



Denver Zoning Code Text Amendment Manufactured Home Communities

PLANNING BOARD REVIEW DRAFT

September 24, 2024

The Manufactured Home Communities project proposes amendments to the Denver Zoning Code (DZC) and zoning map to encourage the continued use and improvement of existing mobile home parks. This document is a draft of the proposed text amendment. The amendment introduces a new zone district, Manufactured Home Community (MHC), that will be applied, through map amendments (rezoning), to existing mobile home parks. The text amendment impacts portions of Articles 2-13 of the DZC.

Markup Document Conventions

- Text in red underline is proposed new language.
- Text in ~~red strikethrough~~ is proposed deleted language.
- Text in blue is existing language moved to another location.
- Text in ~~blue strikethrough~~ is existing language deleted from its original location.
- Only pages with changes relevant to this text amendment are included in the review file (with the exception of a few pages inserted for context). You may wish to look at other sections for additional context.
- While efforts are made to ensure document quality, cross-referenced section numbers, figure numbers, page numbers, and amendment numbers may appear incorrect since both new and old text appears in a draft. These will be corrected in the final, “clean” version of the text amendment that is filed for adoption by City Council.
- Additionally, please note that coordination will continue throughout the process to ensure constancy of approach and administration with other ongoing text amendments.

How to submit comments

Please email comments or questions to Justin Montgomery, Senior City Planner:
justin.montgomery@denvergov.org.

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mary table provides an overview for easy reference. Each building form has a set of illustrations and a table of standards to ensure clarity in interpretation.

2.3.1.4 Uses and Required Minimum Parking

Uses and Parking provides a listing of all allowed uses by zone district. With each use category, the vehicle and bike parking requirements are listed.

SECTION 2.3.2 ARTICLE 8: DOWNTOWN NEIGHBORHOOD CONTEXT

The Downtown Neighborhood Context is organized differently than Articles 3 through 7 due to the unique nature of the downtown zone districts. This Article contains all the zone districts within the city's downtown area and applicable regulations. The Downtown Neighborhood Context has a different zone district naming convention. The first letter is "D" to denote the Downtown Neighborhood Context. The second letters are abbreviations for the specific neighborhood within Downtown. For example: D-AS is Downtown Arapahoe Square. After providing the zoning regulations for each downtown zone district, there are Sections on design standards and the uses and minimum parking requirements.

SECTION 2.3.3 ARTICLE 9: SPECIAL CONTEXTS AND DISTRICTS

Article 9 contains regulations for Special Contexts and Districts. Special Contexts and Districts are those that need to be treated differently due to specialized uses, forms, regulations and/or procedures. Special Contexts and Districts have a different zone district naming convention described within each Division. The first letters indicate the type of context or district with subsequent lettering or numbering when there is variation.

- 2.3.3.1 Industrial Context (I-MX, -A, -B): The Industrial Context establishes zone districts that allow varying intensities and types of industrial forms and uses.
- 2.3.3.2 Campus Context (CMP-H, -H2, -EI, -EI2, -ENT, -NWC, -NWC-C, -NWC-G, -NWC-F, -NWC-R): The Campus Context establishes zone districts for larger scale sites offering healthcare, education/institution, entertainment, and the National Western Center.
- 2.3.3.3 Open Space Context (OS-A, -B, -C): The Open Space Context establishes zone districts for various types of park, recreational and open space land.
- 2.3.3.4 Overlay Districts (CO, UO, DO, AIO): Overlay Districts are zone districts that apply in addition to the base zone district. There are Conservation Overlay Districts, Use Overlay Districts, Design Overlay Districts, and the Airport Influence Overlay District.
- 2.3.3.5 Denver International Airport District: This district applies to the Denver International Airport.
- 2.3.3.6 O-1 Zone District: O-1 is a zone district that applies to various recreation, institutional, and utilities.
- 2.3.3.7 [Manufactured Home Community Zone District \(MHC\): This zone district provides form and use standards for existing Manufactured Home Communities.](#)
- 2.3.3.8 Planned Unit Development District: The Planned Unit Development District is a unique zone district that provides form, use, parking and other standards tailored to a particular site.
- 2.3.3.9 Master Planned Context: The Master Planned Context is intended for larger scale sites that will develop over a long period of time and in multiple phases. Within the Master Planned Context there is a menu of residential and mixed use zone district.

SECTION 2.3.4 ARTICLES 10 THROUGH 13: GENERAL STANDARDS AND PROCEDURES

Articles 10 through 13 contain regulations that apply throughout the city and are not unique to a Neighborhood Context or Special Context. They are organized together so that common regulations are found in the same place such as use limitations, procedures, definitions and rules of measurement.

MASTER PLANNED CONTEXT	
M-RH-3	Row House 3
M-RX-3	Residential Mixed Use 3
M-RX-5	Residential Mixed Use 5
M-RX-5A	Residential Mixed Use 5A
M-CC-5	Commercial Corridor 5
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
M-GMX	General Mixed Use
OVERLAY DISTRICTS	
UO-	Use Overlay District
CO-	Conservation Overlay District
DO-	Design Overlay District
AIO-	Airport Influence Overlay District
OTHER SPECIAL CONTEXTS OR ZONE DISTRICTS	
DIA	Denver International Airport
O-1	Open Zone District
MHC	Manufactured Home Community Zone District
PLANNED UNIT DEVELOPMENT CONTEXT	
PUD	Planned Unit Development

SECTION 3.4.4 DISTRICT SPECIFIC STANDARDS

KEY: * = Need Not be Enclosed P = Permitted Use without Limitations L = Permitted Use with Limitations NP = Not Permitted Use ZP = Zoning Permit Review
 ZPCIM = Subject to Zoning Permit Review with Community Information Meeting ZPIN = Subject to Zoning Permit Review with Informational Notice
 ZPSE = Subject to Zoning Permit with Special Exception Review When no ZP, ZPCIM, ZPIN, ZPSE listed = No Zoning Permit required

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)	S-SU-A S-SU-A1 S-SU-D S-SU-D1 S-SU-F S-SU-F1 S-SU-F1A S-SU-I S-SU-I1	S-SU-Fx F1x S-SU-Ix I1x	S-RH-2.5	S-MU-3 S-MU-5 S-MU-8 S-MU-12 S-MU-20	S-CC-3x S-CC-5x	S-CC-3 S-CC-5	S-MX-2x	S-MX-2 S-MX-2A	S-MX-3 S-MX-3A S-MX-5 S-MX-5A S-MX-8 S-MX-8A S-MX-12 S-MX-12A	S-MS-3 S-MS-5	APPLICABLE USE LIMITATIONS
RESIDENTIAL PRIMARY USE CLASSIFICATION												
Household Living	Dwelling, Single Unit • No Parking Requirements	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.2.6Z
	Dwelling, Two Unit • Vehicle: 1.25/unit • MS only: 1/unit • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.2.2; \$11.2.6Z
	Dwelling, Multi-Unit • Vehicle - MS only: 1/unit • Vehicle: 1.25/unit • Bicycle: 1/ 5 units (80/20)	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.2.3; \$11.2.6Z
	Dwelling, Live / Work • Vehicle - MS only: 1/unit • Vehicle: 1.25/unit • Bicycle: 1/ 5 units (80/20)	NP	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.2.4; \$11.2.6Z
	Manufactured Home Community	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Residential Care	Residential Care, Type 1 • Vehicle: .5/1,000 sf GFA • Bicycle: No requirement	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	\$11.2.78; \$11.2.89
	Residential Care, Type 2 • Vehicle: .5/1,000 sf GFA • Bicycle: No requirement	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.2.78; \$11.2.910
	Residential Care, Type 3 • Vehicle: .5/1,000 sf GFA • Bicycle: No requirement	NP	NP	NP	S-MU-3, -5: NP S-MU-8, -12, -20: L-ZPCIM	L-ZPCIM	L-ZPCIM	NP	NP	L-ZPCIM	L-ZPCIM	\$11.2.78; \$11.2.1011
	Residential Care, Type 4 • Vehicle: .5/1,000 sf GFA • Bicycle: No requirement	NP	NP	NP	S-MU-3, -5: NP S-MU-8, -12, -20: L-ZPCIM	L-ZPCIM	L-ZPCIM	NP	NP	L-ZPCIM	L-ZPCIM	\$11.2.78; \$11.2.1112
Congregate Living	All Types • Vehicle: 1/1,000 sf GFA • Bicycle: 1/20,000 sf GFA	NP	NP	NP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
CIVIC, PUBLIC & INSTITUTIONAL PRIMARY USE CLASSIFICATION												
Basic Utilities	Utility, Major Impact* • Vehicle: .5/ 1,000 sf GFA • Bicycle: No requirement	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	\$11.3.1
	Utility, Minor Impact* • Vehicle: .5/ 1,000 sf GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.3.2

SECTION 4.4.4 DISTRICT SPECIFIC STANDARDS

KEY: * = Need Not be Enclosed P = Permitted Use without Limitations L = Permitted Use with Limitations NP = Not Permitted Use ZP = Zoning Permit Review
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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)	E-SU-A E-SU-A1 E-SU-B E-SU-B1 E-SU-D E-SU-D1 E-SU-D1x E-SU-D1x E-SU-G E-SU-G1	E-TU-B E-TU-C	E-RH-2.5 E-MU-2.5	E-RX-3 E-RX-5	E-CC-3x E-CC-3	E-MX-2x E-MS-2x	E-MX-2A E-MS-2	E-MX-3A E-MX-3	E-MS-3 E-MS-5	APPLICABLE USE LIMITATIONS	
RESIDENTIAL PRIMARY USE CLASSIFICATION												
Household Living	Dwelling, Single Unit •No Parking Requirements	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.2. 67
	Dwelling, Two Unit •Vehicle: 1/unit •Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.2.2; \$11.2. 67
	Dwelling, Multi-Unit •Vehicle: 1/unit •Bicycle: 1/ 5 units (80/20)	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.2.3; \$11.2. 67
	Dwelling, Live / Work •Vehicle: 1/unit •Bicycle: 1/ 5 units (80/20)	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.2.4; \$11.2. 67
	<u>Manufactured Home Community</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
Residential Care	Residential Care, Type 1 •Vehicle: .5/1,000 sf GFA •Bicycle: No requirement	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	\$11.2. 78 ; \$11.2. 89
	Residential Care, Type 2 •Vehicle: .5/1,000 sf GFA •Bicycle: No requirement	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.2. 78 ; \$11.2. 910
	Residential Care, Type 3 •Vehicle: .5/1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	L-ZPCIM	L-ZPCIM	L-ZPCIM	NP	NP	L-ZPCIM	L-ZPCIM	\$11.2. 78 ; \$11.2. 1011
	Residential Care, Type 4 •Vehicle: .5/1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	NP	L-ZPCIM	L-ZPCIM	NP	NP	L-ZPCIM	L-ZPCIM	\$11.2. 78 ; \$11.2. 112
Congregate Living	All Types •Vehicle: 1/1,000 sf GFA •Bicycle: 1/20,000 sf GFA	NP	NP	E-RH-2.5: NP E-MU-2.5: P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	

SECTION 5.4.4 DISTRICT SPECIFIC STANDARDS

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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)	U-SU-A U-SU-A1 U-SU-A2 U-SU-B U-SU-B1 U-SU-B2 U-SU-C U-SU-C1 U-SU-C2 U-SU-E U-SU-E1 U-SU-H U-SU-H1	U-TU-B U-TU-B2 U-TU-C	U-RH-2.5 U-RH-3A	U-RX-3 U-RX-5	U-MX-2x U-MS-2x	U-MX-2 U-MS-2	U-MX-3	U-MS-3 U-MS-5	APPLICABLE USE LIMITATIONS
RESIDENTIAL PRIMARY USE CLASSIFICATION										
Household Living	Dwelling, Single Unit • No Parking Requirements	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.2.67
	Dwelling, Two Unit • Vehicle: 1/unit • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.2.2; \$11.2.67
	Dwelling, Multi-Unit • Vehicle: 1/unit • Bicycle: 1/4 units (80/20)	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.2.3; \$11.2.67
	Dwelling, Live / Work • Vehicle: 1/unit • Bicycle: 1/4 units (80/20)	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.2.4; \$11.2.67
	Manufactured Home Community	NP	NP	NP	NP	NP	NP	NP	NP	
Residential Care	Residential Care, Type 1 • Vehicle: .5/1,000 sf GFA • Bicycle: No requirement	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	\$11.2.78; \$11.2.89
	Residential Care, Type 2 • Vehicle: .5/1,000 sf GFA • Bicycle: No requirement	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.2.78; \$11.2.910
	Residential Care, Type 3 • Vehicle: .5/1,000 sf GFA • Bicycle: No requirement	NP	NP	NP	L-ZPCIM	NP	NP	L-ZPCIM	L-ZPCIM	\$11.2.78; \$11.2.+011
	Residential Care, Type 4 • Vehicle: .5/1,000 sf GFA • Bicycle: No requirement	NP	NP	NP	NP	NP	NP	L-ZPCIM	L-ZPCIM	\$11.2.78; \$11.2.+112
Congregate Living	All Types • Vehicle: 1/1,000 sf GFA • Bicycle: 1/20,000 sf GFA	NP	NP	U-RH-2.5: NP U-RH-3A: P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	

SECTION 6.4.4 DISTRICT SPECIFIC STANDARDS

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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)	G-MU-3 G-MU-5 G-MU-8 G-RH-3 G-MU-12 G-MU-20 G-RO-3 G-RO-5 G-RX-3 G-RX-5 G-MX-3 G-MS-3 G-MS-5							APPLICABLE USE LIMITATIONS	
RESIDENTIAL PRIMARY USE CLASSIFICATION										
Household Living	Dwelling, Single Unit • No Parking Requirements	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.2.67
	Dwelling, Two Unit • Vehicle: 1/unit • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.2.2; §11.2.67
	Dwelling, Multi-Unit • Vehicle: 1/unit • Bicycle: 1/4 units (80/20)	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.2.3; §11.2.67
	Dwelling, Live / Work • Vehicle: 1/unit • Bicycle: 1/4 units (80/20)	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.2.4; §11.2.67
	Manufactured Home Community	NP	NP	NP	NP	NP	NP	NP	NP	
Residential Care	Residential Care, Type 1 • Vehicle: .5/1,000 sf GFA • Bicycle: No requirement	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	§11.2.78; §11.2.89
	Residential Care, Type 2 • Vehicle: .5/1,000 sf GFA • Bicycle: No requirement	L-ZPCIM	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.2.78; §11.2.910
	Residential Care, Type 3 • Vehicle: .5/1,000 sf GFA • Bicycle: No requirement	NP	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	§11.2.78; §11.2.4011
	Residential Care, Type 4 • Vehicle: .5/1,000 sf GFA • Bicycle: No requirement	NP	G-MU-3, -5: NP G-MU-8: L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	§11.2.78; §11.2.1112
Congregate Living	All Types • Vehicle: 1/1,000 sf GFA • Bicycle: 1/20,000 sf GFA	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
CIVIC, PUBLIC & INSTITUTIONAL PRIMARY USE CLASSIFICATION										
Basic Utilities	Utility, Major Impact* • Vehicle: .5/ 1,000 sf GFA • Bicycle: No requirement	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	§ 11.3.1
	Utility, Minor Impact* • Vehicle: .5/ 1,000 sf GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.3.2

SECTION 7.4.4 DISTRICT SPECIFIC STANDARDS

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USE CATEGORY	SPECIFIC USE TYPE					APPLICABLE USE LIMITATIONS
	• 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)	C-MX-3 C-MX-5 C-MX-8 C-RX-5 C-RX-8 C-RX-12	C-MX-12 C-MX-16 C-MX-20	C-MS-5 C-MS-8 C-MS-12	C-CCN-3 C-CCN-4 C-CCN-5 C-CCN-7 C-CCN-8 C-CCN-12	
RESIDENTIAL PRIMARY USE CLASSIFICATION						
Household Living	Dwelling, Single Unit • No Parking Requirements	L-ZP	L-ZP	L-ZP	L-ZP	§11.2.67
	Dwelling, Two Unit • Vehicle - CCN districts only:1/unit • Vehicle: 0.75/unit • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	§11.2.2; §11.2.67
	Dwelling, Multi-Unit • Vehicle - CCN districts only:1/unit • Vehicle: 0.75/unit • Bicycle: 1/ 2 units (80/20)	L-ZP	L-ZP	L-ZP	L-ZP	§11.2.3; §11.2.67
	Dwelling, Live / Work • Vehicle - CCN districts only:1/unit • Vehicle: 0.75/unit • Bicycle: 1/ 2 units (80/20)	L-ZP	L-ZP	L-ZP	L-ZP	§11.2.4; §11.2.67
	Manufactured Home Community	NP	NP	NP	NP	
Residential Care	Residential Care, Type 1 • Vehicle: .25/1,000 sf GFA • Bicycle: No requirement	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	§11.2.78; §11.2.89
	Residential Care, Type 2 • Vehicle: .25/1,000 sf GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	§11.2.78; §11.2.910
	Residential Care, Type 3 • Vehicle: .25/1,000 sf GFA • Bicycle: No requirement	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	§11.2.78; §11.2.1011
	Residential Care, Type 4 • Vehicle: .25/1,000 sf GFA • Bicycle: No requirement	C-RX-5: NP C-RX-8, -12: L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	§11.2.78; §11.2.1112
Congregate Living	All Types • Vehicle: .5/1,000 sf GFA • Bicycle: 1/20,000 sf GFA	P-ZP	P-ZP	P-ZP	P-ZP	
CIVIC, PUBLIC & INSTITUTIONAL PRIMARY USE CLASSIFICATION						
Basic Utilities	Utility, Major Impact* • Vehicle: .5 / 1,000 sf GFA • Bicycle: No requirement	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	§ 11.3.1
	Utility, Minor Impact* • Vehicle: .5 / 1,000 sf GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.3.2

8.11.3.4 Enclosure of Uses

All primary, accessory and temporary uses must be established, operated and maintained within a Completely Enclosed Structure, unless otherwise specifically allowed by this Code. The Use and Parking Tables in Articles 3-9 indicate when a use may be established, operated or maintained outside a Completely Enclosed Structure by including an asterisk "*" next to the specific use type. For example, the asterisk following the "Telecommunication Tower*" use type in the tables indicates that a telecommunication tower land use need not be enclosed.

