, M-RX-5A M-CC-5 M-MX-5 M-IMX-5 M-IMX-8 M-IMX-12 M-GMX
---------------	---

ZONE LOT	
Permitted Uses	Accessory Uses Only
Allowed Number of Dwelling Units (min/max)	0/0

SETBACKS		
B	Front Setback (min), from primary structure front façade	10'
C	Side Interior and Side Street (min)	5'
D	Rear (min)	5'
	Rear, when garage doors face alley	5'

DESIGN ELEMENTS	M-RH-3 M-RX-5, M-RX-5A M-CC-5 M-MX-5 M-IMX-5 M-IMX-8 M-IMX-12 M-GMX
------------------------	---

BUILDING CONFIGURATION		
Building Footprint (max)	1,000 ft ²	
E	Horizontal Dimension (max)	36'
	Gross Floor Area (max)	Shall not Exceed 10% of the Zone Lot Area

- 1. Windows Outside the Zone of Transparency**
Windows at the ground story but located outside the zone of transparency may count toward 40% of the transparency requirement, provided the windows comply with Article 13, Section 13.1.3.2.A.3.
- 2. Display Cases and Automated Teller/Ticket Machines**
The wall area of the following features, when located within the required zone of transparency, may count toward a maximum of 40% of the total transparency requirement:
 - a. Recessed or wall mounted display cases at least 4 feet in height
 - b. Walk-up automated teller machines.
- 3. Wall Design**
Wall designs that provide visual interest and pedestrian scale may count toward 50% of Primary Street and 50% of Side Street transparency requirements if they provide a minimum of three (3) of the following elements occurring at intervals no greater than 25' horizontally and 10' vertically:
 - a. Expression of structural system and infill panels through change in plane not less than 3"
 - b. System of horizontal and vertical scaling elements such as: belt course, string courses, cornice, pilasters
 - c. System of horizontal and vertical reveals not less than 1" in width/depth
 - d. Variations in material module, pattern and/or color
 - e. System of integrated architectural ornamentation
 - f. Green screen or planter walls
 - g. Translucent, fritted, patterned or colored glazing
- 4. Outdoor Eating/Serving Areas**
Accessory outdoor eating/serving areas located between the building and the Primary Street zone lot line may count toward 60% of the transparency requirement. Outdoor Dining/Seating located between the building and Side Street zone lot line may count toward 80% of the transparency requirement.
- 5. Permanent Art**
Non-Commercial art or graphic design of sufficient scale and orientation to be perceived from the public right of way and rendered in materials or media appropriate to an exterior, urban environment and permanently integrated into the building wall may count toward no more than 40% of the transparency requirement.

SECTION 9.7.7 DESIGN STANDARD EXCEPTIONS

9.7.7.1 Height Exceptions

- A. No occupied part of any building shall be constructed above the permitted height; however, unoccupied building features such as spires, towers, flagpoles, antennas, chimneys, flues and vents, cooling towers, enclosures for tanks and elevator penthouses serving the roof including any vertical or sloped screen walls may extend a maximum of 28 feet above the permitted height of the building.
- B. Unoccupied building features, excluding spires, towers, flagpoles and chimneys, shall be set back from the perimeter of the building a minimum of one foot horizontally for every one foot of vertical height.
- C. Elevator penthouses not serving the roof and other enclosed or unenclosed mechanical equipment including vertical or sloped screen walls for such equipment shall not exceed a height of

12 feet above the permitted height of the building. The aggregate area of all penthouses and other roof structures shall not exceed 33-1/3 percent of the area of the supporting roof.

- D. Flush-mounted solar panels, as defined in this Article 13, may exceed the maximum permitted height of a building.

9.7.7.2 Bulk Plane and Upper Story Setback Exceptions

In all zone districts the following exceptions to any applicable bulk plane or upper story setback are permitted: eaves, spires, unoccupied towers, flagpoles, antennas, chimneys, flues, vents, flush mounted solar panels, evaporative coolers, or accessory water tanks.

9.7.7.3 Required Build-To Exceptions

Civic Uses are not required to meet the Primary Street and Side Street Build-To standard.

9.7.7.4 Building Coverage Exception

- A. Area on a zone lot occupied by a front porch accessory to a suburban house, urban house, town house, or row house building form may be excluded from the calculation of building coverage, up to a maximum of 400 square feet.
- B. Area on a zone lot occupied by either a Detached Accessory Dwelling Unit building form or a Detached Garage building form may be excluded from the calculation of building coverage, as specifically allowed in the applicable zone district. The exclusion shall be for an area up to one-half the area of the zone lot occupied by the building form, up to a maximum of 500 square feet. To qualify for this exclusion, the detached building form shall be separated by at least 15 feet from the primary residential building on the zone lot, measured as the distance between the two closest exterior building walls. Zone lots containing both a Detached Accessory Dwelling Unit and a Detached Garage building forms may exclude the coverage of both detached accessory buildings from the calculation of maximum building coverage, subject to the limits in this subsection, provided the Detached Accessory Dwelling Unit form does not include floor area for vehicle parking.

C. Setback Permitted Encroachments

Permitted encroachments into required setback areas include:

	ZONE DISTRICTS	PERMITTED ENCROACHMENTS INTO REQUIRED SETBACKS (MAX)			
		PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Belt courses, sills, lintel and pilasters	All districts	18"	18"	18"	18"
Brick and Stone veneers above finished grade	All districts	6"	6"	6"	6"
Cornices, eaves, gutters	All districts	3'	3'	3'; if setback is less than 5': 2'	5'
Chimneys and fireplace insert vents, not exceeding 6' in width	All districts	18"	18"	18"	18"
Outside stairways	All districts	5'	3'	3'	10'
Porches: unwallied porches, terraces, decks, patios, porches (including 2-story) and exterior balconies	All districts	8'	0	0	5'
Above-grade stairways associated with front porches	All districts	any distance, provided, minimum 1' between right-of-way and bottom step	0	0	0

	ZONE DISTRICTS	PERMITTED ENCROACHMENTS INTO REQUIRED SETBACKS (MAX)			
		PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Access ramps for the handi-capped, provided no alternative location is available and provided the ramp construction is compatible with the character of the structure, as determined by the Zoning Administrator	All districts	any distance	any distance	any distance	any distance
Building elements, such as awnings, designed and intended to control light entering a building and being a permanent part of such building	All districts	5'	3'	3'	10'
Building elements, such as awnings, designed and intended to control light entering a building but not a permanent part of such building	All districts	any distance	any distance	any distance	any distance
Canopies	All districts	any distance	0	0	0
Enclosed structure or part of an enclosed structure that is below the grade of any setback space, except as otherwise restricted by this Code	All districts	any distance	any distance	any distance	any distance
Window well and/or emergency basement egress areas	All districts	Any distance for any width, provided the provisions of Division 10.5 (Site Grading Standards) and Section 10.4.5.2 (Retaining Walls General Requirements) are met	Each may be no more than 3' in width as measured perpendicular to the side interior/side street zone lot line and 4' in length as measured parallel to the side interior/side street zone lot line	Any distance for any width, provided the provisions of Division 10.5 (Site Grading Standards) and Section 10.4.5.2 (Retaining Walls General Requirements) are met	Any distance for any width, provided the provisions of Division 10.5 (Site Grading Standards) and Section 10.4.5.2 (Retaining Walls General Requirements) are met
Gas and electric meters	All districts	18"	18"	18"	18"
Utility pedestals, transformers or other similar equipment, excluding mechanical equipment, not exceeding 3' in height	All districts	any distance	any distance	any distance	any distance
Basketball goals on a fixed post	All districts	any distance	any distance	any distance	any distance
Ground mounted evaporative coolers located behind the front of the primary structure and screened from adjacent properties and public rights-of-way, and not to exceed the noise standards of D.R.M.C. section 36-6	All districts	0	3'	3'	0
Ground mounted air conditioning units or other similar mechanical equipment, except evaporative coolers, subject to review according to Section 12.4.2, Zoning Permit Review with Informational Notice	All districts	none	subject to Zoning Permit Review with Informational Notice	subject to Zoning Permit Review with Informational Notice	subject to Zoning Permit Review with Informational Notice
Flush mounted solar panels	All districts	any distance	any distance	any distance	any distance
Surface Parking for the Town House building form	All M-RX-5A and M-GMX Districts	Not allowed	Not allowed	Not allowed	Not allowed