SECTION 8.11.4 DISTRICT SPECIFIC STANDARDS (USE & MINIMUM PARKING TABLE)

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 ZPCIM = Subject to Zoning Permit Review with Community Information Meeting ZPIN = Subject to Zoning Permit Review with Informational Notice
 ZPSE = Subject to Zoning Permit with Special Exception Review When no ZP, ZPCIM, ZPIN, ZPSE listed = No Zoning Permit required

USE CATEGORY	SPECIFIC USE TYPE D-C, D-TD, D-CV, D-GT, D-AS-12+/20+, D-CPV-T/R/C Districts have no minimum vehicle parking requirement. D-CPV-T/R/C maximum vehicle parking requirements are provided in Section 8.11.5. D-C, D-TD, D-CV bicycle parking requirements are provided in Section 8.3.1.5. D-LD vehicle parking requirements are provided in Section 8.4.1.4. • 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 D-AS-12+ D-AS-20+ D-CPV-T D-CPV-R D-CPV-C
		D-C	D-TD	D-LD	D-CV	D-GT D-AS		
RESIDENTIAL PRIMARY USE CLASSIFICATION								
Household Living	Dwelling, Single Unit • No Parking Requirements	L-ZP	L-ZP	L-ZP	NP	L-ZP	L-ZP	\$11.2.67
	Dwelling, Two Unit • D-AS Districts - Vehicle: 0.75/unit • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	NP	L-ZP	L-ZP	\$11.2.2; \$11.2.67
	Dwelling, Multi-Unit • D-AS Districts - Vehicle: 0.75/unit • D-GT, D-AS, & D-AS-12+/20+ Districts - Bicycle: 1/2 units (80/20) • D-CPV-T/R/C Districts - Bicycle: 1.1/unit (80/20)	L-ZP	L-ZP	L-ZP	NP	L-ZP	L-ZP	\$11.2.3; \$11.2.67
	Dwelling, Live / Work • D-AS Districts - Vehicle: 0.75/unit • D-GT, D-AS, & D-AS-12+/20+ Districts - Bicycle: 1/2 units (80/20) • D-CPV-T/R/C Districts - Bicycle: 1.1/unit (80/20)	L-ZP	L-ZP	L-ZP	NP	L-ZP	L-ZP	\$11.2.4; \$11.2.67
	<u>Manufactured Home Community</u>	NP	NP	NP	NP	NP	NP	
Residential Care	Residential Care, Type 1 • D-AS Districts - Vehicle: No requirement • Bicycle: 1/8,000 sf GFA (80/20)	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	\$11.2.78; \$11.2.89
	Residential Care, Type 2 • D-AS Districts - Vehicle: No requirement • Bicycle: 1/8,000 sf GFA (80/20)	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.2.78; \$11.2.910
	Residential Care, Type 3 • D-AS Districts - Vehicle: No Requirement • Bicycle: 1/8,000 sf GFA (80/20)	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	\$11.2.78; \$11.2.1011
	Residential Care, Type 4 • D-AS Districts - Vehicle: No Requirement • Bicycle: 1/8,000 sf GFA (80/20)	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	\$11.2.78; \$11.2.1112
Congregate Living	All Types • D-AS Districts - Vehicle: .25/1,000 sf GFA • Bicycle: 1/8,000 sf GFA (80/20)	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	

9.1.9.5 District Specific Standards

KEY: * = Need Not be Enclosed P = Permitted Use without Limitations L = Permitted Use with Limitations NP = Not Permitted Use
 ZP = Zoning Permit Review ZPCIM = Subject to Zoning Permit Review with Community Information Meeting
 ZPIN = Subject to Zoning Permit Review with Informational Notice ZPSE = Subject to Zoning Permit with Special Exception Review
 When no ZP, ZPIN, ZPCIM, ZPSE listed = No Zoning Permit required

USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Requirement -# of spaces per unit of measurement • Bicycle Parking Requirement -# of spaces per unit of measurement (% required spaces in indoor facility/% required spaces in fixed facility)	I-MX-3	I-MX-5	I-MX-8	APPLICABLE USE LIMITATIONS
		I-MX-12	I-A	I-B	
RESIDENTIAL PRIMARY USE CLASSIFICATION					
Household Living	Dwelling, Single Unit • No Parking Requirements.	L-ZP	L-ZP	L-ZP	\$11.2.1, §11.2.67
	Dwelling, Two Unit • Vehicle - I-MX only: 1/unit • Vehicle: 1.25/unit • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	\$11.2.2, §11.2.67
	Dwelling, Multi-Unit • Vehicle - I-MX only: 1/unit • Vehicle: 1.25/unit • Bicycle: 1/ 5 units (80/20)	L-ZP	L-ZP	L-ZP	\$11.2.3, §11.2.67
	Dwelling, Live / Work • Vehicle - I-MX only: 1/unit • Vehicle: 1.25/unit • Bicycle: 1/ 5 units (80/20)	L-ZP	L-ZP	L-ZP	\$11.2.4, §11.2.67
	<u>Manufactured Home Community</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
Residential Care	Residential Care, Type 1 • Vehicle - I-MX only: .25/1,000 sf GFA • Vehicle: .5/1,000 sf GFA • Bicycle: No Requirement	L/L-ZP	NP	NP	\$11.2.78; §11.2.89
	Residential Care, Type 2 • Vehicle - I-MX only: .25/1,000 sf GFA • Vehicle: .5/1,000 sf GFA • Bicycle: No Requirement	L-ZP	NP	NP	\$11.2.78; §11.2.910
	Residential Care, Type 3 • Vehicle - I-MX only: .25/1,000 sf GFA • Vehicle: .5/1,000 sf GFA • Bicycle: No Requirement	L-ZPCIM	L-ZPCIM	L-ZPCIM	\$11.2.78; §11.2.1011
	Residential Care, Type 4 • Vehicle - I-MX only: .25/1,000 sf GFA • Vehicle: .5/1,000 sf GFA • Bicycle: No Requirement	L-ZPCIM	L-ZPCIM	L-ZPCIM	\$11.2.78; §11.2.1112
Congregate Living	All Types • Vehicle - I-MX only: .25/1,000 sf GFA • Vehicle: .5/1,000 sf GFA • Bicycle: 1/20,000 sf GFA (80/20)	P-ZP	NP	NP	
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	L-ZPSE	§ 11.3.1
	Utility, Minor Impact* • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	§ 11.3.2

9.2.8.5 District Specific Standards

KEY: * = Need Not be Enclosed P = Permitted Use without Limitations L = Permitted Use with Limitations NP = Not Permitted Use ZP = Zoning Permit Review
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USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Requirement -# of spaces per unit of measurement • Bicycle Parking Requirement -# of spaces per unit of measurement (% required spaces in indoor facility/% required spaces in fixed facility)	APPLICABLE USE LIMITATIONS								APPLICABLE USE LIMITATIONS
		CMP-H CMP-H2	CMP-EI CMP-EI2	CMP-ENT	CMP-NWC	CMP-NWC-C	CMP-NWC-G	CMP-NWC-F	CMP-NWC-R	
RESIDENTIAL PRIMARY USE CLASSIFICATION										
Household Living	Dwelling, Single Unit • No Parking Requirements	NP	L-ZP	NP	L-ZP	L-ZP	L-ZP	L-ZP	NP	§11.2.67
	Dwelling, Two Unit • Vehicle: 0.75/unit • CMP-NWC-C, CMP-NWC-G, CMP-NWC-F, CMP-NWC-R Districts - Vehicle: No requirement • Bicycle: No requirement	NP	L-ZP	NP	L-ZP	L-ZP	L-ZP	L-ZP	NP	§11.2.67
	Dwelling, Multi-Unit • Vehicle: 0.75/unit • CMP-NWC-C, CMP-NWC-G, CMP-NWC-F, CMP-NWC-R Districts - Vehicle: No requirement • Bicycle: 1/ 2 units (80/20)	L-ZPIN	EI: L-ZP EI2: L-ZPIN	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	NP	§11.2.67
	Dwelling, Live / Work • Vehicle: 0.75/unit • CMP-NWC-C, CMP-NWC-G, CMP-NWC-F, CMP-NWC-R Districts - Vehicle: No requirement • Bicycle: 1/ 2 units (80/20)	NP	NP	NP	P-ZP	P-ZP	P-ZP	P-ZP	NP	
	<u>Manufactured Home Community</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
Residential Care	Residential Care, Type 1 • Vehicle: .5/1,000 sf GFA • Bicycle: No requirement	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	§11.2.78; §11.2.89
	Residential Care, Type 2 • Vehicle: .5/1,000 sf GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.2.78; §11.2.910
	Residential Care, Type 3 • Vehicle: .5/1,000 sf GFA • Bicycle: No requirement	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	§11.2.78; §11.2.+011
	Residential Care, Type 4 • Vehicle: .5/1,000 sf GFA • Bicycle: No requirement	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	§11.2.78; §11.2.+112
Congregate Living	All Types • Vehicle: 1/1,000 sf GFA • Bicycle: 1/20,000 sf GFA	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	

9.3.4.5 District Specific Standards

KEY: * = Need Not be Enclosed P = Permitted Use without Limitations L = Permitted Use with Limitations NP = Not Permitted Use
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USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Requirement -# of spaces per unit of measurement • Bicycle Parking Requirement -# of spaces per unit of measurement (% required spaces in indoor facility/% required spaces in fixed facility)	OS-A OS-B OS-C			APPLICABLE USE LIMITATIONS
		OS-A	OS-B	OS-C	
RESIDENTIAL PRIMARY USE CLASSIFICATION					
Household Living	Dwelling, Single Unit	See Section 9.3.4.1	NP	NP	
	Dwelling, Two Unit		NP	NP	
	Dwelling, Multi-Unit		NP	NP	
	Dwelling, Live / Work		NP	NP	
	Manufactured Home Community		NP	NP	
Residential Care	All Types		NP	NP	
Congregate Living	All Types	NP	NP		
CIVIC, PUBLIC & INSTITUTIONAL PRIMARY USE CLASSIFICATION					
Basic Utilities	Utility, Major Impact* • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	See Section 9.3.4.1	L-ZPSE	L-ZPSE	§ 11.3.1
	Utility, Minor Impact* • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement		L-ZP	NP	§ 11.3.2
Community/ Public Services	Community Center* • Vehicle: .5 / 1,000 s.f. GFA • Bicycle: 1/10,000 s.f. GFA (0/100)		L-ZP	NP	§ 11.3.3
	Day Care Center • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)		P-ZP	NP	
	Postal Facility, Neighborhood		NP	NP	
	Postal Processing Center		NP	NP	
	Public Safety Facility • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)		P-ZP	NP	
	Hospital		NP	NP	
Correctional Institution	NP	NP			

DIVISION 9.5 ~~DENVER INTERNATIONAL AIRPORT ZONE DISTRICTS~~ ~~AND O-1 ZONE DISTRICT~~ OTHER SPECIAL CONTEXTS OR ZONE DISTRICTS

SECTION 9.5.1 DISTRICTS ESTABLISHED

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

DIA	Denver International Airport Zone
AIO	DIA Influence Area Overlay Zone
O-1	O-1 Zone District
<u>MHC</u>	<u>Manufactured Home Community Zone District</u>

9.5.1.1 Purpose

The following paragraphs explain the general purpose and intent of the individual zone districts.

A. Denver International Airport Zone (DIA)

The Denver International Airport (DIA) encompasses 53 square miles of land. This large land area is designed to limit the impacts of airport activity on the airport's neighbors and provides room for the airport to expand and grow. The enormous potential of DIA to serve a prominent role in the global aviation system is due primarily to the airport's room to grow. With this ability to grow in a city that is otherwise landlocked, development within the DIA zone district provides a path to markets around the world and providing a stimulus for economic growth in the region. Accordingly, the intent of the DIA zone district is to:

1. Ensure public safety and security.
2. Reduce exposure of residential and other sensitive land uses to airport operations.
3. Minimize noise impacts of the airport on residential or sensitive land uses in the DIA Influence Area
4. Maintain consistency with DIA's vision, mission and goals
5. Maintain consistent and coordinated development patterns that match City and regional development plans
6. Minimize impacts to airport operations
7. Optimize airport operational efficiency and flexibility
8. Allow the airport to respond to the changing needs of a dynamic aviation industry
9. Continue to support DIA's role as the key economic engine for the region and the state
10. Reserve and maintain land uses on and near the airport to permit logical, phased development that is both flexible and responsive to airport and public needs

B. DIA Influence Area Overlay Zone (-AIO)

The Denver International Airport is the largest airport in North America. This large land area is designed to limit the impacts of airport activity on the airport's neighbors and provides room for the airport to expand and grow. However, even at its extensive size, the influence of the airport extends beyond the property owned as part of the airport itself (see the Denver International Airport zone district). Accordingly, the intent of the DIA Influence Area Overlay Zone is to:

1. Reduce exposure of residential and other sensitive land uses to airport operations.

2. Minimize noise impacts of the airport on residential or sensitive land uses in the DIA Influence Area.
- C. **Manufactured Home Community Zone District (MHC)**
The Manufactured Home Community zone district encourages the continued use and improvement of Denver's existing manufactured home communities. This zone district is intended to be applied only to manufactured home communities existing and established before July 1, 2024. Accordingly, the intent of the MHC zone district is to:
1. Maintain the use and character of these communities as an important source of affordable housing.
 2. Discourage redevelopment of these communities to minimize displacement of vulnerable residents.
 3. Support the long-term viability of these communities by reducing zoning barriers to obtaining financing for ongoing maintenance and improvement.

SECTION 9.5.2 DENVER INTERNATIONAL AIRPORT ZONE DISTRICT (DIA)

9.5.2.1 Building Forms

The Denver Manager of Aviation shall determine all applicable building form standards in the DIA zone district.

9.5.2.2 Design Standards

A. Signage

Design and development standards governing signage in the DIA zone district shall be determined by the Denver Manager of Aviation, except that in the Peña Station Next Design Overlay District (DO-6), Section 9.4.5.10 and Division 10.10 Signs shall apply.

B. All Other Design Standards

All other design and development standards governing uses and structures in the DIA zone district, including but not limited to landscaping and parking, shall be determined by the Denver Manager of Aviation.

9.5.2.3 Permitted Uses in the DIA Zone District

See Section 9.5.5, Uses and Required Minimum Parking.

SECTION 9.5.5 MANUFACTURED HOME COMMUNITY ZONE DISTRICT

9.5.5.1 Design Standards General Intent

Implement the zone district's intent and purpose by encouraging the continued use and improvement of Denver's existing Manufactured Home Communities.

9.5.5.2 Specific Building Form Intent

A. Height

1. Maintain the low-scale building height of existing manufactured home communities.
2. Allow for a limited increase in building height to add livable area within smaller building footprints when Dwelling Units are replaced in a manufactured home community.

B. Siting

1. Site buildings to be consistent with the existing community character.
2. Allow for siting flexibility to facilitate the replacement of Dwelling Units in a manufactured home community.

C. Design Elements

Maintain the scale, density, and affordability of existing manufactured home communities by limiting the maximum building footprint.

9.5.5.3 Primary Building Form Standards

A. Applicability

All development, except detached accessory structures, in the Manufactured Home Community zone district.

B. District Specific Standards Summary

The only primary building form allowed in the MHC zone district is the Manufactured Home. There is no maximum number of structures allowed per Zone Lot, which is stated in more detail in Section 1.2.3.5 (Number of Uses and Structures Allowed per Zone Lot).

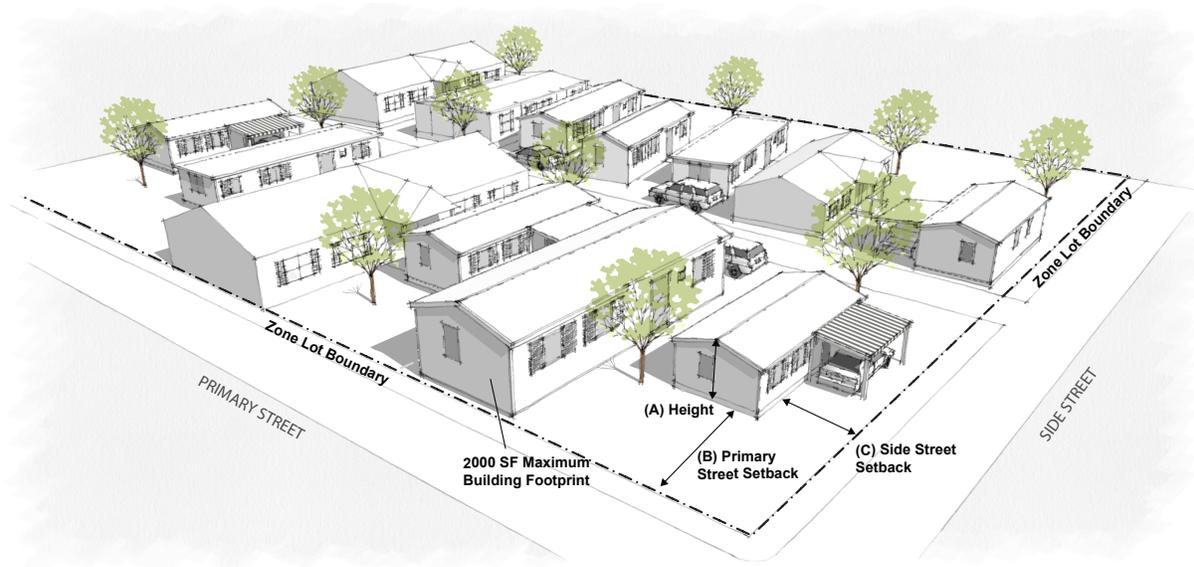
See also Division 1.4, Building Form Standards - General Provisions, for additional standards related to initial assignment of building form standards to new and existing structures and for rules governing combining or changing building forms.

<u>Manufactured Home Community Zone District</u>	<u>Max Number of Primary Structures per Zone Lot</u>	<u>Building Forms</u>
		<u>Manufactured Home</u>
<u>MHC</u>	<u>no maximum</u>	■

■ = Allowed

9.5.5.4 **District Specific Standards**

A. **Manufactured Home**



MANUFACTURED HOME

HEIGHT		MHC
A	<u>Feet (max)</u>	<u>20'</u>
SITING		MHC
SETBACKS		
B	<u>Primary Street (min)</u>	<u>0'</u>
C	<u>Side Street (min)</u>	<u>0'</u>
D	<u>Side Interior (min)</u>	<u>0'</u>
E	<u>Rear (min)</u>	<u>0'</u>
PARKING		
	<u>Surface Parking between building and Primary Street/Side Street</u>	<u>Allowed/Allowed</u>
	<u>Vehicle Access</u>	<u>From Alley or Street</u>
F	DETACHED ACCESSORY STRUCTURES	<u>See Section 9.5.5.7</u>
DESIGN ELEMENTS		MHC
G	<u>Building Footprint (max)</u>	<u>2,000 sf</u>
USES		MHC
		<u>Primary Use shall be limited to Manufactured Home Community See Section 9.5.6 Uses and Required Minimum Parking</u>

9.5.5.5 **Detached Accessory Structure Building Form Standards**

A. **Applicability**

All detached accessory structures in the Manufactured Home Community zone district.

B. **General Standards**

1. **Detached Accessory Structures Allowed**

Allowed detached accessory structures include the following:

a. **Structures, Completely Enclosed:**

Examples include sheds, utility buildings, playhouses, garages, guard houses, leasing/property management office, laundry rooms, communal gathering space, storage/maintenance, and other similar Completely Enclosed Structures.

b. **Structures, Partially Enclosed:**

Examples include carports, gazebos, porches, trellises, chicken coops, and other similar Partially Enclosed Structures.

c. **Structures, Open:**

Examples include hot tubs and associated surrounds, decks, balconies, recreational and play facilities, non-commercial barbecues, outside fireplaces, outdoor eating areas, and other similar Open Structures.

d. **Utilities and Equipment Common and Customary to the Primary Structure and/or Use**

Examples include to the following:

i. **Radio and Television Receiving Antennas and Support Structures**

Permitted accessory radio and television receiving antennas and support structures shall include satellite dishes less than 32 inches in diameter, and one amateur radio sending and receiving antenna and support structures provided for same.

iii. **Solar thermal and photo-voltaic energy systems**

Ground-mounted mechanical equipment such as air conditions units and heats pumps

Other similar Detached Accessory Structures, Utilities, and Equipment Common and Customary to the Primary Structure and/or Use

e. **Fences, Walls and Retaining Walls**

All accessory fences, walls and retaining walls, including fences and walls used for required screening, shall comply with the fence, wall and screening standards in Division 10.5 instead of this subsection 9.5.5.7.

f. **Detached Accessory Structures Not Listed**

The Zoning Administrator shall determine and impose limitations on accessory structures not otherwise listed as allowed in an applicable Use Table in Article 9, or not otherwise covered by the standards in this subsection 9.5.5.7.

All such determinations shall be reviewed according to the procedures and review criteria stated in Section 12.4.6, Code Interpretations and Determination of Unlisted Uses. In addition to the criteria stated in Section 12.4.6, the Zoning Administrator shall determine whether a proposed accessory structure is common and customary to the primary structure on the zone lot or to a specific primary use, and if the structure is incidental to the primary structure(s) on the zone lot or to a specific primary use.

The Zoning Administrator may impose limitations on the proposed accessory structure, which shall be uniform throughout the zone district, and taking

into consideration the size of the accessory structure, the total number of structures on the zone lot, and the effect on adjacent property.

- iv. Matters that may be regulated according to this Section shall include the size, area and number of accessory structures, except as specifically permitted or excluded by this subsection 9.5.5.7.

9.5.5.6 District Specific Standards Summary

The table below states the building forms allowed in the MHC zone district for detached accessory structures. The table also summarizes the maximum number of structures allowed per Zone Lot, which is stated in more detail in Section 1.2.3.5 (Number of Uses and Structures Allowed per Zone Lot).

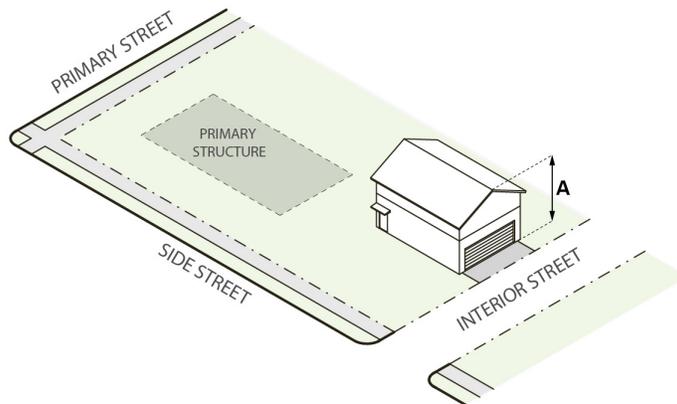
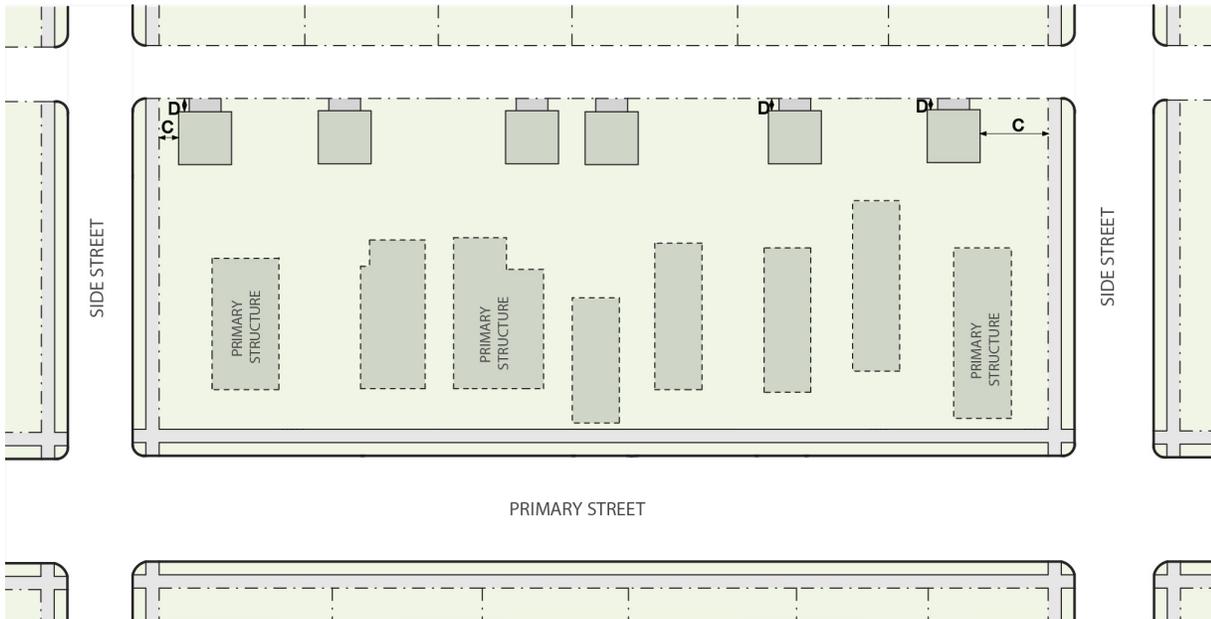
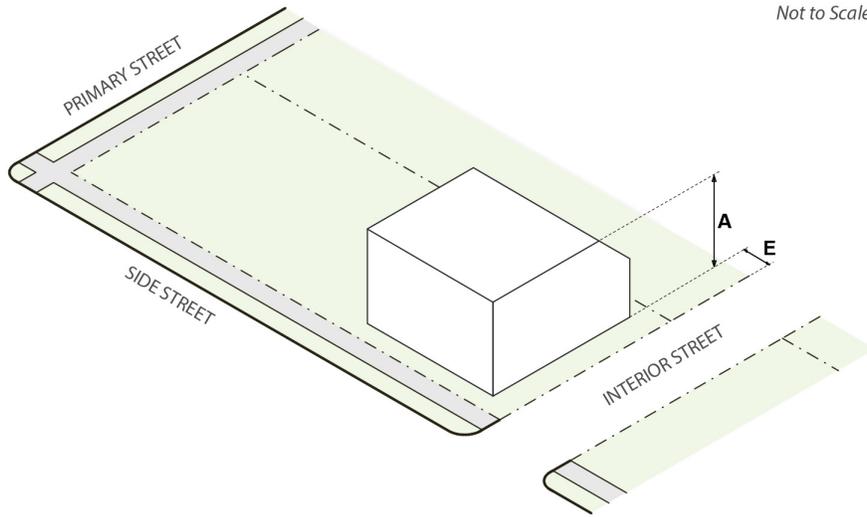
See also Division 1.4, Building Form Standards - General Provisions, for additional standards related to initial assignment of building form standards to new and existing structures and for rules governing combining or changing building forms.

<u>Manufactured Home Community Zone District</u>	<u>Building Forms</u>		
	<u>Detached Accessory Dwelling Unit</u>	<u>General Detached Structures</u>	<u>Minor Detached Structures</u>
<u>Maximum number of detached accessory structures per Zone Lot</u>		<u>No max*</u>	<u>Option A: No max</u> <u>Option B: One per primary dwelling</u>
<u>MHC</u>		■	■
■ = <u>Allowed</u> * <u>One per dwelling unit for structures with vehicle access doors.</u> See Section 1.2.3.5			

9.5.5.7 District Specific Standards

A. General Detached Structure

Not to Scale. Illustrative Only.



GENERAL DETACHED STRUCTURE

Examples of detached accessory structures that may apply the General Detached Structure building form include garages, sheds, gazebos, leasing/property management office, laundry rooms, communal gathering space, and community storage/maintenance building. The General Detached Structure building form provides standards for structures accessory to a primary structure that exceed the standards for the Minor Detached Structure building form.

HEIGHT		MHC
A	<u>Stories (max)</u>	<u>1</u>
A	<u>Feet (max)</u>	<u>17'</u>

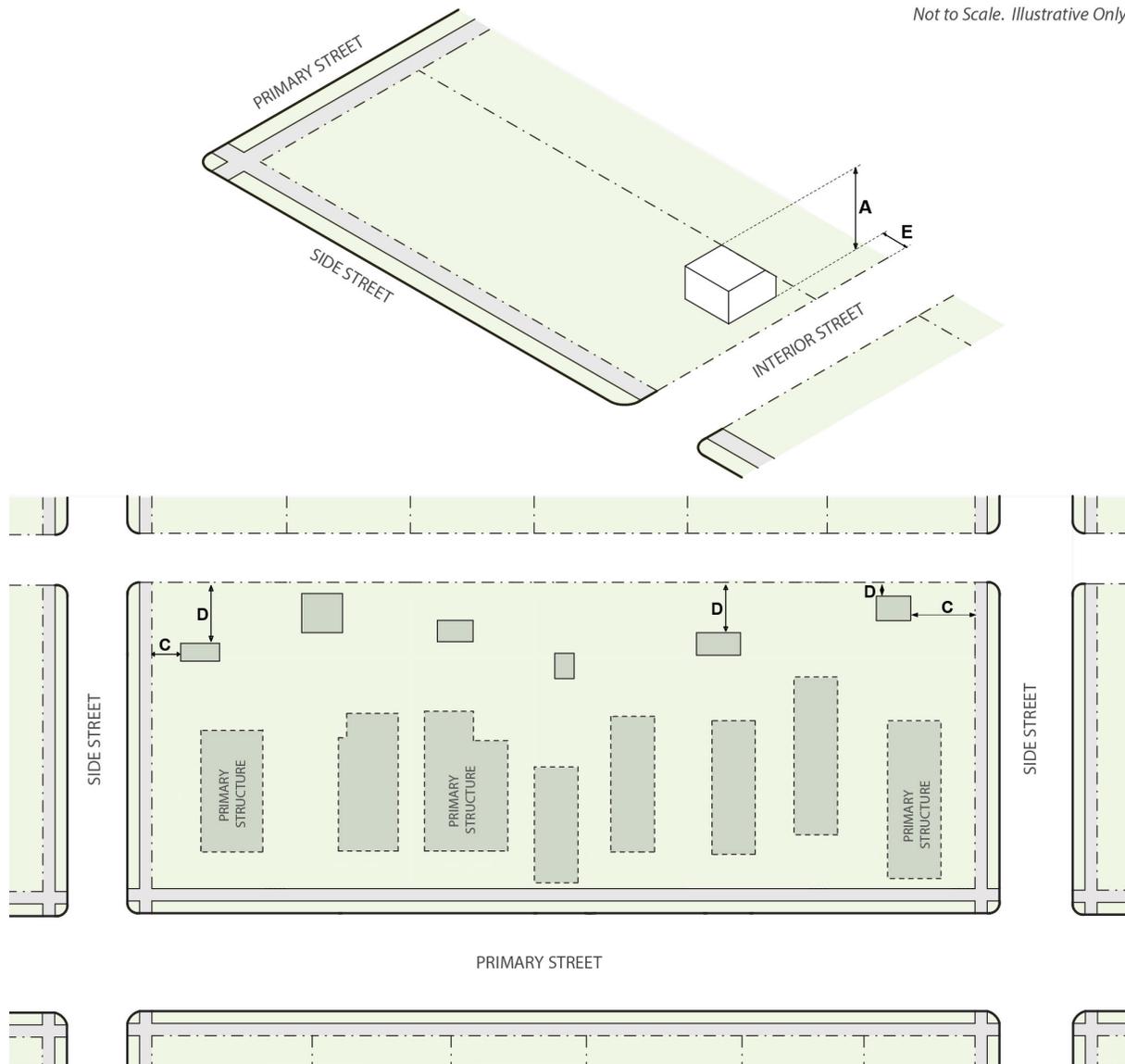
SITING		MHC
SETBACKS		
B	<u>Primary Street (min)</u>	<u>0'</u>
C	<u>Side Street (min)</u>	<u>0'</u>
D	<u>Side Interior (min)</u>	<u>0'</u>
E	<u>Rear (min)</u>	<u>0'</u>
PARKING		
	<u>Vehicle Access</u>	<u>From Alley or Street</u>

DESIGN ELEMENTS		MHC
F	<u>Building Footprint (max)</u>	<u>1,000 sf</u>
	<u>Overall Structure Length (max)</u>	<u>36'</u>

USES		MHC
		<u>Accessory Uses Only</u> <u>See Section 9.5.6 for allowed Accessory Uses</u>

B. Minor Detached Accessory Structures

Not to Scale. Illustrative Only.



MINOR DETACHED ACCESSORY STRUCTURES

Structures that meet the standards in this building form table are exempt from the requirement to obtain a zoning permit. Examples of detached accessory structures under the Minor Detached Accessory Structure building form include sheds, arbors, planters, play structures, ground-mounted mechanical equipment such as air conditioning units and heat pumps, and other structures that are similarly minor in impact, height, and footprint. Structures that do not meet the standards in the table below shall be reviewed under the General Detached Structure building form. Option A is more limited than Option B in height and footprint.

HEIGHT		Option A	Option B
A	<u>Stories (max)</u>	<u>1</u>	<u>1</u>
A	<u>Feet (max)</u>	<u>4'</u>	<u>14'</u>
SITING		Option A	Option B
ZONE LOT			
	<u>Total number of each structure (max)</u>	<u>na</u>	<u>1 per primary dwelling unit</u>
SETBACKS			
B	<u>Primary Street (min)</u>	<u>0'</u>	<u>0'</u>
C	<u>Side Street (min)</u>	<u>0'</u>	<u>0'</u>
D	<u>Side Interior (min)</u>	<u>0'</u>	<u>0'</u>
E	<u>Rear (min)</u>	<u>0'</u>	<u>0'</u>
DESIGN ELEMENTS		Option A	Option B
BUILDING CONFIGURATION			
F	<u>Structure Footprint (max)</u>	<u>12 sf</u>	<u>200 sf</u>
USES		MHC	
<u>Accessory Uses Only, excluding parking and storage of vehicles. See Section 9.5.6 for permitted Accessory Uses.</u>			

5. Uses Where More Than One Zoning Procedure Is Indicated

Where a table cell shows more than one zoning procedure applies to a use, for example “L-ZP/ZPIN”, the referenced use limitation (last table column) will indicate which zoning procedure applies in a specific case. For example, a table cell may indicate “L-ZPIN/ZPSE” for a use. This means that the ZPIN zoning procedure will apply, unless the applicable use limitation specifies the ZPSE zoning procedure is triggered (e.g., by proximity to a Protected District).