9.7.9.6 Allowed Uses by District and Minimum Parking Requirements

KEY: P = Permitted Use without Limitations L = Permitted Use with Limitations NP = Not Permitted Use ZP = Zoning Permit Review
 ZPIN = Subject to Zoning Permit Review with Informational Notice ZPSE = Subject to Zoning Permit with Special Exception Review * =
 Need Not be Enclosed

USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)						APPLICABLE USE LIMITA- TIONS AND STANDARDS
		M-RH-3	M-RX-5 <u>M-RX-5A</u>	<u>M-CC-5</u>	M-MX-5	M-IMX-5 M-IMX-8 M-IMX-12 <u>M-GMX</u>	
RESIDENTIAL PRIMARY USE CLASSIFICATION							
Household Living	Dwelling, Single Unit • No Parking Requirements	P-ZP	P-ZP	<u>P-ZP</u>	P-ZP	P-ZP	
	Dwelling, Two Unit • Vehicle: 1/unit	P-ZP	P-ZP	<u>P-ZP</u>	P-ZP	P-ZP	
	Dwelling, Multi-Unit • Vehicle: 1/unit • Bicycle: 1/ 4 units (80/20)	P-ZP	P-ZP	<u>P-ZP</u>	P-ZP	P-ZP	
	Dwelling, Mixed Use • Vehicle: 1/unit • Bicycle: 1/ 4 units (80/20)	NP	P-ZP	<u>P-ZP</u>	P-ZP	P-ZP	
	Dwelling, Live / Work • Vehicle: 1/unit • Bicycle: 1/ 4 units (80/20)	L-ZP	L-ZP	<u>L-ZP</u>	L-ZP	L-ZP	§ 11.2.3
Group Living	Assisted Living Facility • Vehicle: .75/unit • Bicycle: No requirement	P-ZPIN	P-ZP	<u>P-ZP</u>	P-ZP	NP	
	Community Correctional Facility • Vehicle: .0.125/unit • Bicycle: No requirement	NP	NP	<u>NP</u>	NP	NP	
	Nursing Home, Hospice • Vehicle: .75/unit • Bicycle: No requirement	NP	P-ZP	<u>P-ZP</u>	P-ZP	NP	
	Residence for Older Adults • Vehicle: .75/unit • Bicycle: No requirement	P-ZP	P-ZP	<u>P-ZP</u>	P-ZP	P-ZP	
	Residential Care Use, Small or Large • Vehicle: .0.125/unit • Bicycle: No requirement	L-ZPIN	L-ZPIN	<u>L-ZPIN</u>	L-ZPIN	L-ZPIN	§ 11.2.4
	Shelter for the Homeless • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	NP	L-ZPIN	<u>L-ZPIN</u>	L-ZPIN	L-ZPIN	§ 11.2.5
	Student Housing • Vehicle: 1/unit • Bicycle: 1/ 4 units (80/20)	NP	P-ZP	<u>P-ZP</u>	P-ZP	P-ZP	
CIVIC, PUBLIC & INSTITUTIONAL PRIMARY USE CLASSIFICATION							
Basic Utilities	Utility, Major Impact* • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	L-ZPSE	L-ZPSE	<u>L-ZPSE</u>	L-ZPSE	L-ZPSE	§ 11.3.1
	Utility, Minor Impact* • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	<u>L-ZP</u>	L-ZP	L-ZP	§ 11.3.2

KEY: P = Permitted Use without Limitations L = Permitted Use with Limitations NP = Not Permitted Use ZP = Zoning Permit Review
ZPIN = Subject to Zoning Permit Review with Informational Notice ZPSE = Subject to Zoning Permit with Special Exception Review * =
Need Not be Enclosed

USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt: # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	M-RH-3					M-IMX-5 M-IMX-8 M-IMX-12 M-GMX	APPLICABLE USE LIMITA- TIONS AND STANDARDS
		M-RH-3	M-RX-5 M-RX-5A	M-CC-5	M-MX-5			
Community/ Public Services	Community Center • Vehicle: .5 / 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	<u>L-ZP</u>	L-ZP	P-ZP	§ 11.3.3	
	Day Care Center • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)	P-ZP	P-ZP	<u>P-ZP</u>	P-ZP	P-ZP		
	Postal Facility, Neighborhood • Vehicle: 1.875/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (60/40)	P-ZP	P-ZP	<u>P-ZP</u>	P-ZP	P-ZP		
	Postal Processing Center • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)	NP	P-ZP	<u>P-ZP</u>	P-ZP	P-ZP		
	Public Safety Facility • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)	P-ZP	P-ZP	<u>P-ZP</u>	P-ZP	P-ZP		
	Hospital	NP	NP	<u>NP</u>	NP	NP		
	Correctional Institution	NP	NP	<u>NP</u>	NP	NP		
Cultural/Special Purpose/Public Parks & Open Space	Cemetery	NP	NP	<u>NP</u>	NP	NP		
	Library • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)	P-ZP	P-ZP	<u>P-ZP</u>	P-ZP	P-ZP		
	Museum • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)	NP	P-ZP	<u>P-ZP</u>	P-ZP	P-ZP		
	City Park • No Parking Requirements	NP	NP	<u>NP</u>	NP	NP		
	Open Space - Recreation • Vehicle: .375/ 1,000 s.f. GFA • Bicycle: No requirement	P-ZP	P-ZP	<u>P-ZP</u>	P-ZP	P-ZP		
	Open Space - Conservation • No Parking Requirements	P-ZP	P-ZP	<u>P-ZP</u>	P-ZP	P-ZP		
Education	Elementary or Secondary School • Vehicle- Elementary: 1/1,000 s.f. GFA • Bicycle-Elementary: 1/ 10,000 s.f. GFA (0/100) • Vehicle- Secondary: 1/1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)	P-ZP	P-ZP	<u>P-ZP</u>	P-ZP	P-ZP		
	University or College • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)	NP	P-ZP	<u>P-ZP</u>	P-ZP	P-ZP		
	Vocational or Professional School • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)	NP	L-ZP	<u>L-ZP</u>	L-ZP	L-ZP	§ 11.3.6	
Public and Religious Assembly	All Types • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	<u>P-ZP</u>	P-ZP	P-ZP	§ 11.3.8	

KEY: P = Permitted Use without Limitations L = Permitted Use with Limitations NP = Not Permitted Use ZP = Zoning Permit Review
 ZPIN = Subject to Zoning Permit Review with Informational Notice ZPSE = Subject to Zoning Permit with Special Exception Review * =
 Need Not be Enclosed

USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	COMMERCIAL SALES, SERVICES, & REPAIR PRIMARY USE CLASSIFICATION					APPLICABLE USE LIMITA- TIONS AND STANDARDS
		M-RH-3	M-RX-5 M-RX-5A	M-CC-5	M-MX-5	M-IMX-5 M-IMX-8 M-IMX-12 M-GMX	
COMMERCIAL SALES, SERVICES, & REPAIR PRIMARY USE CLASSIFICATION							
Adult Business	All Types	NP	NP	NP	NP	NP	
Arts, Recreation & Entertainment	Arts, Recreation and Entertainment Services, Indoor • Vehicle: 1.875/ 1,000 s.f. GFA • Bicycle: 1/10,000 s.f. GFA (60/40)	NP	P-ZP	P-ZP	P-ZP	P-ZP	
	Arts, Recreation and Entertainment Services, Outdoor* • Vehicle: 1.875/ 1,000 s.f. GFA • Bicycle: 1/10,000 s.f. GFA (60/40)	SE	SE	SE	SE	L-ZP	§ 11.4.2
	Sports and/or Entertainment Arena or Stadium*	NP	NP	NP	NP	L-ZP	§ 9.7.10.1.A
Nonresidential Uses in Existing Business Structures In Residential Zones)		NP	NP	not applicable	not applicable		
Parking of Vehicles	Parking, Garage • No Parking Requirements	NP	P-ZP	P-ZP	P-ZP	P-ZP	
	Parking, Surface* • No Parking Requirements	L-ZP	L-ZP	L-ZP	L-ZP	P-ZP	§ 11.4.5
Eating & Drinking Establishments	All Types • Vehicle - MS only: 2.0 / 1,000 sf. GFA • Vehicle: 3.75/ 1,000 s.f. GFA • Bicycle: 1/3,000 s.f. GFA (0/100)	NP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.4.6
Lodging Accommodations	Bed and Breakfast Lodging • Vehicle: 1/guest room or unit • Bicycle: 1/4 guest room or unit (80/20)	NP	P-ZP	P-ZP	P-ZP	P-ZP	
	Lodging Accommodations, All Others • Vehicle: 1/ guest room or unit • Bicycle: 1/4 guest room or unit (80/20)	NP	P-ZP	P-ZP	P-ZP	P-ZP	
Office	Dental / Medical Office or Clinic • Vehicle: 1.875/ 1,000 s.f. GFA • Bicycle: 1/10,000 s.f. GFA (60/40)	NP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.4.7
	Office, All Others • Vehicle: 1.875/ 1,000 s.f. GFA • Bicycle: 1/10,000 s.f. GFA (60/40)	NP	P-ZP	P-ZP	P-ZP	P-ZP	