9.5.6.4 Enclosure of Uses

All primary, accessory and temporary uses must be established, operated and maintained within a Completely Enclosed Structure, unless otherwise specifically allowed by this Code. The Use and Parking Tables in Articles 3-9 indicate when a use may be established, operated or maintained outside Completely Enclosed Structure by including an asterisk “*” next to the specific use type. For example, the asterisk following the “Telecommunication Tower*” use type in the tables indicates that a telecommunication tower land use need not be enclosed.

9.5.6.5 District Specific Standards

KEY: * = Need Not be Enclosed P = Permitted Use without Limitations L = Permitted Use with Limitations NP = Not Permitted Use

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USE CATEGORY	SPECIFIC USE TYPE				APPLICABLE USE LIMITATIONS IN THE O-1 AND MHC ZONE DISTRICTS, WHERE APPLICABLE
		DIA	O-1	MHC	
RESIDENTIAL PRIMARY USE CLASSIFICATION					
Household Living	Dwelling, Single Unit	See Section 9.5.5.1 for permitted uses and required parking	NP	<u>NP</u>	
	Dwelling, Two Unit		NP	<u>NP</u>	
	Dwelling, Multi-Unit		NP	<u>NP</u>	
	Dwelling, Live / Work		NP	<u>NP</u>	
	<u>Manufactured Home Community</u> • <u>No Parking Requirements</u>		NP	<u>L-ZP</u>	<u>§11.2.5</u>
Residential Care	Residential Care, Type 1 • Vehicle: .25/1,000 sf GFA • Bicycle: No requirement	L/L-ZP	<u>NP</u>	<u>§11.2.78</u> ; <u>§11.2.89</u>	
	Residential Care, Type 2 • Vehicle: .25/1,000 sf GFA • Bicycle: No requirement	L-ZP	<u>NP</u>	<u>§11.2.78</u> ; <u>§11.2.910</u>	
	Residential Care, Type 3 • Vehicle: .25/1,000 sf GFA • Bicycle: No requirement	L-ZPCIM	<u>NP</u>	<u>§11.2.78</u> ; <u>§11.2.4011</u>	
	Residential Care, Type 4 • Vehicle: .25/1,000 sf GFA • Bicycle: No requirement	L-ZPCIM	<u>NP</u>	<u>§11.2.78</u> ; <u>§11.2.4112</u>	
Congregate Living	All Types • Vehicle: .5/1,000 sf GFA • Bicycle: 1/20,000 sf GFA	NP	<u>NP</u>		

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USE CATEGORY	SPECIFIC USE TYPE	DIA	O-1	MHC	APPLICABLE USE LIMITATIONS IN THE O-1 AND MHC ZONE DISTRICTS, WHERE APPLICABLE
CIVIC, PUBLIC & INSTITUTIONAL PRIMARY USE CLASSIFICATION					
Basic Utilities	Utility, Major Impact* • Vehicle: .5/ 1,000 sf GFA • Bicycle: No requirement	See Section 9.5.5.1 for permitted uses and required parking	L-ZPSE	NP	§ 11.3.1
	Utility, Minor Impact* • Vehicle: .5/ 1,000 sf GFA • Bicycle: No requirement		L-ZP	NP	§ 11.3.2
Community/ Public Services	Community Center* • Vehicle: .5 / 1,000 sf GFA • Bicycle: 1/10,000 s.f. GFA (0/100)		L-ZP	NP	§ 11.3.3
	Day Care Center • Vehicle: 1/ 1,000 sf GFA • Bicycle: 1/ 10,000 sf GFA (0/100)		P-ZPIN	NP	
	Postal Facility, Neighborhood		NP	NP	
	Postal Processing Center		NP	NP	
	Public Safety Facility • Vehicle: 1/ 1,000 sf GFA • Bicycle: 1/ 10,000 sf GFA (0/100)		P-ZP	NP	
	Hospital		NP	NP	
	Correctional Institution • Vehicle: .25/unit • Bicycle: No requirement		P-ZP	NP	
Cultural/Special Purpose/ Public Parks & Open Space	Cemetery* • No Parking Requirements		P-ZP	NP	
	Library • Vehicle: 1/ 1,000 sf GFA • Bicycle: 1/ 10,000 sf GFA (0/100)		P-ZP	NP	
	Museum • Vehicle: 1/ 1,000 sf GFA • Bicycle: 1/ 10,000 sf GFA (0/100)		P-ZP	NP	
	City Park*		NP	NP	
	Open Space - Conservation* • No Parking Requirements		P-ZP	NP	
Education	Elementary or Secondary School • Vehicle-High School: 2/1,000 sf GFA • Bicycle-High School: 1/ 20,000 sf GFA (0/100) • Vehicle-All Others: 1/1,000 sf GFA • Bicycle-All Others: 1/ 10,000 sf GFA (0/100)	P-ZP	NP		
	University or College	NP	NP		
	Vocational or Professional School	NP	NP		
Public and Religious Assembly	All Types	NP	NP		

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USE CATEGORY	SPECIFIC USE TYPE				APPLICABLE USE LIMITATIONS IN THE O-1 AND MHC ZONE DISTRICTS, WHERE APPLICABLE
		DIA	O-1	MHC	
COMMERCIAL SALES, SERVICES, & REPAIR PRIMARY USE CLASSIFICATION					
Adult Business	All Types	See Section 9.5.5.1 for permitted uses and required parking	NP	<u>NP</u>	See Section 9.4.4, Use Overlay Districts, for adult business use allowance in the UO-1 District.
Arts, Recreation & Entertainment	Arts, Recreation and Entertainment Services, Indoor		NP	<u>NP</u>	
	Arts, Recreation and Entertainment Services, Outdoor* • Vehicle: 2.5/ 1,000 sf GFA • Bicycle: 1/20,000 sf GFA (20/80)		L-ZP	<u>NP</u>	§ 11.4.3
	Event Space with Alternate Parking and Loading* • Vehicle: No requirement • Bicycle: No requirement		NP	<u>NP</u>	
	Sports and/or Entertainment Arena or Stadium*		NP	<u>NP</u>	
Nonresidential Uses in Existing Business Structures In Residential Zones			Not Applicable	<u>NP</u>	
Parking of Vehicles	Parking, Garage • No Parking Requirements		P-ZP	<u>NP</u>	
	Parking, Surface* • No Parking Requirements		P-ZP	<u>NP</u>	
Eating & Drinking Establishments	All Types		NP	<u>NP</u>	
Lodging Accommodations	Bed and Breakfast Lodging		NP	<u>NP</u>	
	Lodging Accommodations, All Others		NP	<u>NP</u>	
Office	Dental / Medical Office or Clinic		NP	<u>NP</u>	
	Office, All Others		NP	<u>NP</u>	

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USE CATEGORY	SPECIFIC USE TYPE				APPLICABLE USE LIMITATIONS IN THE O-1 <u>AND</u> <u>MHC ZONE DISTRICTS,</u> <u>WHERE APPLICABLE</u>
		DIA	O-1	MHC	
Retail Sales, Service & Repair (Not Including Vehicle or Equipment Sales, Service & Repair)	Animal Sales and Services, Household Pets Only	See Section 9.5.5.1 for permitted uses and required parking	NP	<u>NP</u>	
	Animal Sales and Services, All Others		NP	<u>NP</u>	
	Food Sales or Market		NP	<u>NP</u>	
	Pawn Shop		NP	<u>NP</u>	
	Retail Sales, Service & Repair -- Outdoor*		NP	<u>NP</u>	
	Retail Sales, Service & Repair - Firearms Sales		NP	<u>NP</u>	
	Retail Sales, Service & Repair, All Others		NP	<u>NP</u>	
Vehicle / Equipment Sales, Rentals, Service & Repair	Automobile Emissions Inspection Facility		NP	<u>NP</u>	
	Automobile Services, Light		NP	<u>NP</u>	
	Automobile Services, Heavy		NP	<u>NP</u>	
	Automobile / Motorcycle / Light Truck Sales, Rentals, Leasing; Pawn Lot or Vehicle Auctioneer*		NP	<u>NP</u>	
	Heavy Vehicle/ Equipment Sales, Rentals & Service*		NP	<u>NP</u>	

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USE CATEGORY	SPECIFIC USE TYPE				APPLICABLE USE LIMITATIONS IN THE O-1 AND MHC ZONE DISTRICTS, WHERE APPLICABLE
		DIA	O-1	MHC	
INDUSTRIAL, MANUFACTURING & WHOLESALE PRIMARY USE CLASSIFICATION					
Communications and Information	Antennas Not Attached to a Tower* •No Parking Requirements	See Section 9.5.5.1 for permitted uses and required parking	L-ZP	<u>NP</u>	§ 11.5.2
	Communication Services		NP	<u>NP</u>	
	Telecommunications Towers* •No Parking Requirements		L-ZP/ZPIN/ ZPSE	<u>NP</u>	§11.5.2
	Telecommunications Tower - Alternative Structure •No Parking Requirements		L-ZP/ZPIN	<u>NP</u>	§11.5.2
	Telecommunication Facilities -- All Others* •No Parking Requirements		L-ZPIN	<u>NP</u>	§11.5.2
Industrial Services	Contractors, Special Trade - General		NP	<u>NP</u>	
	Contractors, Special Trade - Heavy/Contractor Yard*		NP	<u>NP</u>	
	Food Preparation and Sales, Commercial		NP	<u>NP</u>	
	Laboratory, Research, Development and Technological Services		NP	<u>NP</u>	
	Service/Repair, Commercial		NP	<u>NP</u>	
Manufacturing and Production	Manufacturing, Fabrication & Assembly -- Custom	NP	<u>NP</u>		
	Manufacturing, Fabrication & Assembly -- General	NP	<u>NP</u>		
	Manufacturing, Fabrication & Assembly -- Heavy	NP	<u>NP</u>		
Mining & Extraction and Energy Producing Systems	Oil, Gas -- Production, Drilling* •Vehicle: .3/ 1,000 s.f. GFA •Bicycle: No requirement	L-ZP	<u>NP</u>	§11.5.11	
	Sand or Gravel Quarry*	NP	<u>NP</u>		
	Wind Energy Conversion Systems*	NP	<u>NP</u>		

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USE CATEGORY	SPECIFIC USE TYPE				APPLICABLE USE LIMITATIONS IN THE O-1 <u>AND</u> MHC ZONE DISTRICTS, WHERE APPLICABLE	
		DIA	O-1	MHC		
Transportation Facilities	Airport*	See Section 9.5.5.1 for permitted uses and required parking	P-ZP	NP	<u>NP</u>	
	Helipad, Helistop, Heliport*			NP	<u>NP</u>	
	Railroad Facilities*			NP	<u>NP</u>	
	Railway Right-of-Way* •No Parking Requirements			P-ZP	<u>NP</u>	
	Terminal, Station or Service Facility for Passenger Transit System			NP	<u>NP</u>	
	Terminal, Freight, Air Courier Services			NP	<u>NP</u>	
Waste Related Services	Automobile Parts Recycling Business	See Section 9.5.5.1 for permitted uses and required parking		NP	<u>NP</u>	
	Junkyard*			NP	<u>NP</u>	
	Recycling Center			NP	<u>NP</u>	
	Recycling Collection Station			NP	<u>NP</u>	
	Recycling Plant, Scrap Processor			NP	<u>NP</u>	
	Solid Waste Facility			NP	<u>NP</u>	
Wholesale, Storage, Warehouse & Distribution	Automobile Towing Service Storage Yard*	See Section 9.5.5.1 for permitted uses and required parking		NP	<u>NP</u>	
	Mini-storage Facility			NP	<u>NP</u>	
	Vehicle Storage, Commercial*			NP	<u>NP</u>	
	Wholesale Trade or Storage, General			NP	<u>NP</u>	
	Wholesale Trade or Storage, Light •Vehicle: .5 / 1,000 sf GFA •Bicycle: No requirement			P-ZP	<u>NP</u>	
AGRICULTURE PRIMARY USE CLASSIFICATION						
Agriculture	Aquaculture*	See Section 9.5.5.1 for permitted uses and required parking		NP	<u>NP</u>	
	Garden, Urban* •Vehicle: .5 / 1,000 sf GFA •Bicycle: No requirement			L-ZP	<u>NP</u>	§11.6.2
	Husbandry, Animal*			NP	<u>NP</u>	
	Husbandry, Plant*			NP	<u>NP</u>	
	Plant Nursery* •Vehicle: .5 / 1,000 sf GFA •Bicycle: No requirement			L-ZP	<u>NP</u>	§11.6.5

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USE CATEGORY	SPECIFIC USE TYPE		DIA	O-1	MHC	APPLICABLE USE LIMITATIONS IN THE O-1 <u>AND</u> <u>MHC ZONE DISTRICTS,</u> <u>WHERE APPLICABLE</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)	Unlisted Accessory Uses	See Section 9.5.5.1 for permitted uses and required parking		L	<u>L</u>	\$11.7
	Accessory Dwelling Unit			NP	<u>NP</u>	
	Domestic Employee			L	<u>L</u>	\$11.7; \$11.8.3
	Garden*			L	<u>L</u>	\$11.7; \$11.8.4
	Keeping of Household Pets*			NP	<u>L/L-ZPIN</u>	<u>\$11.7; \$11.8.5</u>
	Keeping and Off-Street Parking of Vehicles, Motorcycles, Trailers & Recreational Vehicles*			NP	<u>L</u>	<u>\$11.7; \$10.9</u>
	Kennel or Exercise Run*			NP	<u>L</u>	<u>\$11.7; \$11.8.6</u>
	Limited Commercial Sales, Services Accessory to Multi-Unit Dwelling Use			NP	<u>NP</u>	
	Outdoor Storage, Residential*			L	<u>L</u>	\$11.7; \$11.8.8
	Second Kitchen Accessory to Single Unit Dwelling Use			NP	<u>NP</u>	
	Short-term Rental			NP	<u>L</u>	<u>\$11.7; \$11.8.10</u>
	Vehicle Storage, Repair and Maintenance*			NP	<u>L</u>	<u>\$11.7; \$10.9</u>
	Wind Energy Conversion Systems*			Not Applicable - See Permitted Primary Uses	<u>L-ZPIN/ ZPSE</u>	<u>\$11.8; \$11.5.13</u>
Yard or Garage Sales*		NP	<u>L</u>	<u>\$11.8; \$11.8.11</u>		
HOME OCCUPATIONS ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION						
Home Occupations	<u>Adult Care Home</u>	See Section 9.5.5.1 for permitted uses and required parking		NP	<u>L-ZP</u>	<u>\$11.9</u>
	<u>Animal Care Services</u>			NP	<u>L-ZP</u>	<u>\$11.9; \$11.9.4.1</u>
	<u>Artist Studio</u>			NP	<u>L-ZP</u>	<u>\$11.9; \$11.9.4.2</u>
	<u>Child Care Home, Small</u>			NP	<u>L-ZP</u>	<u>\$11.9; \$11.9.4.3</u>
	Child Care Home, Large (7-12)			NP	<u>NP</u>	
	<u>Food Preparation</u>			NP	<u>L-ZP</u>	<u>\$11.9; \$11.9.4.4</u>
	<u>Fresh Produce and Cottage Foods Sales*</u>			NP	<u>L-ZP</u>	<u>\$11.9; \$11.9.4.5</u>
	<u>Limited Retail Services and Repair</u>			NP	<u>L-ZP</u>	<u>\$11.9; \$11.9.4.6</u>
	<u>Office, Non-Medical, Non-Dental</u>			NP	<u>L-ZP</u>	<u>\$11.9; \$11.9.4.7</u>
	<u>Online Retail Sales</u>			NP	<u>L-ZP</u>	<u>\$11.9; \$11.9.4.8</u>
	<u>Professional Studio</u>			NP	<u>L-ZP</u>	<u>\$11.9; \$11.9.4.9</u>
	All Other Types			NP	<u>NP</u>	
	Unlisted Home Occupations			NP	<u>L-ZPIN</u>	<u>\$11.9; \$11.9.5</u>

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USE CATEGORY	SPECIFIC USE TYPE				APPLICABLE USE LIMITATIONS IN THE O-1 <u>AND</u> <u>MHC ZONE DISTRICTS,</u> <u>WHERE APPLICABLE</u>
		DIA	O-1	MHC	
ACCESSORY TO PRIMARY NONRESIDENTIAL USES USE CLASSIFICATION					
Accessory to Primary Non-residential Uses Accessory to Primary Non-residential Uses	Unlisted Accessory Uses	See Section 9.5.5.1 for permitted uses and required parking	L	<u>NP</u>	\$11.7; §11.10.1
	Amusement Devices Accessory to Eating/ Drinking Establishments, College/University and Theater Uses		NP	<u>NP</u>	
	Automobile Rental Services Accessory to Certain Retail Uses*		NP	<u>NP</u>	
	Book or gift store; media recording and production facilities accessory to public libraries, museums, places of religious assembly, colleges or universities		L	<u>NP</u>	§ 11.7
	Car Wash Bay Accessory to Automobile Services		NP	<u>NP</u>	
	College accessory to a Place for Religious Assembly		NP	<u>NP</u>	
	Conference Facilities Accessory to Hotel Use		NP	<u>NP</u>	
	Drive Through Facility Accessory to Eating/ Drinking Establishments and to Retail Sales, Service, and Repair Uses*		NP	<u>NP</u>	
	Emergency Vehicle Access Point		NP	<u>NP</u>	
	Garden*		L	<u>NP</u>	\$11.7; §11.10.10
	Keeping of Animals		L/L-ZP/ L-ZPIN	<u>NP</u>	\$11.7; §11.10.11
	Limited Commercial Sales, Services		L	<u>NP</u>	\$11.7; §11.10.1
	Nonresidential Uses in Existing Business Structures In Residential Zones - Accessory Uses		Not Applicable	<u>NP</u>	
	Occasional Sales, Services Accessory to Places of Religious Assembly*		NP	<u>NP</u>	
	Outdoor Gathering Area*		NP	<u>NP</u>	
	Outdoor Entertainment Accessory to an Eating/Drinking Establishment Use*		NP	<u>NP</u>	
	Outdoor Retail Sale and Display*		L-ZP	<u>NP</u>	\$11.7; §11.10.15
	Outdoor Storage, Limited*		NP	<u>NP</u>	
	Outdoor Storage, General*		NP	<u>NP</u>	
	Rental or Sales of Adult Material Accessory to a Permitted Bookstore Retail Sales Use		NP	<u>NP</u>	

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		DIA	O-1	MHC	
TEMPORARY USE CLASSIFICATION					
Temporary Uses	Unlisted Temporary Uses	See Section 9.5.5.1 for permitted uses and required parking	L	<u>L</u>	\$11.11.1
	Ambulance Service - Temporary		L-ZP Not Applicable - See Permitted Primary Uses	<u>NP</u>	\$11.11.2
	Amusement / Entertainment - Temporary*		NP	<u>NP</u>	
	Bazaar, Carnival, Circus or Special Event*		L-ZP	<u>NP</u>	\$11.11.4
	Building or yard for construction materials*		L-ZP	<u>NP</u>	\$11.11.5
	Concrete, Asphalt, and Rock Crushing Facility*		L-ZP	<u>NP</u>	\$11.11.6
	Fence for Demolition or Construction Work		L-ZP	<u>NP</u>	\$11.11.7
	Health Care Center		NP	<u>NP</u>	
	Noncommercial Concrete Batching Plant*		L-ZP	<u>NP</u>	\$11.11.9
	Outdoor Retail Sales - Pedestrian / Transit Mall*		NP	<u>NP</u>	
	Outdoor Retail Sales*		NP	<u>NP</u>	
	Outdoor Sales, Seasonal*		L-ZP	<u>NP</u>	\$11.11.12
	Parking Lot Designated for a Special Event*		L-ZP	<u>NP</u>	\$11.11.13
	Retail Food Establishment, Mobile*		NP	<u>NP</u>	
	Temporary Construction Office		L-ZP	<u>L-ZP</u>	\$11.11.15
	Temporary Office - Real Estate Sales		L-ZP	<u>L-ZP</u>	\$11.11.16
	Temporary Managed Community*		L-ZPCIM	<u>NP</u>	\$11.11.17
Tent for Religious Services	NP	<u>NP</u>			

9.7.9.5 District Specific Standards

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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 M-IMX-5 M-IMX-8 M-IMX-12 M-GMX
		M-RH-3	M-RX-3 M-RX-5A	M-CC-5	M-MX-5		
RESIDENTIAL PRIMARY USE CLASSIFICATION							
Household Living	Dwelling, Single Unit • No Parking Requirements	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.2.67
	Dwelling, Two Unit • Vehicle: 1/unit • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.2.67
	Dwelling, Multi-Unit • Vehicle: 1/unit • Bicycle: 1/ 4 units (80/20)	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.2.67
	Dwelling, Live / Work • Vehicle: 1/unit • Bicycle: 1/ 4 units (80/20)	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$ 11.2.4, \$11.2.67
	<u>Manufactured Home Community</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
Residential Care	Residential Care, Type 1 • Vehicle: .25/1,000 sf GFA • Bicycle: No requirement	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	\$11.2.78; \$11.2.89
	Residential Care, Type 2 • Vehicle: .25/1,000 sf GFA • Bicycle: No requirement	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	\$11.2.78; \$11.2.910
	Residential Care, Type 3 • Vehicle: .25/1,000 sf GFA • Bicycle: No requirement	NP	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	\$11.2.78; \$11.2.+11
	Residential Care, Type 4 • Vehicle: .25/1,000 sf GFA • Bicycle: No requirement	NP	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	\$11.2.78; \$11.2.+12
Congregate Living	All Types • Vehicle: .5/1,000 sf GFA • Bicycle: 1/20,000 sf GFA	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	

DIVISION 10.2 GENERAL SITE DESIGN AND FACILITY STANDARDS

SECTION 10.2.1 INTENT

This Division's general site design and facility standards are intended to supplement the more specific zone district building and design standards found in Articles 3 through 9 and, consistent with this Code's context-based approach, ensure that new development: (a) Provides adequate on-site facilities to meet the demands of residents, employees, and visitors; (b) Assures and promotes convenient pedestrian and bicycle access to parks, community amenities, and activity or employment centers; and (c) Mitigates the potential for any adverse impacts on surrounding properties and neighborhoods.

SECTION 10.2.2 APPLICABILITY

In addition to compliance with applicable building form and design standards, all development shall comply with the following general site and facility design standards, unless otherwise expressly stated. In case of conflict between an applicable zone district standard or an applicable and more specific building form standard in Articles 3 through 9 and a design standard stated in this Division 10.2, General Site Design and Facility Standards the more specific building form standard shall apply, unless otherwise expressly stated. In case of conflict between a more specific design standard stated in this Article 10 and a design standard stated in this Division 10.2, General Site Design and Facility Standards the more specific design standard shall apply, unless otherwise expressly stated.

SECTION 10.2.3 GENERAL SITE DESIGN AND FACILITY STANDARDS

All development except Manufactured Home Replacement shall provide, as applicable:

- 10.2.3.1 Adequate design of grades, paving, gutters, drainage and treatment of turf to handle storm waters, prevent erosion and formation of dust;
- 10.2.3.2 Adequate, safe and convenient arrangement of pedestrian circulation facilities, roadways, driveways, off-street parking and loading space, facilities for waste disposal;
- 10.2.3.3 Arrangement of buildings and vehicular circulation open spaces so that pedestrians moving between buildings are not unnecessarily exposed to vehicular traffic;
- 10.2.3.4 Adequate amount and proper location of pedestrian walks, malls and landscaped spaces to separate horizontally or vertically pedestrian walks, malls and public transportation loading places from general vehicular circulation facilities;
- 10.2.3.5 Arrangement and orientation of buildings and location of Off-Street Parking Areas so as to minimize the impacts on adjacent properties;
- 10.2.3.6 Proper arrangement of signs and lighting devices with respect to traffic control devices and adjacent residential districts;
- 10.2.3.7 In development providing for family occupancy, adequate amount and safe location of play areas for children and other recreational areas according to the concentration of occupancy;
- 10.2.3.8 In development intended for nonresidential uses and located near or abutting Residential Zone Districts, provide fences, walls or year-round screen planting when necessary to shield adjacent residential districts from parking lot illumination, headlights, fumes, heat, blowing papers and dust and to reduce the visual encroachment of commercial architectural, signs and activity on residential privacy and residential neighborhood character;
- 10.2.3.9 Adequate consideration for the access needs of disabled or handicapped residents through the provision of special parking spaces, accessible routes between Off-Street Parking Areas and build-

10.3.3.4 Exception for Phased Development

When multiple buildings on the zone lot will be developed in phases, and the first phase(s) of development would not meet applicable build-to, surface parking location, and Street Level activation standards as required above, an applicant shall reserve an area along the street frontage for future building phases that will comply with such standards, provided the following conditions are met:

- A. The reserved area shall include the entire zone lot frontage abutting the Primary Street or Side Street for a depth of no less than 60 feet, measured from the zone lot line except for approved vehicular access lanes.
- B. Parking of vehicles is not allowed within the reserved area.
- C. Water quality and detention/retention facilities, or utilities, are not allowed within the reserved area.
- D. The reserved area shall be improved with at least 50% live landscape material, following Section 10.5.4.6 Landscaping Material Standards.
- E. Required pedestrian access and circulation shall be provided, following Section 10.3.4.

SECTION 10.3.4 PEDESTRIAN ACCESS & CIRCULATION

10.3.4.1 Intent

This Section's Pedestrian Access & Circulation standards are intended to:

- A. Provide safe, convenient pedestrian access and circulation patterns within and between developments.
- B. Create a continuous network of pedestrian walkways within and between developments, providing pedestrians the opportunity to walk (rather than drive) between destinations.
- C. Create a friendlier, more inviting environment by providing a pedestrian network that offers clear circulation paths from the Off-Street Parking Areas to building entries.

10.3.4.2 Exemptions

Development in the following zone districts is exempt from compliance with this Section 10.3.4's Pedestrian Access & Circulation standards except as specifically stated:

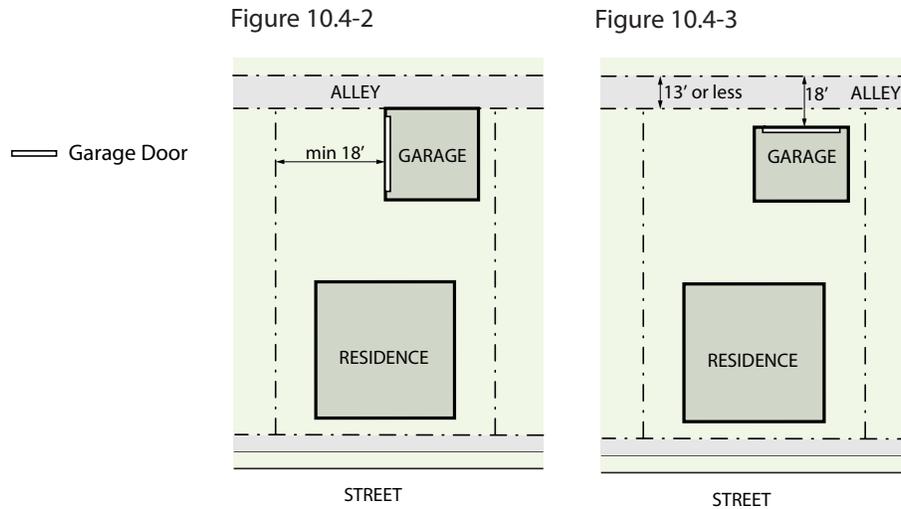
- A. **Exemption for All CMP Districts**
Development in all Campus (CMP) zone district is exempt. Pedestrian access and circulation shall be reviewed as part of Site Development Plan approval and shall meet the intent of this Section.
- B. **Exemption for I-A, -B-Zone Districts**
Development in the I-A, -B zone districts is exempt.
- C. **Partial Exemption for I-MX and M-IMX Zone Districts**
Development in all I-MX and M-IMX zone districts shall comply with the standards requiring one or more pedestrian connections between the primary entrances to buildings on the site and the public sidewalk system along streets abutting the development (or to the curb of an abutting street where there are no public sidewalks). Compliance with all other standards in this Section 10.3.4 is encouraged, but not mandatory.
- D. **Exemption for MHC Zone District**
[Manufactured Home Replacement is exempt.](#)

10.3.4.3 Required Pedestrian Connections

An on-site system of pedestrian walkways shall be designed to provide direct access and convenient connections to and between the following:

C. Garage and Carport Setbacks

1. For access to a Garage or Carport, when the Garage doors or Carport “openings” are not “facing” the alley, there shall be a minimum dimension of 18 feet as measured from the face of the Garage door or Carport opening to the Side Interior Zone Lot Line. (See Figure 10.4-2)
2. **Alley Right-of-Way Width 13 Feet or Less**
If an alley right-of-way is 13 feet wide or less, when Garage doors or Carport openings are facing the alley, the Garage doors or Carport openings shall be located a minimum of 18 feet from the farthest alley right-of-way boundary line. (See Figure 10.4-3)



D. Other Standards

1. See Section 10.4.6.3.B, Vehicular Access
2. See Section 10.4.6.4.A, Drainage and Surface Materials

10.4.6.2 Vehicle Parking Layout - All Other Development

A. Applicability

1. This Subsection 10.4.6.2 shall apply to all All Off-Street Parking Areas except for Single-Unit and Two-Unit Dwelling development, and except that mechanized parking spaces are exempt from the parking dimensions standards.
2. This Subsection 10.4.6.2 shall not apply to any portion of a zone lot that is established as an Event Space with Alternate Parking and Loading use within the CMP-NWC-G or CMP-NWC-F zone districts.
3. [This Subsection 10.4.6.2 shall not apply in the MHC zone district.](#)

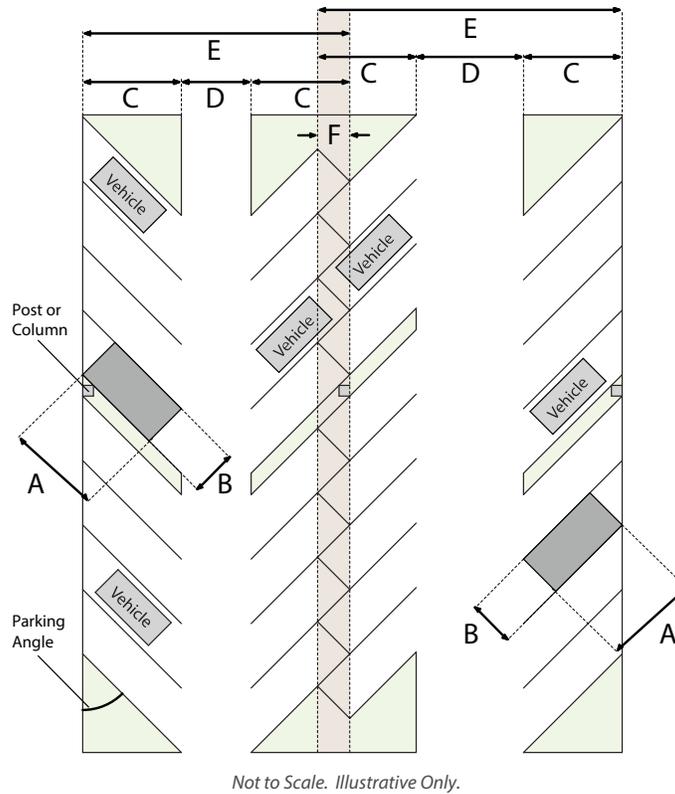
B. Parking Space and Module Standards

Off-street parking spaces shall be laid out in accordance with the standards shown in Table A and Figure 10.4-4, with the following additions and exceptions:

1. **Parking Angle**
 - a. Parking angles greater than 0 degrees and less than 30 degrees are not allowed.
 - b. Other angles between 30 and 90 degrees are allowed and the dimensions for those angles shall be determined through interpolation.

TABLE A: DIMENSIONS OF PARKING SPACES & MODULES						
Parking Angle	Stall Length (A)	Stall Width (B)	Projection (C)	Parking Aisle One-Way / Two-Way (D)	Module One-Way / Two-Way (E)	Interlock Reduction (F)
*Applies to vehicle parking layout for development under any combination of the following building forms on a Zone Lot: the Town House, Row House, and Garden Court. Standards cannot be used in combination with other building forms such as Apartment, General or Shopfront.						

Figure 10.4-4



10.4.6.3 Vehicular Access and Circulation

A. Internal Drive Dimensions

The following standards shall apply in all zone districts to all Off-Street Parking Areas, excluding single-unit and two-unit dwelling development in all zone districts, and excluding Manufactured Home Replacement:

1. Definition

“Internal drives” mean the part of a Off-Street Parking Area used for vehicular circulation, but which do not abut parking stalls in a manner that allows their use for vehicular access to the parking stalls.

2. Minimum Internal Drive Dimensions

- a. Internal drives shall be a minimum width of 10 feet for one-way traffic and shall be a minimum width of 20 feet for two-way traffic except for development under the Town House, Row House, or Garden Court building forms.

10.4.7.3 Flexibility in Use of Accessory Parking Areas

A. Intent

1. Provide flexibility in a property owner's use of accessory parking spaces when such spaces are not fully utilized by the owner for the subject primary use(s).
2. Allow for the limited sharing of otherwise unused or under-utilized accessory parking spaces to satisfy parking demand in areas near the subject Off-Street Parking Area where the supply of on-street or off-street parking may be insufficient to meet such demand.

B. Applicability

This Section 10.4.7.3 allowance shall apply only under the following conditions:

1. Shall be applied only to the use of existing Accessory Parking spaces, where the subject zone lot contains both a Primary Use and Accessory Parking serving that Primary Use.
2. Shall not apply to a zone lot containing a primary Surface Parking land use, regardless of the legal status of such Surface Parking use, and the BOA shall not have the authority to issue a variance to allow application of this Section 10.4.7.3 to such zone lots.
3. This allowance shall not be used to meet the minimum parking requirements of any primary use. (For that scenario, see Section 10.4.5.4, Shared Vehicle Parking, or Section 10.4.4.5.B, Off-Site Vehicle Parking.)