KEY: P = Permitted Use without Limitations L = Permitted Use with Limitations NP = Not Permitted Use ZP = Zoning Permit Review
ZPIN = Subject to Zoning Permit Review with Informational Notice ZPSE = Subject to Zoning Permit with Special Exception Review * =
Need Not be Enclosed

USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)						APPLICABLE USE LIMITATIONS AND STANDARDS
		M-RH-3	M-RX-5 <u>M-RX-5A</u>	<u>M-CC-5</u>	M-MX-5	M-IMX-5 M-IMX-8 M-IMX-12 <u>M-GMX</u>	
Retail Sales, Service & Repair (Not Including Vehicle or Equipment Sales, Service & Repair)	Animal Sales and Services, Household Pets Only • Vehicle: 1.875/ 1,000 s.f. GFA • Bicycle: 1/10,000 s.f. GFA (60/40)	NP	L-ZP	<u>L-ZP</u>	L-ZP	L-ZP	§ 11.4.9
	Animal Sales and Services, All Others • Vehicle: 1.875/ 1,000 s.f. GFA • Bicycle: 1/20,000 s.f. GFA (60/40)	NP	NP	<u>NP</u>	NP	L-ZP	§ 9.7.10.1.B.1
	Body Art Establishment • Vehicle: 1.875/ 1,000 s.f. GFA • Bicycle: 1/10,000 s.f. GFA (60/40)	NP	L-ZP	<u>L-ZP</u>	L-ZP	L-ZP	§ 11.4.10
	Food Sales or Market • Vehicle: 1.875/ 1,000 s.f. GFA • Bicycle: 1/10,000 s.f. GFA (60/40)	NP	P-ZP	<u>P-ZP</u>	P-ZP	P-ZP	
	Liquor Store, Including Drugstores Licensed to Sell Liquor • Vehicle: 1.875/ 1,000 s.f. GFA • Bicycle: 1/10,000 s.f. GFA (60/40)	NP	L-ZP	<u>L-ZP</u>	L-ZP	L-ZP	§ 11.4.12
	Pawn Shop • Vehicle: 1.875/ 1,000 s.f. GFA • Bicycle: 1/10,000 s.f. GFA (60/40)	NP	NP	<u>NP</u>	NP	NP	
	Retail Sales, Service & Repair -- Outdoor* • Vehicle: 1.875/ 1,000 s.f. GFA • Bicycle: 1/10,000 s.f. GFA (60/40)	NP	NP	<u>NP</u>	NP	L-ZP	§ 11.4.14
	Retail Sales, Service & Repair - Firearms Sales • Vehicle: 1.875/ 1,000 s.f. GFA • Bicycle: 1/10,000 s.f. GFA (60/40)	NP	NP	<u>P-ZP</u>	NP	P-ZP	
	Retail Sales, Service & Repair, All Others • Vehicle: 1.875/ 1,000 s.f. GFA • Bicycle: 1/10,000 s.f. GFA (60/40)	NP	P-ZP	<u>P-ZP</u>	P-ZP	P-ZP	
Vehicle / Equipment Sales, Rentals, Service & Repair	Automobile Emissions Inspection Facility • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	NP	NP	<u>NP</u>	NP	L-ZP	§11.4.15
	Automobile Services, Light • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	NP	L-ZP	<u>L-ZP</u>	L-ZP	L-ZP	§ 11.4.16; § 11.4.17
	Automobile Services, Heavy Vehicle: .5/ 1,000 s.f. GFA Bicycle: No requirement	NP	NP	<u>NP</u>	NP	L-ZP	§ 11.4.16; § 11.4.18
	Automobile / Motorcycle / Light Truck Sales, Rentals, Leasing; Pawn Lot or Vehicle Auctioneer* • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	NP	L-ZP	<u>L-ZP</u>	L-ZP	L-ZP	§ 11.4.19
	Heavy Vehicle/ Equipment Sales, Rentals. & Service* • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	NP	NP	<u>NP</u>	NP	L-ZP	§11.4.20

KEY: P = Permitted Use without Limitations L = Permitted Use with Limitations NP = Not Permitted Use ZP = Zoning Permit Review
 ZPIN = Subject to Zoning Permit Review with Informational Notice ZPSE = Subject to Zoning Permit with Special Exception Review * =
 Need Not be Enclosed

USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)						APPLICABLE USE LIMITA- TIONS AND STANDARDS
		M-RH- 3	M-RX-5 <u>M-RX-5A</u>	<u>M-CC-5</u>	M-MX-5	M-IMX-5 M-IMX-8 M-IMX-12 <u>M-GMX</u>	
INDUSTRIAL, MANUFACTURING & WHOLESALE PRIMARY USE CLASSIFICATION							
Communications and Information	Communication Services • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	NP	L-ZPSE	<u>L-ZPSE</u>	L-ZPSE	P-ZP	§ 11.5.1
	Telecommunications Towers* • No Parking Requirements	L-ZPSE	L-ZPSE	<u>L-ZPSE</u>	L-ZPSE	L-ZPSE	§ 11.5.2
	Telecommunications Tower - Alternative Structure* • No Parking Requirements	L-ZPIN	L-ZPIN	<u>L-ZPIN</u>	L-ZPIN	L-ZPIN	§ 11.5.2
	Telecommunication Facilities -- All Others* • No Parking Requirements	L-ZPIN	L-ZPIN	<u>L-ZPIN</u>	L-ZPIN	L-ZPIN	§ 11.5.2
Industrial Services	Contractors, Special Trade - General • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	NP	L-ZP	<u>L-ZP</u>	L-ZP	L-ZP	§ 11.1.4.3.A
	Contractors, Special Trade - Heavy/ Contractor Yard*	NP	NP	<u>NP</u>	NP	L-ZP	§ 9.7.10.2.A
	Food Preparation and Sales, Commercial • Vehicle: .5 / 1,000 s.f. GFA • Bicycle: No requirement	NP	P-ZP	<u>P-ZP</u>	P-ZP	P-ZP	
	Laboratory, Research, Development and Technological Services • Vehicle: .5 / 1,000 s.f. GFA • Bicycle: No requirement	NP	NP	<u>P-ZP</u>	P-ZP	P-ZP	
	Service/Repair, Commercial • Vehicle: .5 / 1,000 s.f. GFA • Bicycle: No requirement	NP	L-ZP	<u>L-ZP</u>	L-ZP	L-ZP	§ 11.5.5
Manufacturing and Production	Manufacturing, Fabrication & Assembly -- Custom • Vehicle: .5 / 1,000 s.f. GFA • Bicycle: No requirement	NP	P-ZPIN	<u>P-ZP</u>	P-ZPIN	P-ZP	
	Manufacturing, Fabrication & Assembly -- General • Vehicle: .5 / 1,000 s.f. GFA • Bicycle: No requirement	NP	NP	<u>NP</u>	NP	P-ZP	§11.5.6; § 11.5.7
	Manufacturing, Fabrication & Assembly -- Heavy	NP	NP	<u>NP</u>	NP	NP	
Mining & Extraction and Energy Producing Systems	Oil, Gas -- Production, Drilling*	NP	NP	<u>NP</u>	NP	L-ZP	§ 9.7.10.2.B
	Sand or Gravel Quarry*	NP	NP	<u>NP</u>	NP	L-ZP	§ 9.7.10.2.B
	Wind Energy Conversion Systems* • No Parking Requirements	L-ZPIN/ ZPSE	L-ZP	<u>L-ZP</u>	L-ZP	L-ZP	§ 11.5.8

KEY: P = Permitted Use without Limitations L = Permitted Use with Limitations NP = Not Permitted Use ZP = Zoning Permit Review
 ZPIN = Subject to Zoning Permit Review with Informational Notice ZPSE = Subject to Zoning Permit with Special Exception Review * =
 Need Not be Enclosed

USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)						APPLICABLE USE LIMITA- TIONS AND STANDARDS
		M-RH- 3	M-RX-5 <u>M-RX-5A</u>	<u>M-CC-5</u>	M-MX-5	M-IMX-5 M-IMX-8 M-IMX-12 <u>M-GMX</u>	
Transportation Facilities	Airport*	NP	NP	<u>NP</u>	NP	NP	
	Helipad, Helistop, Heliport* No Parking Requirements	L-ZPIN	L-ZPIN	<u>L-ZPIN</u>	L-ZPIN	L-ZP	§ 11.5.9
	Railroad Facilities*	NP	NP	<u>NP</u>	NP	P-ZP	
	Railway Right-of-Way* No Parking Requirements	P-ZP	P-ZP	<u>P-ZP</u>	P-ZP	P-ZP	
	Terminal, Station or Service Facility for Passenger Transit System • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	P-ZP	P-ZP	<u>P-ZP</u>	P-ZP	L-ZP	§ 11.5.10
	Terminal, Freight, Air Courier Services	NP	NP	<u>NP</u>	NP	L-ZP	§ 9.7.10.2.C
Waste Related Services	Automobile Parts Recycling Business*	NP	NP	<u>NP</u>	NP	NP	
	Junkyard*	NP	NP	<u>NP</u>	NP	NP	
	Recycling Center	NP	NP	<u>NP</u>	NP	L-ZPIN	§ 9.7.10.2.D
	Recycling Collection Station	NP	NP	<u>NP</u>	NP	P-ZP	
	Recycling Plant, Scrap Processor	NP	NP	<u>NP</u>	NP	NP	
	Solid Waste Facility	NP	NP	<u>NP</u>	NP	NP	
Wholesale, Storage, Warehouse & Distribu- tion	Automobile Towing Service Storage Yard*	NP	NP	<u>NP</u>	NP	NP	
	Mini-storage Facility Vehicle: .5/ 1,000 s.f. GFA Bicycle: No requirement	NP	NP	<u>L-ZP</u>	L-ZP	P-ZP	§ 11.5.11
	Vehicle Storage, Commercial* Vehicle: .5/ 1,000 s.f. GFA Bicycle: No requirement	NP	NP	<u>NP</u>	NP	NP	

KEY: P = Permitted Use without Limitations L = Permitted Use with Limitations NP = Not Permitted Use ZP = Zoning Permit Review
 ZPIN = Subject to Zoning Permit Review with Informational Notice ZPSE = Subject to Zoning Permit with Special Exception Review * =
 Need Not be Enclosed

USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)						APPLICABLE USE LIMITA- TIONS AND STANDARDS
		M-RH- 3	M-RX-5 <u>M-RX-5A</u>	<u>M-CC-5</u>	M-MX-5	M-IMX-5 M-IMX-8 M-IMX-12 <u>M-GMX</u>	
Wholesale, Storage, Warehouse & Distribu- tion	Wholesale Trade or Storage, General Vehicle: .5/ 1,000 s.f. GFA Bicycle: No requirement	NP	NP	<u>NP</u>	NP	P-ZP	
	Wholesale Trade or Storage, Light Vehicle: .5 / 1,000 s.f. GFA Bicycle: No requirement	NP	L-ZPSE	<u>L-ZP/ L-ZPSE</u>	<u>L-ZP/ L-ZPSE</u>	P-ZP	§ 11.5.13
AGRICULTURE PRIMARY USE CLASSIFICATION							
Agriculture	Agriculture, Limited*	NP	NP	<u>NP</u>	NP	NP	
	Aquaculture*	NP	NP	<u>NP</u>	NP	P-ZP	
	Garden, Urban* Vehicle: .5 / 1,000 s.f. GFA Bicycle: No requirement	L-ZP	L-ZP	<u>L-ZP</u>	L-ZP	L-ZP	§11.6.1
	Greenhouse Vehicle: .5 / 1,000 s.f. GFA Bicycle: No requirement	NP	NP	<u>P-ZP</u>	P-ZP	P-ZP	
	Husbandry*	NP	NP	<u>NP</u>	NP	NP	
	Nursery, Plant*	NP	NP	<u>NP</u>	NP	P-ZP	

KEY: P = Permitted Use without Limitations L = Permitted Use with Limitations NP = Not Permitted Use ZP = Zoning Permit Review
ZPIN = Subject to Zoning Permit Review with Informational Notice ZPSE = Subject to Zoning Permit with Special Exception Review * =
Need Not be Enclosed

USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)						APPLICABLE USE LIMITATIONS AND STANDARDS
		M-RH-3	M-RX-5 <u>M-RX-5A</u>	<u>M-CC-5</u>	M-MX-5	M-IMX-5 M-IMX-8 M-IMX-12 <u>M-GMX</u>	
ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION							
Accessory to Primary Residential Uses (Parking is Not Required for Accessory Uses Unless Specifically Stated in this Table or in an Applicable Use Limitation)	Accessory Dwelling Unit Accessory to Single-Unit Dwelling Use	L-ZP	L-ZP	<u>L-ZP</u>	L-ZP	L-ZP	§ 11.7; § 11.8.2
	Domestic Employee	L	L	<u>L</u>	L	L	§ 11.7; § 11.8.3
	Garden	L	L	<u>L</u>	L	L	§ 11.7; § 11.8.4
	Greenhouse	NP	NP	<u>P</u>	P	P	
	Keeping of Household Animals	L	L	<u>L</u>	L	L	§ 11.7; § 11.8.6
	Keeping and Off-Street Parking of Vehicles, Motorcycles, Trailers & Recreational Vehicles	L	L	<u>L</u>	L	L	§ 11.7; § 10.9
	Kennel or Exercise Run	L	L	<u>L</u>	L	L	§ 11.7; § 11.8.7
	Limited Commercial Sales, Services Accessory to Multi-Unit Dwelling Use	NP	L-ZP	<u>L-ZP</u>	L-ZP	L-ZP	§ 11.7; § 11.8.8
	Off-Street Parking of Vehicles in Garages on Zone Lots by Non-Residents of Zone Lot	NP	NP	<u>L</u>	L	NP	§11.7; §10.9
	Second Kitchen Accessory to Single Unit Dwelling Use	L-ZP	L-ZP	<u>L-ZP</u>	L-ZP	NP	§ 11.7; § 11.8.9
	Vehicle Storage, Repair and Maintenance	L	L	<u>L</u>	L	NP	§ 11.7; § 10.9
Yard or Garage Sales	L	L	<u>L</u>	L	L	§ 11.7; § 11.8.10	
Unlisted Accessory Uses	L - Applicable in all Zone Districts						§11.7; §11.8.1
ACCESSORY TO PRIMARY NONRESIDENTIAL USES USE CLASSIFICATION							
Accessory to Primary Nonresidential Uses (Parking is Not Required for Accessory Uses Unless Specifically Stated in this Table or in an Applicable Use Limitation)	Amusement Devices Accessory to Eating/Drinking Establishments, College/University and Theater Uses	NP	L-ZP	<u>L-ZP</u>	L-ZP	L-ZP	§ 11.7; § 11.10.2
	Automobile Rental Services Accessory to Certain Retail Uses	NP	NP	<u>L</u>	L	L	§ 11.7; § 11.10.3
	Book or gift store; media recording and production facilities accessory to public libraries, museums, places of religious assembly, colleges or universities	L	L	<u>L</u>	L	L	§ 11.7; § 11.10.4
	Car Wash Bay Accessory to Automobile Services	NP	NP	<u>L-ZP</u>	L-ZP	L-ZP	§ 11.7; § 11.10.5
	College Accessory to a Place for Religious Assembly	NP	L	<u>L</u>	L	L	§ 11.7; § 11.10.6
	Conference Facilities Accessory to Hotel Use	NP	L	<u>L</u>	L	L	§ 11.7; § 11.10.7
	Drive Through Facility Accessory to Eating/Drinking Establishments and to Retail Sales, Service, and Repair Uses	NP	NP	<u>L-ZP</u>	L-ZP	L-ZP	§ 11.7; § 11.10.8

KEY: P = Permitted Use without Limitations L = Permitted Use with Limitations NP = Not Permitted Use ZP = Zoning Permit Review
 ZPIN = Subject to Zoning Permit Review with Informational Notice ZPSE = Subject to Zoning Permit with Special Exception Review * =
 Need Not be Enclosed

USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)						APPLICABLE USE LIMITA- TIONS AND STANDARDS
		M-RH- 3	M-RX-5 <u>M-RX-5A</u>	<u>M-CC-5</u>	M-MX-5	M-IMX-5 M-IMX-8 M-IMX-12 <u>M-GMX</u>	
Garden		L	L	<u>L</u>	L	L	§ 11.7; § 11.10.9
Greenhouse		L	L	<u>L</u>	L	L	§ 11.7
Occasional Sales, Services Accessory to Places of Religious As- sembly*		L	L	<u>L</u>	L	L	§ 11.7; § 11.10.10
Outdoor Eating and Serving Area Ac- cessory to Eating/Drinking Establish- ment Use*		NP	L-ZPIN/ ZPSE	<u>L-ZPIN/ ZPSE</u>	L-ZPIN/ ZPSE	L-ZPIN/ZPSE	§ 11.7; § 11.10.11
Outdoor Entertainment Accessory to an Eating/Drinking Establishment Use*		NP	L-ZPIN/ ZPSE	<u>L-ZPIN/ ZPSE</u>	L-ZPIN/ ZPSE	L-ZPIN/ZPSE	§ 11.7; § 11.10.12
Outdoor Retail Sale and Display*		NP	L-ZP	<u>L-ZP</u>	L-ZP	L-ZP	§ 11.7; § 10.8
Outdoor Storage*		NP	NP	<u>NP</u>	NP	L-ZP	§ 11.7; § 10.8
Rental or Sales of Adult Material Acces- sory to a Permitted Bookstore Retail Sales Use		NP	L	<u>L</u>	L	L	§ 11.7; § 11.10.13
Unlisted Accessory Uses		L - Applicable in all Zone Districts					§11.7; §11.10.1

KEY: P = Permitted Use without Limitations L = Permitted Use with Limitations NP = Not Permitted Use ZP = Zoning Permit Review
 ZPIN = Subject to Zoning Permit Review with Informational Notice ZPSE = Subject to Zoning Permit with Special Exception Review * =
 Need Not be Enclosed

USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt: # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)						APPLICABLE USE LIMITA- TIONS AND STANDARDS
		M-RH- 3	M-RX-5 <u>M-RX-5A</u>	<u>M-CC-5</u>	M-MX-5	M-IMX-5 M-IMX-8 M-IMX-12 <u>M-GMX</u>	
HOME OCCUPATION CLASSIFICATION							
Home Occupations	Child Care Home, Large (7-12)	L-ZPIN	L-ZPIN	<u>L-ZPIN</u>	L-ZPIN	L-ZPIN	§ 11.9
(Parking is Not Required for Home Occupations Unless Specifically Stated in this Table or in an Applicable Use Limitation)	Home Occupations, All Types	L-ZP	L-ZP	<u>L-ZP</u>	L-ZP	L-ZP	§ 11.9
TEMPORARY USE CLASSIFICATION							
Temporary Uses (Parking is Not Required for Temporary Uses Un- less Specifically Stated in this Table or in an Ap- plicable Use Limitations)	Ambulance Service - Temporary	NP	L-ZP	<u>L-ZP</u>	L-ZP	L-ZP	§11.11.2
	Amusement / Entertainment - Tempo- rary*	NP	NP	<u>NP</u>	NP	L-ZP	§11.11.3
	Bazaar, Carnival, Circus or Special Event*	L-ZP	L-ZP	<u>L-ZP</u>	L-ZP	L-ZP	§11.11.4
	Building or yard for construction materials*	L-ZP	L-ZP	<u>L-ZP</u>	L-ZP	L-ZP	§11.11.5
	Concrete, Asphalt, and Rock Crushing Facility*	L-ZP	L-ZP	<u>L-ZP</u>	L-ZP	L-ZP	§11.11.6
	Fence for Demolition or Construction Work	L-ZP	L-ZP	<u>L-ZP</u>	L-ZP	L-ZP	§11.11.7
	Health Care Center	L-ZP	L-ZP	<u>P-ZP</u>	P-ZP	P-ZP	§11.11.8
	Noncommercial Concrete Batching Plant*	L-ZP	L-ZP	<u>L-ZP</u>	L-ZP	L-ZP	§11.11.9
	Outdoor Retail Sales - Pedestrian / Transit Mall*	NP	NP	<u>NP</u>	NP	L-ZP	§11.11.10
	Outdoor Retail Sales*	NP	L-ZP	<u>L-ZP</u>	L-ZP	L-ZP	§11.11.11
	Outdoor Sales, Seasonal*	NP	L-ZP	<u>L-ZP</u>	L-ZP	L-ZP	§11.11.12
	Parking Lot Designated for a Special Event*	L-ZP	L-ZP	<u>L-ZP</u>	L-ZP	L-ZP	§11.11.13
	Retail Food Establishment, Mobile*	NP	L-ZP	<u>L-ZP</u>	L-ZP	L-ZP	§11.11.14
	Temporary Construction Office	L-ZP	L-ZP	<u>L-ZP</u>	L-ZP	L-ZP	§11.11.15
	Temporary Office - Real Estate Sales	L-ZP	L-ZP	<u>L-ZP</u>	L-ZP	L-ZP	§11.11.16
	Tent for Religious Services	NP	NP	<u>NP</u>	NP	L-ZP	§11.11.17
Unlisted Temporary Uses	L - Applicable in all Zone Districts					§11.11.1	

ARTICLE 12. ZONING PROCEDURES & ENFORCEMENT

Contents

ARTICLE 12. ZONING PROCEDURES & ENFORCEMENT

- DIVISION 12.1 GENERAL PROVISIONS.....12-5**
- DIVISION 12.2 REVIEW AND DECISION MAKING BODIES.....12-5**
- DIVISION 12.3 REQUIREMENTS COMMON TO ALL ZONING PROCEDURES.....12-5**
 - Section 12.3.1 General 12-5
 - Section 12.3.2 Pre-Application Conference / CONCEPT PLAN REVIEW..... 12-5
 - Section 12.3.3 Submission of Applications 12-5
 - Section 12.3.4 Public Notice Requirements 12-5
 - Section 12.3.5 Effect of Approved Applications, Plans and Permits 12-5
 - Section 12.3.6 Lapse of Approval Provisions and Extension of Approval Period 12-5
 - Section 12.3.7 Modification or Amendment of Applications, Plans and Permits..... 12-5
- DIVISION 12.4 ZONING APPLICATION AND REVIEW PROCEDURES12-9**
 - Section 12.4.1 Official Map Amendment (Rezoning) 12-9
 - Section 12.4.2 Text Amendment 12-17
 - Section 12.4.3 General Development Plan 12-18
 - Section 12.4.4 Regulating Plan 12-25

DIVISION 12.1 GENERAL PROVISIONS

DIVISION 12.2 REVIEW AND DECISION MAKING BODIES

DIVISION 12.3 REQUIREMENTS COMMON TO ALL ZONING PROCEDURES

SECTION 12.3.1 GENERAL

SECTION 12.3.2 PRE-APPLICATION CONFERENCE / CONCEPT PLAN REVIEW

SECTION 12.3.3 SUBMISSION OF APPLICATIONS

SECTION 12.3.4 PUBLIC NOTICE REQUIREMENTS

SECTION 12.3.5 EFFECT OF APPROVED APPLICATIONS, PLANS AND PERMITS

SECTION 12.3.6 LAPSE OF APPROVAL PROVISIONS AND EXTENSION OF APPROVAL PERIOD

SECTION 12.3.7 MODIFICATION OR AMENDMENT OF APPLICATIONS, PLANS AND PERMITS

12.3.7.1 Modifications to Pending or Approved Applications, Plans or Permits

The following types of minor modifications, changes, removal, or release of either (1) the Code standards applicable to a pending application; or (2) the Code provisions applicable to, or the conditions attached to, an approved application, plan or permit, shall be treated as "modifications" rather than "amendments," and may be approved administratively by the Zoning Administrator according to this section.

A. Modifications to Regulating Plans, Site Development Plans or Zoning Permits

1. Modifications to a pending or approved regulating plan, site development plan or zoning permit application that are expressly allowed as "administrative adjustments" under Section 12.4.5 (Administrative Adjustments) of this Code, may be approved by the Zoning Administrator according to the procedures and criteria in Section 12.4.5.
2. The Zoning Administrator may allow minor changes in the location of structures shown on an approved regulating plan, site development plan or zoning permit provided such minor changes do not constitute an "amendment" under Section 12.3.7.2.B, "Amendments to Approved Regulating Plans, Site Development Plans and Zoning Permits," below.
3. All modifications to an approved regulating plan, site development plan or zoning permit shall be submitted to the Zoning Administrator as "redline" edits to the previously approved plan or permit documents. After approval, the Zoning Administrator shall record a modified regulating plan or site development plan in the records of the Denver County Clerk and Recorder's Office, and shall register a modified zoning permit in the records of Community Planning and Development.