C. Flexible Use of Accessory Parking Spaces Allowed with Zoning Permit

1. At any time when Accessory Parking spaces are not needed to meet the parking demand of the subject Primary Use (e.g., when the Primary Use is closed for business), the property owner may make available any unused or under-utilized Accessory Parking spaces to serve the parking needs of one or more Primary Uses not located on the same zone lot.
2. At all times, regardless of the option for flexible use allowed under this Section 10.4.7.3, the property owner shall maintain adequate Accessory Parking during all operating hours to serve the Primary Use(s) for which the Accessory Parking spaces are provided.
3. Such unused or under-utilized Accessory Parking spaces may be made available for a fee, at the property owner's option.
4. Such unused or under-utilized Accessory Parking spaces may be made available to serve a Primary Use located on a different zone lot whose parking is otherwise capped by a maximum parking standard.
5. A Zoning Permit is required according to Section 12.4.1, Zoning Permit Review.

SECTION 10.4.8 LOADING

10.4.8.1 Intent

The intent of this Section's loading standards is to assure the provision of adequate off-street areas to allow vehicle to access, circulate, and service one or more Primary Uses on the zone lot.

10.4.8.2 Applicability

- A. All zone districts except SU, TU, TH, RH, MHC, MU, RO, or MS zone districts.
- B. This Section 10.4.8 shall not apply to any portion of a zone lot that is established as an Event Space with Alternate Parking and Loading use within the CMP-NWC-G or CMP-NWC-F zone districts.

property is unusually small or irregularly shaped so that the reasonable development of the zone lot with the required loading spaces is difficult to achieve.

b. Standards

- i. No more than two required loading spaces may be located on the public right-of-way;
- ii. The spaces shall not create any adverse impacts on traffic or pedestrian movement;
- iii. DOTI must approve the loading space(s); and
- iv. At least one of the following shall be provided on the subject property zone lot:
 - a) One loading space that is 10 feet wide and 26 feet long; or
 - b) Two loading spaces that are each 10 feet wide and 20 feet long.

10.4.8.4 Maintenance

All off-street loading space shall be maintained in compliance with the regulations for the maintenance of off-street parking space according to Section 10.4.7, Use and Maintenance of Parking Areas.

SECTION 10.4.9 PARKING CATEGORIES

10.4.9.1 Vehicle Parking Categories

A. Purpose

Parking categories are used to determine the minimum amount of parking spaces required for a specific primary use.

B. Unclassified Uses

If for any reason the parking category of any primary use cannot be determined for the purpose of establishing the number of required vehicle parking spaces, the parking category of such use shall be determined by the Zoning Administrator according to Section 12.4.6, Code Interpretations and Determination of Unlisted Uses.

C. Parking Category Table

The following parking categories apply to all primary uses permitted by this Code.

USE CATEGORY	SPECIFIC PRIMARY USE	PARKING CATEGORY
Residential		
Household Living	Dwelling, Single Unit	No Requirement
	Dwelling, Two Unit (includes provision of two units on one zone lot in a tandem house form)	Multi-Unit
	Dwelling, Multi-Unit	Multi-Unit
	Dwelling, Mixed Use	Multi-Unit
	Dwelling, Live / Work	Multi-Unit
	<u>Manufactured Home Community</u>	<u>No Requirement</u>
Residential Care	Residential Care, Type 1	Residential Low
	Residential Care, Type 2	Residential Low
	Residential Care, Type 3	Residential Low
	Residential Care, Type 4	Residential Low
Congregate Living	All Types	Residential Medium

SECTION 10.5.3 TREE PRESERVATION - RESIDENTIAL ZONE DISTRICTS

10.5.3.1 Applicability - Preservation of Established Trees in Residential Primary and Side Street Setbacks

As a condition of any permit to demolish or construct any building containing a single unit dwelling, two-unit dwelling, or multi-unit dwelling in a Residential Zone District, the owner of the zone lot shall be required to preserve any established tree not otherwise diseased or decayed within the primary and side street setbacks.

10.5.3.2 Preservation Measures Required

In order to protect an established tree from damage or destruction and to enhance the tree's chance of survival after construction activities on the zone lot are completed, the owner shall take and maintain throughout the course of demolition or construction the following measures:

- A. Erect and maintain temporary fencing surrounding the area beneath the tree in order to mitigate the chance of impact injuries to the tree during demolition or construction;
- B. Refrain from operating construction equipment or storing construction materials beneath the canopy of the tree or engaging in other activities that would cause the undue compaction of the soil in the tree's root zone; and
- C. Refrain from any excavation beneath the canopy of the tree that would cause undue destruction of the tree's roots.

10.5.3.3 Permit for Tree Removal

The owner may be relieved from the requirements of this Section only upon obtaining a permit for tree removal from the City Forester according to the provisions of Sections 57-20(b) and 57-25 of the D.R.M.C.

10.5.3.4 Definition of "Established Tree"

See Article 13, Rules of Measurement and Definitions, for the definition of "established tree."

SECTION 10.5.4 LANDSCAPING STANDARDS

10.5.4.1 Applicability and Exceptions

A. Applicability

1. This Section 10.5.4 shall apply to development in all zone districts, except residential development in all SU, ~~or~~ TU, and MHC zone districts.
2. Whenever the area of an existing surface parking lot is expanded or when a new area is constructed, the entire Off-Street Parking Area shall be landscaped according to this Section 10.5.4.
3. For Surface Parking as a Primary Use in the D-LD, D-CV, D-C, D-TD, D-GT and D-AS zone districts, Section 8.10.3, Surface Parking Lot Landscaping, shall apply rather than this Section 10.5.4.
4. The City of Denver Landscaping of Parking Areas Rules and Regulations shall not apply to properties zoned under the Denver Zoning Code.
5. See the City of Denver Streetscape Design Manual for additional provisions.

B. Exceptions

1. Process for Exception Requests

All requests for exceptions from the general site and surface parking landscaping requirements shall be reviewed according to Section 12.4.5, Administrative Adjustments.

10.5.7.2 Screening of Rooftop Equipment

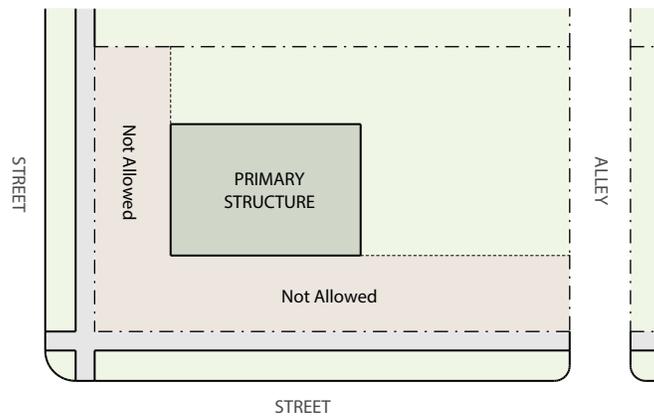
- A. Rooftop mechanical equipment, shall be screened from ground level view, as viewed from any abutting Primary Street's right of way, perpendicular to the zone lot line. See Article 13, Rules of Measurement and Definitions, for rules related to rooftop mechanical equipment screening.
- B. Screening shall be of a material similar in quality and appearance to other areas of the building facade. For example, a parapet wall may be used to screen rooftop equipment.
- C. Development in a Campus (CMP) zone district is exempt but shall be reviewed as part of Site Development Plan approval and shall meet the intent of this Division 10.5.
- D. The submittal of a plan and section/elevation drawing must document that the rooftop mechanical equipment is not visible from the opposite side of the abutting Primary Street's right of way. Submitted drawings shall indicate the point of measure and height of the mechanical screening, where applicable.

10.5.7.3 Screening of Outdoor Trash Storage Areas - Multi-Unit, Manufactured Home Community, and Nonresidential Development

A. Siting

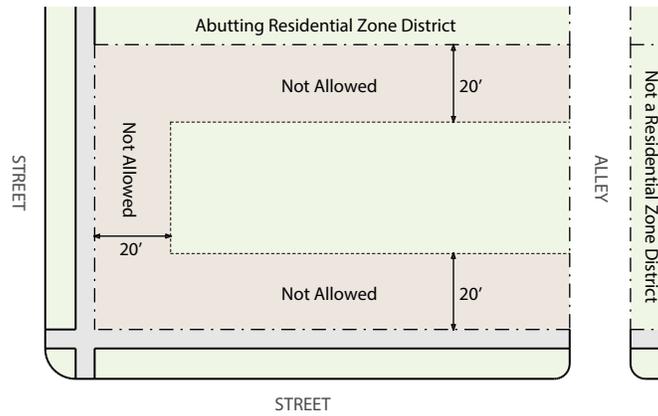
- 1. In all zone districts except the MS zone districts, outdoor trash and recycling collection and storage areas accessory to a multi-unit dwelling or nonresidential development shall be placed either flush or behind any street facing facade of the Primary Structure. (See Figure 10.5-15)

Figure 10.5-15



- 2. In a MS and MHC zone district, all outdoor trash and recycling collection and storage areas shall be setback at least 20 feet from the zone lot line abutting a named or numbered street, or from the zone lot line abutting a Residential Zone District. (See Figure 10.5-16)

Figure 10.5-16



B. Screening

All outdoor trash and recycling collection and storage areas accessory to a multi-unit dwelling, Manufactured Home Community, or nonresidential development shall be fully enclosed by screening comprised of a solid fence or wall a minimum of 6 feet tall. The side of the screening from which collection is made may remain open or may be enclosed with a fence or wall containing an opening (e.g., gate) for access.

DIVISION 10.8 OPEN SPACE STANDARDS

SECTION 10.8.1 OPEN SPACE IN LARGE DEVELOPMENTS

10.8.1.1 Purpose

To ensure large developments provide open space within their boundaries that is publicly accessible, usable, and provides community benefit, including but not limited to pedestrian areas, courtyards, plazas, and natural, pervious areas.

10.8.1.2 Applicability

A. General Applicability

This section shall apply to all Development in all zone districts where the total gross land area for the Development is either greater than 5 acres or 3 or more Blocks ("large development").

B. Exceptions

A large development may be exempt from providing the minimum open space set forth in this Section 10.8.1 if:

1. The proposed Development is subject to a previously approved General Development Plan (GDP), and when the DRC determines that the previous GDP was approved with minimum open space consistent with the minimum amount and design standards set forth in this Section 10.8.1; or
2. When the DRC determines that the proposed Development is located in an approved Large Development Framework, Infrastructure Master Plan, Subdivision under D.R.M.C. Chapter 50, or other approved regulatory document that has established minimum open space that is consistent with the minimum amount and design standards set forth in this Section 10.8.1; or
3. The Development is in the MHC zone district.

10.8.1.3 Minimum Amount Required

A minimum of 10% of the Net Development Area as defined in Section 13.1.6.4.A, Open Space in Large Developments Rules of Measurement, shall be provided as open space in accordance with this section ("Open Space in Large Developments").

- A. For large developments equal to or under 10 acres and subject to this section, City park land, or land required to be dedicated to the City by the Department of Parks and Recreation, located within the large development boundaries, may count towards the 10% minimum requirement for Open Space in Large Developments, provided the DRC finds that the land complies with:
 1. The minimum design standards in Section 10.8.1.6; and
 2. Applicable design standards adopted by the Department of Parks and Recreation.
- B. For large developments over 10 acres and subject to this section, City park land, or land dedicated to the City for City park, conservation, or recreation public purposes, located within the large development boundaries, may count towards the 10% minimum requirement for Open Space in Large Developments, provided the DRC finds that the land:
 1. Complies with the minimum design standards in Section 10.8.1.6;
 2. Complies with any applicable design standards adopted by the Department of Parks and Recreation; and
 3. Is in addition to any minimum land area required for City park land, or land required to be dedicated to the Department of Parks and Recreation (DPR) in accordance with adopted DPR standards, and located within the large development boundaries.

DIVISION 10.9 PARKING, KEEPING AND STORAGE OF VEHICLES

SECTION 10.9.1 PARKING / STORAGE ON RESIDENTIAL ZONE LOTS

The parking/storage on a residential zone lot in a Residential Zone District of any of the following vehicles is prohibited, except that such vehicles may be parked on a residential zone lot only to render services to the subject zone lot and only for the duration necessary to render such services:

- 10.9.1.1 Tow trucks;
- 10.9.1.2 Large-Scale Motor Vehicles and Trailers;
- 10.9.1.3 Stake body trucks;
- 10.9.1.4 Cube or box vans;
- 10.9.1.5 Backhoes;
- 10.9.1.6 Vehicles towing trailers carrying machinery and supplies; or
- 10.9.1.7 Other similar specialized vehicles.

SECTION 10.9.2 RESERVED

SECTION 10.9.3 KEEPING OF MOTOR VEHICLES ACCESSORY TO A DWELLING UNIT

10.9.3.1 Number of Motor Vehicles Accessory to a Dwelling Unit

On any zone lot occupied by one or more dwelling units in single-unit (SU), two-unit (TU), ~~and~~ row house (RH), ~~and~~ **Manufactured Home Community (MHC)** zone districts, there shall be, in total, parked and/or stored no more than 1 motor vehicle per licensed driver residing in each dwelling unit plus 1 additional motor vehicle per dwelling unit, to a maximum of 6 motor vehicles per dwelling unit, except as specifically allowed by this Code.

10.9.3.2 Number of Trailers Permitted on a Zone Lot Containing a Single Unit Dwelling

Trailers shall be limited by the following:

- A. Permitted number: 2;
- B. Maximum length: 22 feet; and
- C. Each trailer shall be designed to have and be used for a substantially different purpose.

10.9.3.3 Number of Motorcycles Accessory to a Dwelling Unit

On any zone lot occupied by a dwelling unit, there shall be parked and/or stored no more than one motorcycle per driver licensed to operate a motorcycle residing in such dwelling unit plus one additional motorcycle per dwelling unit. Such motorcycles shall be in addition to the total number of motor vehicles allowed above.

10.9.3.4 Motor Vehicle Repair and Maintenance Accessory to a Dwelling Unit

- A. Occupants of a dwelling unit may perform engine, transmission and other similar repairs of their personally owned motor vehicles from 8:00 a.m. to 9:00 p.m. inside a completely enclosed garage structure located on the same zone lot as the dwelling unit, excluding, however, any auto body and fender work, or the painting of motor vehicles;
- B. Occupants of a dwelling unit shall not repair motor vehicles belonging to another person or persons that do not reside in the same dwelling unit;

B. The sign standards contained within this Section apply to the following zone districts:

SUBURBAN NEIGHBORHOOD CONTEXT	URBAN EDGE NEIGHBORHOOD CONTEXT	URBAN NEIGHBORHOOD CONTEXT	GENERAL URBAN NEIGHBORHOOD CONTEXT	MASTER PLANNED CONTEXT	MANUFACTURED HOME COMMUNITY
S-RH-2.5	E-TU-B	U-TU-B	G-RH-3	M-RH-3	MHC
S-MU-3	E-TU-C	U-TU-B2	G-MU-3		
S-MU-5	E-TH-2.5	U-TU-C	G-MU-5		
S-MU-8	E-MU-2.5	U-RH-2.5	G-MU-8		
S-MU-12		U-RH-3A	G-MU-12		
S-MU-20			G-MU-20		

D. Permanent Signs

Permanent signs shall comply with the following standards:

Contents	Identification by letter, numeral, symbol or design of the use by right by name, use, hours of operations, services offered and events.
Sign Types	Wall, window, canopy and ground.
Maximum Number	2 signs for each front line of the zone lot on which the use by right is located.
Maximum Sign Area	<p>Hospitals: 2 square' of sign area for each 5 linear' of street frontage of the zone lot not, however, to exceed 96 square feet of sign area to be applied to any 1 street front and not more than 2 street fronts, 1 contiguous with the other, shall be used.</p> <p>University or College: The following regulations shall apply to the contiguous Campus only: 2 square feet of sign area for each 5 linear' of street frontage of the zone lot; provided, however, that the total area of all signs along any 1 street front shall not exceed 150 square' of sign area; and no sign over 50 square feet shall be located within 100' of the zone lot line or campus boundary.</p> <p>All Others: 20 square feet or two square feet of sign area for each 1,000 square feet of zone lot area; however, not to exceed 96 square feet of total sign area for each zone lot and provided that no 1 sign shall exceed 32 square feet.</p>
Maximum Height Above Grade	Wall and window signs: 25' Ground signs: 12'
Location	<p>Wall and window signs: Shall be set in from the boundary lines of the zone lot on which it is located, the same distance as a building containing a use by right; provided, however, wall signs may project into the required setback the permitted depth of the sign.</p> <p>Ground signs: Shall be set in at least 5' from every boundary line of the zone lot.</p>
Illumination	May be illuminated but only from a concealed light source. Flashing signs are prohibited.
Animation	Animated signs are prohibited.

10.10.6.3 Temporary Signs

Subject to the conditions hereinafter set forth and upon application to and issuance of a zoning permit therefore, signs identifying or advertising new construction, remodeling, rebuilding, development, sale, lease or rental of either a use by right or a designated land area; each such permit shall be valid for a period of not more than 12 calendar months and shall not be renewed for more than one successive period at the same location.

- A. Permitted sign types: Wall and ground.
- B. Permitted maximum number: 1 sign for each zone lot or designated land area on which the sign is located.

11.2.4.2 I-A, I-B Zone Districts

In the I-A, I-B zone districts, where permitted with limitations:

- A. A Live/Work Dwelling's commercial activity shall be limited to an Artist Studio use only.
- B. A Live/Work Dwelling use shall not be considered a "Residential Use" or "Residential Zone District" or "Protected District," nor in any other way be accorded residential protection (e.g., separation) against the effects of surrounding industrial uses as may otherwise be required by this Code.

11.2.4.3 All Zone Districts (Except I-MX, I-A, I-B; M-IMX Zone Districts)

In all zone districts where permitted with limitations, except in the I-MX, I-A, I-B; M-IMX zone districts, any repair, assembly, or fabrication of goods is limited to the use of hand tools or domestic mechanical equipment.