B. Minor Deviations from Previously Approved GDP Plans

The DRC may authorize minor deviations from a previously approved General Development Plan (GDP) during the site development plan review. Minor deviations are allowed provided such deviation does not constitute an "amendment" to a GDP under Section 12.3.7.2.C, Amendments to Approved General Development Plans. All modifications to a GDP approved by the

DRC shall be submitted as "redline" edits to the previously approved electronic GDP, which, after approval, shall be recorded by the Manager in the records of the Denver County Clerk and Recorder's Office.

C. Other Modifications to Approved Applications, Plans, or Permits

Changes, modifications, removal, or release of all or some of the provisions of an approved application, plan or permit, which do not otherwise qualify as "modifications" under Section 12.3.7.1.A above, or a minor deviation from a previously approved GDP under Section 12.3.7.B above, or as an "amendment" under Section 12.3.7.2. (Amendment to Approved Applications, Plans and Permits) below, may be approved by the Manager, using the same review process and criteria applicable to Administrative Adjustments stated in Section 12.4.5 of this Code.

12.3.7.2 Amendments to Approved Applications, Plans and Permits

A. Procedure for Amendments

1. An "amendment" to an approved application, plan or permit shall be reviewed according to the same procedures and subject to the same limitations and requirements, including the payment of fees, as if it were a new application, including, where applicable, review at a public hearing before the Planning Board.
2. Unless otherwise allowed by this Code, each application for amendment shall include the entire land area of the original approved application, plan or permit, and may be initiated by the owner(s) or agent of the owner(s) of the property to which the amendment applies.
3. The Manager shall record all amendments to a site development plan or to a GDP approved according to this Section in the records of the Denver County Clerk and Recorder's Office.

B. Amendments to Approved Regulating Plans, Site Development Plans and Zoning Permits

1. All changes to all or some of the provisions of an approved regulating plan, site development plan or zoning permit, including but not limited to a site development plan in a PUD District (but excluding a PUD District Plan amendment which requires City Council approval), which do not qualify as a "modification" under Section 12.3.7.1 above, shall be considered amendments subject to this Section 12.3.7.2.
2. In addition, any of the following changes to an approved regulating plan, site development plan or zoning permit, including but not limited to a site development plan in a PUD District (but excluding a PUD District Plan amendment which requires City Council approval), shall be considered amendments subject to this Section 12.3.7.2:
 - a. An increase in overall project density;
 - b. An increase in the maximum height of any building by more than 5 feet or 5 percent, whichever is less;
 - c. An increase in the floor area ratio (FAR) by greater than 10 percent as calculated on a total project basis;
 - d. A change to the permitted uses or mix of uses if the proposed uses are more intensive than the approved uses, as determined by the Zoning Administrator according to the criteria in Section 12.4.6 (Code Interpretation, Determination of Unlisted Uses);
 - e. A change to the location of permitted land uses that would substantially change the development's character or impacts on surrounding property, as determined by the Zoning Administrator;
 - f. A reduction in required minimum setbacks from zone lot lines;

DIVISION 12.4 ZONING APPLICATION AND REVIEW PROCEDURES

SECTION 12.4.1 OFFICIAL MAP AMENDMENT (REZONING)

12.4.1.1 When Required

An official map amendment may be required to correct an error in the map or, because of changed or changing conditions in a particular area or in the city generally, to rezone an area to implement adopted plans, or to change the regulations and restrictions of an area as reasonably necessary to promote the public health, safety or general welfare.

12.4.1.2 Initiation

Only the following parties may apply for an official map amendment:

- A. The City Council on its own motion.
- B. The Manager.
- C. All official map amendment applications for a PUD District, or for a zone district with waivers and/or conditions under Section 12.4.10.12, shall be initiated by all the owners of the entire land area subject to the rezoning application, or their representatives authorized in writing to do so.
- D. For official map amendment applications for other than a PUD District or zone district with waivers and/or conditions, either:
 1. All of the owners of the entire land area subject to the application for an official map amendment or their representatives authorized in writing to do so; or
 2. One or more of the owners of the real property subject to the application for amendment, or their representatives authorized in writing to do so, accompanied by a petition requesting the amendment and which petition, at the time of submittal, contains the signatures of the owner or owners of 51 percent or more of the total area of the zone lots subject to the application for amendment.

12.4.1.3 Zone Districts Not Available for Rezoning

No land may be rezoned into any zone district not established in this Code. In addition, the following zone districts established in this Code, while mapped on the Official Zoning Map, shall not be applied to any lands after June 25, 2010:

- A. D-GT Downtown Golden Triangle Zone District
- B. D-AS Downtown Arapahoe Square Zone District
- C. O-1 Zone District
- D. Adult Use Overlay District (UO-1)
- E. Billboard Use Overlay District (UO-2)

12.4.1.4 Minimum Area Requirements

A. Applicability - Exemptions

Except as specifically exempted by this subsection, no official map amendment to this Code, regardless of how or by whom initiated, shall be adopted after June 25, 2010 whereby the zoning classification of an area is changed unless the area meets this subsection's requirements as to minimum size. The following applications for an official map amendment are exempt from these minimum area requirements:

1. An official map amendment determined by the City Attorney to be a legislative zone map amendment.

2. No minimum area requirement shall apply when either: (a) the subject property sought to be rezoned abuts the same zone district sought for the subject property; or (b) the subject property sought to be rezoned abuts the same zone classification and the rezoning sought allows a lower building height maximum than the abutting property (e.g., property seeks a rezoning to G-MU-5 and abuts property zoned G-MU-12).
3. An official map amendment applying zoning to lands newly included within the city's corporate boundaries after City Council approval of a minor boundary adjustment.

B. Calculation of Minimum Area

1. For the purpose of computing the size of an area for compliance herewith, there shall be added to the area calculations the following:
 - a. All land area, including public rights-of-way, within and extending to the centerline of the abutting right-of-way.
 - b. The area of any land within the corporate limits of the city which is contiguous to the area being changed and which land already bears the zoning classification sought for the area being changed.
2. For the purpose of computing the size of an area for compliance herewith, there shall be excluded from the area calculation the following:
 - a. That portion of public rights-of-way in excess of 60 feet in width;
 - b. Water reservoirs, including supporting land, owned by the city, the state, the Denver Water Board, or any agency of the federal government;
 - c. All land owned by Denver School District No. 1 which is used for school purposes; and
 - d. All land owned by the city, the state, or any agency of the federal government which is used for public park or recreational purposes.
3. For the purposes of this section, neither contiguity nor abutment shall be destroyed by the existence of a dedicated public right-of-way.

C. Minimum Area Requirements for Rezoning

Subject to the foregoing limitations, an area proposed to bear the following zoning classifications shall contain at least the following area:

ZONE DISTRICT CLASSIFICATION	MINIMUM AREA REQUIRED
SU	4 acres or at least two facing block faces except as required below: <ul style="list-style-type: none"> • Rezone from "A", "B", "C", etc. SU zone to "A1", "B1", "C1" etc. SU zone district: minimum 1 block • Rezone from "A", "B", "C", etc. SU zone to "A2", "B2", "C2" etc. SU zone district: 8 acres
TU	4 acres or at least two facing block faces except as required below: <ul style="list-style-type: none"> • Rezone from "A", "B", "C", etc. TU zone to "A1", "B2", "C1" etc. TU zone district: 8 acres
TH	2 acres or no minimum if abutting the same TH zone district,
RH	2 acres or no minimum if abutting an existing RH zone district
MU	2 acres
RO	2 acres
CC	No requirement
RX	No requirement

ZONE DISTRICT CLASSIFICATION	MINIMUM AREA REQUIRED
MX	No requirement
MS	No requirement
D-C	Must abut an existing D-C District
D-TD	Must abut an existing D-TD district
D-LD	Must abut an existing D-LD district
D-CV	Must abut an existing D-CV district
I-MX	If an area abuts an existing I-MX, I-A, or I-B zone district, no requirement; otherwise 4 acres
I-A	8 acres
I-B	8 acres
CMP-H, H2	6 acres or no minimum if abutting an existing CMP-H or CMP-H2 district
CMP-EI, EI2	CMP-EI: 6 acres or no minimum if abutting an existing CMP-EI district CMP-EI2: 70,000 square feet or no minimum if adjacent to or across the street from an existing CMP-EI or CMP-EI2 district
CMP-ENT	6 acres
OS-A	No requirement
OS-B	No requirement
OS-C	No requirement
All Master Planned (M-) Zone Districts	Must be located within a General Development Plan area where the GDP area is a minimum of 50 acres, and shall not include lands located within ¼ mile of an existing or planned rail transit station.
M-RH	2 acres and at least two facing block faces
M-RX	2 acres and at least two facing block faces.
M-CC	2 acres
M-CMX	2 acres
M-IMX	2 acres
M-GMX	2 acres
DIA	Must abut an existing DIA district
-AIO Overlay	8 acres
-CO	2 acres and at least two facing block faces
-DO	2 acres and at least two facing block faces
PUD	No requirement

12.4.1.5 Pre-Application Conference

- A. A pre-application conference is mandatory for an official map amendment (Rezoning). See Section 12.3.2, Pre-Application Conference.

SECTION 12.4.3 GENERAL DEVELOPMENT PLAN

12.4.3.1 Intent

A. General Intent

A General Development Plan (GDP) establishes a framework for future land use and development and resulting public infrastructure. The GDP provides an opportunity to identify issues and the development's relationship with significant public infrastructure improvements such as major multi-modal facilities and connections thereto, major utility facilities, and publicly accessible parks and open spaces. An approved GDP provides a master plan for coordinating development, infrastructure improvements, and regulatory decisions as development proceeds within the subject area. An approved GDP also constitutes a master plan that is a prerequisite to zoning within the Master Plan neighborhood context, as described in Division 9.7, Master Planned Context, of this Code.

B. Intent of the GDP Review Process

The review process for a GDP is intended to:

1. Provide for the coordinated assessment of general land development proposals by the City and other interested public agencies;
2. Ensure that the GDP is consistent with the Comprehensive Plan;
3. Identify subsequent regulatory steps, submittals, and approvals in order to determine the appropriate type and level of detail that may be needed in addition to the basic submittal requirements for the GDP; and
4. Provide for the notification and appropriate input from the public on the proposed GDP;
5. Identify the type and scope of any required technical studies, plans and documents necessary to achieve the intent of a GDP, and coordinate review of such studies, plans, and documents.

12.4.3.2 When Required

A. Mandatory GDP

Preparation of a GDP is mandatory when the Manager determine (1) the specific circumstances warrant a coordinated master framework plan to guide future development; and (2) land use, development, and infrastructure issues related to future development cannot be adequately resolved through other regulatory processes, such as subdivision or site development plan review. In determining whether circumstances warrant preparation of a GDP, all relevant factors shall be considered, including but not limited to the following:

1. Adopted Plan Recommendation

A citywide land use, or small area plan, adopted by City Council as a supplement to the Comprehensive Plan, recommends preparation of a GDP for all or portions of the plan area.

2. Large-Scale Development

The GDP area either: (a) is more than 10 acres, (b) is anticipated to be developed in phases; or (c) is owned by more than one person or entity.

3. Infrastructure Network or System Improvements

Future development in the GDP area anticipates any of the following infrastructure improvements:

- a. Establishing, extending, expanding, or otherwise changing the arterial or collector street grid; or

- b. Establishing, extending, expanding, or otherwise changing an existing regional stormwater system; or
- c. Establishing, extending, expanding, or otherwise changing publicly accessible park and open space.

4. Development Adjacent to Major River or Trail Corridors

Development within 100 feet from the Cherry Creek corridor or the South Platte River corridor, where publicly-accessible open space, pedestrian connections, or bike connections to such corridors is anticipated.

The Manager shall inform the applicant in writing when preparation of a GDP is mandatory.

B. Optional GDP

An owner may elect to submit a GDP for the property in order to establish a coordinated master plan for the property.

12.4.3.3 Timing of GDP Review

When preparation of a GDP is mandatory, the GDP shall be approved before final approval of the following, unless the Manager agrees to concurrent processing of such applications according to Section 12.3.3.9, Concurrent Applications:

- A. Official Map Amendment
- B. Subdivision under D.R.M.C., Chapter 50.

12.4.3.4 Initiation

- A. A GDP may be initiated by any one or combination of the following parties:
 1. The owner or owners of the entire subject property;
 2. The owner(s)'s authorized agent(s);
 3. The Manager;
 4. The manager of Parks and Recreation; or
 5. The manager of Public Works.
- B. The Manager shall be a co-applicant whenever a GDP includes a Secondary Area and/or when the owner or owners of the entire subject property are not applicants.

12.4.3.5 Minimum Open Space Requirements for a GDP

All applications for a General Development Plan shall comply with the following open space standards:

A. Minimum Amount Required

A minimum of 10% of the total GDP area (including the Primary Area plus any Secondary Areas) shall be included in the GDP as open space.

B. Design Criteria

1. The required open space shall be provided in one (1) or more areas.
2. The required open space shall remain publicly accessible and usable.
3. The required open space shall result in one or more of the following public benefits:
 - a. Enhanced connections to transit facilities, plazas, or streets;
 - b. Enhanced pedestrian environments; and/or
 - c. Enhances or creates public spaces.

12.4.3.6 Development Review Committee – Final Approval Authority

The Development Review Committee (“DRC”) shall have the authority to approve, approve with conditions, or deny a GDP application, after consideration of the recommendation from the Planning Board.

12.4.3.7 Pre-Application Conference

- A. A pre-application conference is mandatory prior to the start of the concept GDP review and preliminary GDP review required under this section. See 12.3.2, Pre-Application Conference.
- B. The DRC shall attend the pre-application conference, at which the applicant shall present the land use and development concept for the subject property and identify the existing or desired neighborhood context. The DRC, as part of the pre-application conference, shall identify the necessary regulatory processes applicable to development of the subject property, and on this basis confirm the need for and establish the contents of the GDP submittal.

12.4.3.8 Application and Fees

All applications for concept review, preliminary, and final GDP review shall be filed in writing with Community Planning and Development. The applicant shall pay all required fees at the same time the application is submitted. See Section 12.3.3, Submission of Applications.

12.4.3.9 Concept GDP Review

Before a preliminary GDP application is submitted, the applicant shall submit a concept GDP for review. During this concept GDP review, the DRC and the applicant shall agree upon the parameters for the preliminary GDP submittal, including, at a minimum, the following:

- A. GDP area boundaries, including designation of a Primary Area and one or more Secondary Areas, as applicable.
- B. Required community outreach and public participation.
- C. Technical studies required, as applicable.
- D. General development concepts for the following elements, as applicable:
 1. Land use
 2. Building scale and density ranges anticipated
 3. Pedestrian environment
 4. Existing and future street network; as part of this element, the applicant may designate Primary Streets (as defined and regulated by this Code). If Primary Streets are not designated as part of the GDP, submittal of a Regulating Plan according to Section 12.4.13 will be required prior to site development.
 5. Existing and future publicly accessible open space and parks
 6. Existing and future public facilities.

12.4.3.10 Preliminary GDP Review

A. Timing After Concept GDP Review

The applicant shall submit an application for preliminary GDP review within 180 days after completion of the concept GDP review. The Manager may approve up to one 180-day extension of this filing deadline upon a showing of good cause by the applicant. If the 180 day filing period expires, and is not otherwise extended, the applicant shall be required to submit a new application for concept GDP review and pay all required fees.

- d. The location and functional classification of the future street network within the GDP area, as applicable;
 - e. The designation of Primary Streets to guide future development in compliance with this Code;
 - f. The location of future publicly accessible open space and parks; and
 - g. The location of future public facilities, as applicable.
4. The vested rights in an approved GDP are directly proportional to the level of detail and specificity approved in the plan.

B. Vesting Period

Rights vested through approval of a General Development Plan shall remain vested until such time as the General Development Plan is either amended, superseded, or rescinded.

12.4.3.17 Amendments to an Approved GDP

One or more owners of property within the GDP area may initiate an amendment to the approved GDP, but only with the written consent of all owners of property in the GDP area. An approved GDP may be amended at any time using the process set out in this section, and may be amended simultaneously with the processing of a site development plan application. The DRC shall decide whether a proposed change to the GDP is a "modification," which may be approved by the DRC through submitted redlines to the previously approved GDP plan documents, or an "amendment" according to Section 12.3.7, Modification and Amendments to Approved Applications, Plans or Permits.