11.2.4.4 G-RO Zone District; All RX Zone Districts

In the G-RO zone districts and in all RX zone districts, where permitted with limitations:

- A. The commercial or nonresidential activity shall not exceed 50 percent of the gross floor area of the use.
- B. The commercial activity shall not have more than 2 employees or regular assistants on the premises at one time (such employees or regular assistants may be in addition to residents of the Live/Work Dwelling employed or working in the commercial activity portion of the use).
- C. Signs are limited to not more than 2 non-animated, non-illuminated wall or window signs not exceeding 20 square feet in total area.
- D. Outside storage of any flammable and combustible liquids and flammable gases is prohibited.
- E. Nonresidential storage in the Live/Work Dwelling shall be limited to no more than 10% of the space dedicated to the commercial or nonresidential activity.

SECTION 11.2.5 **MANUFACTURED HOME COMMUNITY**

11.2.5.1 **MHC Zone District**

In the MHC zone district, where permitted with limitations:

- A. Manufactured Home Community uses that were established before July 1, 2024 and Continuously Maintained on a Zone Lot shall be considered conforming uses in the MHC zone district.
- B. The Zone Lot containing the Manufactured Home Community use shall not be reduced, expanded or enlarged, except when a street or alley vacation or dedication causes a Zone Lot reduction or expansion.
- C. Manufactured Home Replacement does not need to match the exact size or location of the original structure.
- D. If 100% of all Manufactured Homes are replaced at one time or in phases, such development is not a Manufactured Home Replacement and will not benefit from exemptions in this Code for Manufactured Home Replacement.

SECTION 11.2.6 **ALL HOUSEHOLD LIVING USES IN C-CCN ZONE DISTRICTS**

In all C-CCN zone districts, where permitted with limitations, Household Living uses shall comply with the following limitations:

11.2.6.1 **Intent**

Improve the pedestrian experience along the Street Level in the Cherry Creek North mixed use shopping district by requiring Street Level active uses in all development. Retain ground stories

- E. Shall not be located in ~~mobile homes~~, recreational vehicles; or travel trailers.
- F. May be operated in an Accessory Dwelling Unit use permitted as accessory to a primary Single-Unit Dwelling use.
- G. Shall not display or create any external evidence of the Short-term Rental, except one non-animated, non-illuminated flat wall or window sign having an area of not more than 100 square inches.
- H. Shall not have any employees or regular assistants not residing in the primary or Accessory Dwelling Unit use located on the subject zone lot.
- I. Shall not include simultaneous rental to more than one party under separate contracts. This limitation is intended to prevent more than one Short-term Rental contract operating within the same Dwelling Unit at the same time, or within an Accessory Dwelling Unit and its associated primary Single-Unit Dwelling use at the same time. This limitation applies even where there are multiple Short-term Rental license holders who maintain the same primary Dwelling Unit as their primary residence.
- J. Shall not be subject to a maximum number of guests per night.

11.8.10.2 Related Provisions

Related provisions governing licensing requirements for a Short-term Rental are found in D.R.M.C. Chapter 33.

SECTION 11.8.11 YARD AND/OR GARAGE SALES

11.8.11.1 All Zone Districts

In all zone districts, where permitted with limitations, yard and/or garage sales:

- A. Shall not exceed 72 hours of total duration;
- B. Shall not have more than one such sale in the period from January 1st to June 30th and no more than one such sale in the period from July 1st to December 31st;
- C. Items offered for sale shall not have been bought for resale or received on consignment for the purpose of resale; and
- D. All external evidence of the sale shall be removed immediately upon the conclusion of the sale.

housekeeping unit are not required to seek services or care of any type as a condition of residency. All members of the non-profit housekeeping unit jointly occupy the entire premises of the dwelling unit.

3. Household

- a. A “household” is either:
 - i. A single person occupying a dwelling unit, plus any permitted domestic employees; or
 - ii. Any number of persons related to each other by blood, marriage, civil union, committed partnership, adoption, or documented responsibility (such as foster care or guardianship), plus any permitted domestic employees, who all occupy a dwelling unit as a single non-profit housekeeping unit; or
 - iii. Up to 5 adults of any relationship, plus any minor children related by blood, adoption or documented responsibility, plus any permitted domestic employees, who all occupy a dwelling unit as a single non-profit housekeeping unit; or
 - iv. Up to 8 adults of any relationship with a “handicap” according to the definition in the Federal Fair Housing Act, and who do not meet this Code’s definition of a Congregate Living or Residential Care use; or
 - v. Up to 8 older adults (individuals 55 or more years of age) who occupy a dwelling unit as a single, non-profit housekeeping unit, and who do not meet this Code’s definition of a Congregate Living or Residential Care Use.
- b. A household excludes any use that meets the definition of a Congregate Living use.

C. Specific Household Living Use Types and Definitions

1. Dwelling, Single Unit

One dwelling unit contained in a single structure.

2. Dwelling, Two Unit

Two dwelling units contained in one structure located on a single zone lot.

3. Dwelling, Multi-Unit

Three or more dwelling units contained in a single structure.

4. Dwelling, Live/Work

A combination of residential occupancy and commercial activity located within the same dwelling unit. In a “Live/Work Dwelling,” the commercial activity is a primary use in combination with a primary residential occupancy use, and the commercial occupancy shall not be considered a “Home Occupation” or other accessory use.

5. **Manufactured Home Community**

Residential occupancy of multiple Dwelling Units comprised of Manufactured Home structures, each occupied by a single Household, with multiple structures located on the same Zone Lot in the Manufactured Home Community zone district. Accessory uses may include supportive community facilities and amenities, such as a leasing/property management office, laundry rooms, communal gathering space, storage/maintenance, playgrounds, and similar secondary and incidental accessory uses. Additionally, Manufactured Home Communities are categorized as “mobile home parks” under state law.

a. **Definitions of Related Terms**

i. **Manufactured Home**

See the definitions of Manufactured Home and Manufactured Home Replacement in Division 13.3.

ii. **Manufactured Home Community Zone District**

[See the description of the Manufactured Home Community Zone District in Division 9.5.](#)

11.12.2.2 Definition of Congregate Living Use Category

- A. A structure or structures providing Residential Occupancy for Persons who do not live in a Household according to Section 11.12.2.1.B.3, Household. A Congregate Living use may occur within a self-contained Dwelling Unit. A Congregate Living use may also, such as with a tiny home village, occur within multiple structures where no one or not all structures contain a self-contained Dwelling Unit, but all structures comprising the use together provide residents with facilities for sleeping, bathing, cooking and preparing food. This use category includes groups of Persons who each have separate contracts or agreements with property owners, who do not jointly occupy the entirety of a dwelling unit, or who jointly occupy the entirety of a dwelling unit but who exceed the maximum number of adults permitted in a household as defined in Section 11.12.2.1.B.3, Household. Tenancy is arranged on a month-to-month or longer basis. Residents of a Congregate Living use may share sleeping units, and may have shared cooking, bathroom and common areas, or some combination of personal and shared facilities. Residents in a Congregate Living use are not required to seek services or care of any type as a condition of residency. This use does not include Residential Care. This use includes, but is not limited to; the following uses:
1. Rent-by-the-room configurations, such as rooming and boarding houses or student housing.
 2. Dormitories that house students of a primary Education use located on or off the same zone lot as the primary Education use, including a building used for members of a fraternity or houses officially recognized by a college/university, or seminary.
 3. Permanent tiny home villages.

11.12.2.3 Definition of Residential Care Use Category

- A. A Residential Structure or structures where guests receive treatment, supervision, emergency shelter, personal care, protective oversight, or other similar care or services, from staff on-site as a condition of the guests' residency. This definition excludes care provided by domestic employees or care workers in a private home that meets this Code's definition of Household Living or Congregate Living. For purposes of this definition, a "guest" is a person who stays overnight, regardless of total length of stay. For purposes of this definition, staff and volunteers who regularly return to another place of primary residence, but who stay overnight while working or volunteering, shall not be considered "guests." Tenancy may range from overnight to 30 days or longer. This use category includes, but is not limited to:
1. Shelters
 2. Community correction facilities and halfway houses
 3. Recovery residences, where a guest's participation in a program of supervision, treatment, or care is required
 4. Rehabilitation facilities
 5. Assisted living facilities
 6. Nursing homes or hospices

B. Specific Residential Care Use Types

Residential Care uses are further defined and distinguished by number of guests as follows:

1. Residential Care Use, Type 1: up to 10 guests year-round, or up to 100 guests for a maximum of 130 days per calendar year.

2. Sale of Plants or Plant Sales Facilities

Retail sales of horticultural items including, but not limited to bedding plants, plant containers, seeds, small trees and bushes, and accessories therefor; incidental sales of agricultural chemical and fertilizer products are permitted only if prepackaged.

3. All Other Types of Temporary Outdoor Sales, Seasonal

Retail sales of trees, plants, flowers, fruits, vegetables, or other similar foods or prepared food products, including incidental sales of customary non-food items. This use sub-type includes farmers markets, and sales of roasted chiles and corn.

K. Retail Food Establishment, Mobile

Readily movable motorized-wheeled vehicle designed and equipped to serve food or towed-wheeled vehicle designed and equipped to serve food. This definition shall not apply to uses which operate for less than 30 consecutive minutes at each separate location.

L. Temporary Managed Community

Residential occupancy of multiple relocatable Temporary Structures or multiple spaces for parked Motor Vehicles providing sleeping accommodations, which may be combined with one or more separate structures containing housekeeping accommodations and/or work spaces for operational staff, all located on the same Zone Lot. Tenancy is typically 30 days or longer.

Non-profit organizations, government entities, or quasi-governmental entities may provide or arrange for operational management, access to supportive services, on-site staffing, routine maintenance, or housekeeping accommodations including, but not limited to, facilities for secure shelter, guest check-in, food distribution or preparation, toilets, washrooms, showers, personal storage opportunities, and communal gathering, which may be provided on the same Zone Lot or in mobile units parked on the right-of-way. If the housekeeping accommodations are contained in structures, such structures may be Temporary Structures.

For purposes of this use definition, Temporary Structures may include, but are not limited to, tents or umbrella structures, as “tents” and “umbrella structures” are defined in the Denver Building Code. No tent or other Temporary Structure intended or used for sleeping accommodations contains a completely independent dwelling unit. Temporary Structures and Motor Vehicles may also be used by operational staff.

This temporary use does not include ~~Mobile Home Park~~ Manufactured Home Community as defined in the Zoning Code.

DIVISION 12.4 ZONING APPLICATION AND REVIEW PROCEDURES

Division 12.4 contains the specific procedures and review criteria for land use and development applications required by this Code (collectively referred to as “zoning applications”). Applicants should also refer to Division 12.3, Requirements Common to All Zoning Procedures, for procedural requirements generally applicable to all zoning applications, including provisions governing pre-application meetings, application submittals, public notice, and vested rights.

SECTION 12.4.1 ZONING PERMIT REVIEW

12.4.1.1 Purpose

The purpose of the zoning permit review process is to ensure compliance with the standards and provisions of this Code, while encouraging quality development in Denver reflective of the goals, policies, and strategies found in the Comprehensive Plan.

12.4.1.2 Applicability

A zoning permit is required prior to the following:

A. Structures

1. New construction of a Structure that is greater than 12 inches in height, including retaining walls but not including fences and walls.
2. New construction of any fence or wall greater than 4 feet in height.
3. New construction of any fence and wall 4 feet or less in height when located on a zone lot that:
 - a. Contains a structure for preservation designated under D.R.M.C., Chapter 30 (Landmark Preservation); or
 - b. Is located in a district for preservation designated under D.R.M.C., Chapter 30 (Landmark Preservation); or
 - c. Abuts a Parkway designated under D.R.M.C., Chapter 49.
4. Alteration of a Structure that either:
 - a. Is designated for preservation under D.R.M.C., Chapter 30 (Landmark Preservation); or
 - b. Is located in a district for preservation designated under D.R.M.C., Chapter 30 (Landmark Preservation); or
 - c. Changes the exterior of the Structure such that minimum zoning requirements are affected (e.g., required transparency, minimum build-to, required pedestrian access); or
 - d. Changes the total Gross Floor Area ("GFA") of the Structure.
5. Alterations to a retaining wall.
6. Alterations to existing fences and walls. only when the subject fence and wall is located on property that:
 - a. Contains a structure for preservation designated under D.R.M.C., Chapter 30 (Landmark Preservation); or
 - b. Contains a structure in a district for preservation designated under D.R.M.C., Chapter 30 (Landmark Preservation); or
 - c. Abuts a Parkway designated under D.R.M.C., Chapter 49.

7. Temporary Structures associated with a Temporary Use shall be reviewed and approved as part of the zoning permit for the associated Temporary Use, as required herein.
8. The erection, alteration, or maintenance of any sign, except where the requirement for a zoning permit is expressly waived in Division 10.10, Signs.
9. Establishment or construction of a new off-street parking area or expansion of an existing off-street parking area.
10. Manufactured Home Replacement.

B. Uses

1. Establishment of a Primary Use.
2. Change of a Primary Use.
3. The establishment of an Accessory Use, or the change of Accessory Use, but only when a zoning permit is required in the Use and Parking Tables found in Articles 3-9.
4. The establishment of a Temporary Use of any structure or land, but only when a zoning permit is required in the Use and Parking Tables found in Articles 3-9.
5. Changes in the total Gross Floor Area (“GFA”) of a use, including but not limited to increases in the GFA of a use that increases a parking requirement or that is subject to a maximum area limit in this Code (e.g., an Accessory Dwelling Unit use or garage parking use accessory to a Single Unit Dwelling use).

12.4.1.3 Prohibitions and Requirements Prior to Zoning Permit Issuance

A. Prohibitions on Activities Prior to Zoning Permit

No Development shall occur on property subject to these requirements for zoning permit review until a zoning permit has been approved, unless the Zoning Administrator allows an exception in writing.

B. Approval of Required Site Development Plan

When a Site Development Plan is required by Section 12.4.3, no zoning permit for construction shall be issued until a Site Development Plan is approved.

C. Landmark Preservation Approvals

When a Historic Structure or other structure in a district designated for preservation is the subject of a zoning permit application, no zoning permit shall be approved for construction or alteration to the exterior of such structure until the structure receives a certificate of appropriateness.

D. Payment of Gateway Regional Systems Development Fee

No zoning permit for an applicable zone lot, except a zoning permit only for a sign or fence and wall, shall be issued until the regional systems development fee established by the Gateway Regional Metropolitan District on land within the Gateway Regional Metropolitan District has been paid for the subject zone lot.

E. Manager of Parks and Recreation Approval of Uses and Development in the OS-A District

No zoning permit for an applicable zone lot shall be issued for any use or development in an OS-A zone district until the Manager of Parks and Recreation, or designee, has agreed to the approval of the zoning permit in writing.

F. Denver International Airport (DIA) Review of Uses and Development in the DIA Influence Area Overlay District (AIO)

No zoning permit shall be issued for any use, development, or structure in the DIA Influence Area Overlay District until the Manager of Aviation, or designee, has found that the proposed

day time period or if the permitted use is not established within the 180-day time period. After the use is validly established, an approved zoning use permit shall run with the land.

3. If a zoning permit is granted upon review and approval of a Site Development Plan according to Section 12.4.3 of this Code, then the zoning permit authorizing construction or a permitted use shall expire at the same time as the approved Site Development Plan.

B. Modification and Rescission

The Zoning Administrator may change, modify, or rescind any zoning permit decision, whether or not the decision has been appealed to the Board of Adjustment. Rescission of a permit is allowed according to the procedure and criteria stated in Section 12.11.6 of this Code.

C. Modifications and Amendments to an Approved Zoning Permit

Modifications and amendments to an approved zoning permit are allowed according to Section 12.3.7 of this Code.

SECTION 12.4.3 SITE DEVELOPMENT PLAN REVIEW

12.4.3.1 Purpose

The purpose of the site development plan review process is to ensure compliance with the standards and provisions of this Code and other applicable city standards, rules and regulations, while encouraging quality development in Denver reflective of the goals, policies, and strategies found in the Comprehensive Plan. Site development plan review is generally reserved for development with the potential for significant on-site and off-site impacts necessitating inter-departmental and inter-agency referral, review, and, in some cases, approval prior to final action by Community Planning and Development. After the City's approval of a site development plan, Community Planning and Development is authorized to issue requisite zoning permits under this Code.

12.4.3.2 Applicability

A. Site Development Plan Review Required

Unless specifically excepted in Section 12.4.3.2.B below, Site Development Plan review is required for:

1. Development in all zone districts, as the term "development" is defined in Division 13.3 of this Code.
2. All zone lot amendments resulting in the creation of more than 2 new zone lots.
3. Where a provision of this Code explicitly requires site development plan review and approval prior to establishment of a use.
4. The Zoning Administrator may require Site Development Plan review for any other development, including development otherwise excepted in Section 12.4.3.2.B below, where the proposed development requires approval by a City agency or department other than the Community Planning and Development Department.

B. Exceptions - No Site Development Plan Review Required

The following types of development are not subject to this Section's Site Development Plan review process:

1. Development of one Primary Structure for establishment of a Single Unit Dwelling use or a Two-Unit Dwelling use, with or without development of one or more detached Accessory Structures for associated accessory uses, and where all such structures are developed on a single Zone Lot.
2. Development of two Primary Structures for establishment of a Single Unit Dwelling use in each such structure, with or without development of one or more detached Accessory

Structures for associated accessory uses, and where all such structures are developed on a single Zone Lot.