SECTION 12.4.4 REGULATING PLAN

12.4.4.1 Intent

A. General Intent of a Regulating Plan

A Regulating Plan is used to apply allowed building types, building heights and land uses to specific street frontages and specific blocks and/or zone lots within a zone district. A Regulating Plan is also a vehicle for the designation of Primary Streets and Side Streets in advance of site development to increase the predictability and certainty of future development under this Code. A Regulating Plan is an optional step and process in all zone districts except in the M-GMX Zone District. An approved Regulating Plan provides a binding plan that narrows the broad flexibility otherwise allowed in the zone district as site specific development proceeds within the subject area.

B. Intent of Regulating Plan in the M-GMX Zone District

For properties zoned to a Mater Planned General Mixed Use ("M-GMX") District, a Regulating Plan is mandatory prior to site development. The M-GMX District allows a broad menu of potential building forms and land uses, which are intended to allow flexibility to create places with a specific character, as described in an approved General Development Plan. The broad menu of building forms and land uses must be restricted in their geographic location in order to successfully implement the approved General Development Plan, and to provide predictability and certainty for future property owners within the M-GMX District. The geographic application of specific building forms, building heights and land uses is shown through a Regulating Plan, which ensures the character described in the General Development Plan is implemented throughout the M-GMX district.

C. Intent of the Regulating Plan Review Process

The review process established in this Section 12.4.13 for a Regulating Plan is intended to:

1. Narrow the application of the allowed building forms, land uses, and building heights within the M-GMX District to specific geographic sites; and

2. Ensure that the implementation of the M-GMX district is consistent with the approved General Development Plan.

12.4.4.2 When Required & General Allowances

A. When Required

1. **Mandatory in the M-GMX Zone District**
Preparation of a Regulating Plan is mandatory in the M-GMX district, except when the subject property is included in a General Development Plan, which includes the same level of detail and information as required by this Section 12.4.4., including but not limited to the designation of Primary Streets.
2. **Mandatory for Development within Certain General Development Plan Areas**
Preparation of a Regulating Plan is mandatory prior to site development subject to a General Development Plan where the GDP does not include designation of Primary Streets.
3. **Optional in All Other Cases**
In all zone districts other than in the M-GMX Zone District, and when a Regulating Plan is not otherwise mandatory under this Section, preparation of a Regulating Plan is optional.

B. General Allowances

1. A Regulating Plan may encompass all or a portion of the area within a General Development Plan, as applicable; in addition, there may be multiple Regulating Plans within the same GDP area.
2. There is no minimum area required for submittal of a Regulating Plan.

12.4.4.3 Timing of Regulating Plan Review

When preparation of a Regulating Plan is required according to this Section, the Regulating Plan shall be approved before approval of any of the following zoning applications, as applicable, unless the Manager agrees to concurrent processing of such applications according to Section 12.3.3.9, Concurrent Applications. A Regulating Plan may also be incorporated into or a part of a Site Development Plan if applicable.

- A. Special Exception Review
- B. Variances
- C. Site Development Plan Review
- D. Zoning Permit

12.4.4.4 Initiation

A Regulating Plan may be initiated by any one or combination of the following parties:

- A. The owner or owners of the subject property included in the Regulating Plan;
- B. The owner's authorized agent; or
- C. The Manager.

12.4.4.5 Manager – Final Approval Authority

The Manager shall have the authority to approve, approve with conditions, or deny a Regulating Plan application.

12.4.4.6 Pre-Application Conference

A pre-application conference is mandatory. See 12.3.2, Pre-Application Conference / Concept Plan Review.

12.4.4.7 Application and Fees

A. Submittal

All applications for Regulating Plan review shall be filed in writing with Community Planning and Development. The applicant shall pay all required fees at the same time the application is submitted. See Section 12.3.3, Submission of Applications.

B. Regulating Plan Contents

1. Regulating Plan

- a. The regulating plan shall be provided in a digital format acceptable to the Manager.
- b. A regulating plan shall be produced at a scale appropriate for review, but at no less than 1"=200' scale.
- c. The regulating plan shall show:
 - i. The land area that is the subject of the Regulating Plan, including 250 additional feet beyond the plan area to establish context, and shall also show the immediately adjoining land uses, roads, water bodies, and other rights-of-way or easements.
 - ii. The boundaries of the area within the M-GMX District, as applicable.
 - iii. Proposed size and layout of blocks.
 - iv. The location of all streets, alleys and drives with the street type specification and width of each.
 - v. Designation of Primary Streets and Side Streets.
 - vi. The location of all publicly accessible open spaces, including public parks or open space, common open space, and schools.
 - vii. The assignment of one or more allowed building form standards (e.g., urban house form standards, general form standards), including the maximum or range of heights allowed for such building forms, to each face block or zone lot. Building form standards to apply within the Regulating Plan may be chosen from any of the building form standards allowed in the applicable zone district.
 - viii. The land use or land uses allowed on each face block or zone lot.
 - ix. Where applicable, the location of dwelling units meeting the developer's affordable housing obligations under the Denver Revised Municipal Code.
 - x. The applicant may also assign supplemental building form standards to specific face blocks or zone lots to achieve urban design objectives for the proposed development, provided such supplemental standards do not conflict with otherwise applicable building form standards. For example, while the applicable building form standards may limit a building's height to a *maximum* of 5 stories, a Regulating Plan may require a building located at a critical focal point within the development to have a *minimum* height of 2 stories.

2. Project Report

- a. The project report shall not be part of the recorded approval, but shall serve as background for the Manager in making a final decision on the Regulating Plan.
- b. The project report shall include the following components.
 - i. Description of how the Regulating Plan is consistent with and implements any precedent approved plan for the area, such as a Neighborhood or Small Area Plan approved by the city, and the approved General Development Plan.
 - ii. Development program for the proposed Plan area, including:

- a) Description of land use concepts, including ranges of square footage and general geographic distribution for each land use concept;
- b) Tabulation of acreages and density, as applicable, of each building type; and
- c) Estimated sequence and timing (where known) of project construction.
- iv. Description of proposed transitions at the edge of the Regulating Plan area to promote compatibility between the Regulating Plan area and adjacent land uses, where applicable. For example, a Regulating Plan might illustrate the use of building height, the location of open space, landscaping and buffers, or streets and streetscape as transition tools along Regulating Plan area edges adjacent to more or less intensive building types and land uses.

12.4.4.8 Review, Referral and Final Decision by Manager

The Manager may refer the Regulating Plan application to other affected or interested agencies and parties for review and comment, as deemed necessary to make a decision on the application. In deciding to approve or deny the proposed regulating plan, the Manager shall consider relevant comments of all interested parties.

12.4.4.9 Review Criteria

The Manager shall approve a Regulating Plan application only if the Manager finds:

- A. That the proposed allocation and geographic location of building forms, building heights, and land uses are consistent with applicable plans adopted by the City, including but not limited to any approved General Development Plan, the Comprehensive Plan, Blueprint Denver, the Strategic Transportation Plan, small area plans, and all adopted amendments and supplements to such plans;
- B. The Regulating Plan provides a plan that will enable the predictable development of building forms and heights, and the predictable establishment of land uses within the plan's area; and
- C. Design of the mix of building types, heights, and land uses will respect existing adjacent neighborhood context, where applicable, and creates an appropriate transition at the edges of the Regulating Plan.

12.4.4.10 Appeals

The final decision of the Manager may be appealed to the Board of Adjustment according to Section 12.4.8, Administrative Appeals.

12.4.4.11 Execution and Recording

- A. The applicant shall submit an electronic file of the final approved Regulating Plan for recording, which shall include an electronic copy of the original Regulating Plan cover sheet signed by all owners of the subject property and by the Zoning Administrator.
- B. Following execution of the final regulating plan, the Zoning Administrator shall record the electronic Regulating Plan in the records of the Denver County Clerk and Recorder's Office.

12.4.4.12 Effect of Approved Regulating Plans

- A. All approved Regulating Plans and any Regulating Plan amendments shall be binding upon the applicants and their successors and assigns, shall control the issuance of all subdivision approvals, site development plan approvals, zoning permits, and the construction, location, use, and operation of all land and structures included within the Regulating Plan area.
- B. A recorded Regulating Plan shall be in full force and effect until and unless such time as the Regulating Plan is amended or replaced by a new Regulating Plan for the same location according to this section's procedures.

12.4.4.13 Modificaitons and Amendments to an Approved Regulating Plan

Modifications and amendments to an approved Regulating Plan are allowed according to Section 12.3.7 of this Code. Withdrawal of an approved and recorded Regulating Plan is allowed according to Section 12.3.8 of this Code.