3. Development within a PUD District subject to an approved Detailed PUD District Plan under Section 9.6.1.3, Requirement for a PUD District Plan.
4. Development listed in Section 12.4.3.2.A above, after a Pre-Application Concept Plan review is completed according to Section 12.4.3.3.B, where approval by another review process is determined by the Zoning Administrator to be sufficient. The determination shall be based on finding that a different review process, such as Zoning Permit or Zone Lot Amendment review, is sufficient based on the scale of proposed development and the extent of required approvals or review by a City agency or department other than Community Planning and Development.
5. Manufactured Home Replacement.

C. Prohibition on Activities Prior to Site Development Plan Approval

No development shall occur on property subject to Site Development Plan review until a Site Development Plan has been approved, and requisite zoning and building permits issued.

12.4.3.3 Review Process

A. Initiation

The owner(s) of the subject property or the owner's or owners' authorized agent may initiate an application for site development plan review.

B. Pre-Application Concept Plan Review

1. A pre-application concept plan review is mandatory before submittal of a formal site development plan application. During the concept plan review, the DRC will confirm the applicability of site development plan review to the proposed development activity and the specific procedure steps and submittal requirements the applicant will follow. See also Section 12.3.2, Pre-Application Meeting/ Concept Plan Review.
2. During the concept plan review, the DRC may waive an otherwise mandatory requirement for site development plan review if the DRC finds that the nature and complexity of the proposed development, and the development's compliance with this Code, can be fully addressed through the zoning permit review procedure in Section 12.4.1.
3. During the concept plan review, the DRC shall determine whether Large Development Review (LDR) or an Infrastructure Master Plan (IMP) is required for the proposed development activity according to Sections 12.4.12 and 12.4.14. If the DRC determines a LDR or IMP is required the Site Development Plan application shall not be approved until a LDR or IMP, as applicable, is completed and/or approved.

C. Application and Fees

1. Submittal in Writing

All applications for site development 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.

2. Concurrent Applications

Concurrent applications may be allowed according to Section 12.3.3.9, Concurrent Applications. In no case, however, shall a building permit, as applicable, be issued until the site development plan is approved and all zoning permits issued according to this Article, unless the Zoning Administrator allows an exception in writing.

DIVISION 12.7 NONCONFORMING USES

SECTION 12.7.1 INTENT

The creation in this Division of the legal status of "nonconforming use" assures that land uses no longer permitted in a zone district are strictly limited in their right to continue, expand, or enlarge. Such nonconforming land uses are presumed to be incompatible with permitted uses in the zone district, typically because the nature or scale of the nonconforming use's operation create adverse impacts on surrounding properties or the character of the surrounding neighborhood context. Accordingly, the provisions in this Division 12.7 encourage nonconforming uses, over time, to terminate or relocate to a zone district where they are permitted.

SECTION 12.7.2 APPLICABILITY

- 12.7.2.1 Division 12.7 applies to all nonconforming uses. For purposes of this Code, "nonconforming use" means any use which, at the time the use was first permitted or initiated, was lawfully operated, and has since that time been continuously lawfully operated, but which use is not a "conforming use" as defined in this Code and is not a "compliant use" as defined in this Code.
- 12.7.2.2 Nonconforming outdoor general advertising devices (billboards) and other nonconforming signs shall be subject to the nonconforming sign provisions in Division 12.9 of this Article instead of the nonconforming use standards stated in this Division 12.7.

SECTION 12.7.3 LIMITED CONTINUANCE OF NONCONFORMING USES ALLOWED

12.7.3.1 General Allowance and Limitation on Expansion

- A. ~~This Section 12.7.3.1 shall not apply to a Nonconforming Mobile Home Park. See Section 12.7.3.2.~~
- B. Provided it continues to comply with all provisions of this Section, any Nonconforming Use may be continued in operation on the same Zone Lot and on the same floor area in a Structure that was occupied by the Nonconforming Use on the date the use first became a Nonconforming Use.
- C. Except as authorized in Section 12.7.3.3, the Zone Lot or the floor area in a Structure devoted to the operation and maintenance of a Nonconforming Use shall not be increased.
- D. The continuance authorized hereunder shall not be construed to permit an increase in the number of dwelling units, a reduction of the ratio of Zone Lot area to the number of Dwelling Units, or a change in any aspect or the character of the Nonconforming Use that increases the amount, extent, or degree of nonconformity. This subsection shall not be construed to prohibit changes in the Nonconforming Use that result in a decrease in the amount, extent or degree of nonconformity (e.g., a reduction in the floor area of the Nonconforming Use that results in a decrease in the amount of parking required).

12.7.3.2 ~~Continuance of a Nonconforming Trailer Camp or Court (Mobile Home Park) Use~~

- A. **Intent**
~~The intent of Section 12.7.3.2 is to allow for limited replacement of an individual Mobile Home located in a nonconforming Mobile Home Park.~~
- B. **Applicability**
~~Section 12.7.3.2 applies to nonconforming Mobile Home Parks.~~
- C. **General Allowance and Limitation on Expansion**
~~Provided it continues to comply with all provisions of this Section 12.7.3.2, a nonconforming Mobile Home Park may continue to operate on the same zone lot that was occupied by the Nonconforming Use on the date the use first became a Nonconforming Use.~~

D. Prohibited Expansion

~~A nonconforming Mobile Home Park may continue subject to the provisions of this Section 12.7.3.2, except that any one of the following actions shall be considered a prohibited expansion of the Nonconforming Use and shall subject the use to the termination provisions in Section 12.7.7 below:~~

- ~~1. An increase in the Area of the Zone Lot devoted to the operation and maintenance of a nonconforming Mobile Home Park.~~
- ~~2. An increase in the total number of individual Mobile Homes sited within the nonconforming Mobile Home Park.~~

E. Zoning Permit Required for Mobile Home Replacement

~~Replacement of an individual Mobile Home may be allowed only if the Zoning Administrator first approves a zoning permit for the replacement structure subject to the following standards:~~

- ~~1. The replacement structure may be a Mobile Home constructed prior to the creation of the Manufactured Home Construction and Safety Standards or a manufactured home constructed under the Manufactured Home Construction and Safety Standards.~~
- ~~2. The replacement structure shall not exceed 1 story in height.~~

12.7.3.3 Zoning Administrator Authority to Allow Limited Expansions

A. Zoning Administrator Authority in Special Cases Only

- The Zoning Administrator may authorize, upon application in specific cases, an exception permitting an increase in either or both the zone lot area or the floor area in a structure or structures occupied by a nonconforming use as are necessary and essential to enable the owner of the use to comply with lawful requirements of the federal, state, or municipal governments; or
- As a result of an act of government through vacation of right-of-way that creates private land area abutting an existing zone lot, for that newly created private land, the Zoning Administrator may authorize, upon application in specific cases, an exception permitting the existing nonconforming use on the existing zone lot to expand in zone lot area, but not floor area in a structure or structures, onto the newly created private land.

B. Procedure and Required Findings

All applications for an allowance under this Section 12.7.3.2 shall be reviewed according to the procedures stated in Section 12.4.1, Zoning Permit Review. In addition to the review criteria stated in Section 12.4.1, the Zoning Administrator shall grant an allowance only upon finding the following conditions exist:

- That the use is a nonconforming use as defined in this Code, is in full compliance with all requirements of this Code applicable to nonconforming uses, and is not a nonconforming use which, by the provisions of this Code, is to be terminated by operation of law; and
- The Zoning Administrator has found that the application complies with Section 12.7.3.2.A.

C. Allowance Personal to Owner

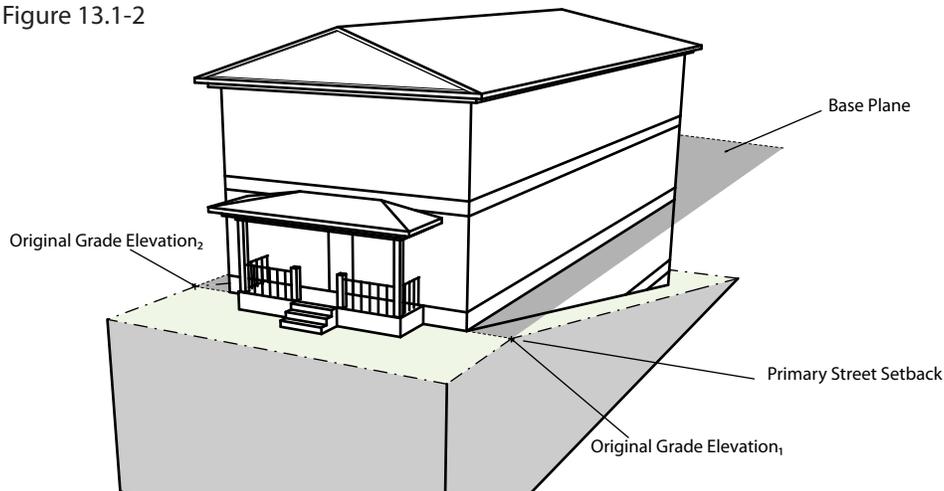
Every allowance authorized by this Section 12.7.3.2 shall be personal to the applicant and shall not be transferable, and shall run with the land only after construction of any authorized structure or structures and only for the life of such structure or structures.

12.7.3.4 Board of Adjustment Authority to Grant Variances for Expansion

The Board of Adjustment is authorized under its power to grant variances to permit an increase in the floor area occupied by a nonconforming use in an existing structure, subject to the procedures and applicable criteria stated in Section 12.4.7, Variance.

- c. A Rear Base Plane shall be the basis for measuring height in the portion of the Zone Lot described below:
 - i. The rear 35% of the Zone Lot Depth for all S-SU, S-RH, S-MU-3, E-SU, E-TU, E-RH, E-MU, U-SU, U-TU and U-RH zone districts
 - ii. The rear 20% of the Zone Lot Depth in the G-RH, G-MU-3 and G-RO-3 zone districts
- d. The Rear Base Plane shall be a horizontal plane established at the average elevation of the original grade of the two Side Interior Zone Lot Lines, or the elevation of original grade of one side interior zone lot line when two are not present, measured at the Rear Zone Lot Line. See Figure 13.1-2. In any case where a Side Interior Zone Lot Line does not intersect with a Rear Zone Lot Line, the Zoning Administrator shall determine the points where the Rear Base Plane shall originate based on the criteria for determining zone lot lines in Section 13.1.5.2.A.3, Criteria for Zoning Administrator Determination.

Figure 13.1-2



2. Building Specific Base Plane

- a. **Applicability:**
A building specific base plane may be used for development of multiple primary buildings on a single zone lot that is 18,000 square feet or more and for structures within the MHC zone district. ~~a building specific base plane may be used.~~
- b. **Base Plane:**
A building-specific base plane shall be a horizontal plane established at the average elevation of the original grade or finished grade, whichever is lower, of the corners of each building. With this approach, a building-specific base plane is established for each building sited on the same zone lot. See Figure 13.1-3

M

Manager: The Executive Director of the Department of Community Planning and Development.

Manufacture: All operations required to produce the material named.

Manufactured Home:

A Manufactured Home is defined as any one of the following:

1. A single-family dwelling unit that is built on a permanent chassis; is designed for long-term residential occupancy; contains complete electrical, plumbing, and sanitary facilities; is designed to be installed in a permanent or semipermanent manner with or without a permanent foundation; and is capable of being drawn over public highways as a unit or in sections by special permit;
2. A preconstructed building unit or combination of preconstructed building units that is constructed in compliance with the federal manufactured home construction safety standard, as defined in section 24-32-3302(13), C.R.S., as amended;
3. A mobile home, as defined in section 24-32-3302(24), C.R.S., as amended; or
4. A tiny home, as defined in section 24-32-3302(35), C.R.S., as amended.

Manufactured Home Replacement: Removal and replacement of one or more Manufactured Home(s) within the MHC zone district with one or more different Manufactured Home(s), but not including a proposal or intent to remove and replace 100% of the Manufactured Homes at one time or in phases.

Marijuana: All parts of the plant of the genus cannabis whether growing or not, the seeds thereof, the resin extracted from any part of the plant, and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or its resin, including marijuana concentrate. “Marijuana” includes industrial hemp, fiber produced from the stalks, oil, or cake made from the seeds of the plant, and sterilized seed of the plant which is incapable of germination. “Marijuana” does not include the weight of any other ingredient combined with marijuana to prepare topical or oral administrations, food, drink, or other product.

Marijuana Concentrate: The hashish, cannabinoids, or any alkaloid, salt, derivative, preparation, compound, or mixture, whether natural or synthesized, of cannabinoids.

Marijuana-Infused Product: A product infused with marijuana that is intended for use or consumption other than by smoking, including but not limited to, edible product, ointments and tinctures.

Mass Transit: The general term used to identify bus, fixed rail, or other types of transportation service available to the general public that move relatively large numbers of people at one time.

Mass Transit Railway System: A system of conveyance available to the public which may include, but not be limited to, rail tracks and guideways, terminals, stations, passenger shelters, electrical power lines, maintenance and storage facilities, parking facilities, and transportation control features or fixtures.

Mechanized Parking: Parking of vehicles using mechanized equipment that replaces the need for a driver. Mechanized parking spaces may be narrower due to the lack of a need to enter or exit the vehicle.

Midpoint: A point of a boundary line equally distant from the two lot lines intersecting it at right angles or within 45 degrees of a right angle.

Mitigation: An action that will have one or more of the following effects:

1. Avoiding an impact by not taking a certain action or parts of an action;
2. Minimizing impacts by limiting the degree or magnitude of the action or its implementation;
3. Rectifying the impact by repairing, rehabilitating, or restoring the impact area, facility or service;
4. Reducing or eliminating the impact over time by preservation and maintenance operations;
5. Compensating for the impact by replacing or providing suitable biological and physical conditions; and by replacing or providing suitable services and facilities.

Mixed Use Development: The development of a site or building with two or more different principal or primary uses including, but not limited to residential, office, manufacturing, retail, public or entertainment uses.

Mixed Use Commercial Zone District: All of the following zone districts:

1. All CC Zone Districts
2. All MX Zone Districts
3. All MS Zone Districts
4. All C-CCN Zone Districts
5. All Downtown Neighborhood Context Zone Districts
6. I-MX
7. All Campus Context Zone Districts
8. DIA
9. M-CC
10. M-MX
11. M-IMX
12. M-GMX

Mode (Of Transportation): A particular form or method of travel, for example, walking, automobile, bicycling, public transit, bus or train.

Motor Vehicle: Any vehicle that is self-propelled and can be legally operated upon streets and highways. For purposes of this definition, the term motor vehicle shall also include vehicles or implements used in farming or construction.

Motor Vehicle, Inoperable: Any motor vehicle that meets at least one of the following criteria:

1. Vehicle is partially dismantled or wrecked; or

2. Vehicle cannot be self-propelled or move in the manner in which it originally was intended to move.

Mobile Home:

1. ~~A single-family dwelling that is built on a permanent chassis; is designed for long-term residential occupancy; contains complete electrical, plumbing, and sanitary facilities; is designed to be installed in a permanent or semipermanent manner with or without a permanent foundation; and is capable of being drawn over public highways as a unit or in sections by special permit.~~
2. ~~A manufactured home, as defined in C.R.S. Sec. 38-29-102(6), if the manufactured home is situated in a mobile home park.~~

~~**Mobile Home Park:** A parcel of land used for the continuous accommodation of five or more occupied mobile homes operated for the pecuniary benefit of the owner of the parcel of land or the owner's agents, lessees, or assignees. "Mobile home park" does not include mobile home subdivisions or property zoned for manufactured home subdivisions. For purposes of this definition, the parcel of land comprising the mobile home park does not need to be contiguous, but must be in the same neighborhood as determined by the Division of Housing in the Colorado Department of Local Affairs. Formerly referred to as a Trailer Camp or Court in the Zoning Code.~~

Multi-modal: The issues or activities that involve or affect more than one mode of transportation or a path that can be traversed through different forms of travel. Includes transportation connections, choices, cooperation and coordination of various modes. Also known as "intermodal."

Multi-phase or Phased Development: A development project that is constructed in stages, each stage being capable of existing and operating independently of the other stages.

Municipal Solid Waste: The solid waste from community, commercial and industrial sources that does not contain hazardous waste as determined by the fire department and the department of environmental health.

Residential Zone District or Residential District:

1. Any -SU-, -TU-, -RH-, **MHC**, -MU-, -RO, or -RX zone district.
2. Any zone district retained from Former Chapter 59, mapped on the Official Map, and considered a "Residential district" under Section 59-2(235) of the Former Chapter 59.

Retail: Sale to the ultimate consumer for direct consumption or use and not for resale.

Retaining Wall: A wall which is designed to, and in fact does, retain the earth on one side at a higher elevation than the earth on the other side. Only that portion of the wall that actually retains earth shall be considered a retaining wall; the remainder shall be a fence or wall and be measured as set forth in Section 13.1.7.

Rezoning: An amendment to the Official Zoning Map.

Roof: The structure forming the upper covering of a Completely Enclosed Structure or Partially Enclosed Structure.

Roof, Low-Slope: A roof or portion of roof that has no sloping plane greater than 3:12.

Roof, Pitched: A roof or portion of roof that has a sloping plane greater than 3:12 and less than 20:12. For assemblies with a sloping plane of 20:12 or greater, see definition of "Exterior Wall."

Roof Line: The highest point on any building or structure where an exterior wall or parapet wall encloses roof or floor area, including floor area provided for housing mechanical equipment.

Rooftop and/or Second Story Deck: Any unenclosed deck, patio, terrace, porch, exterior balcony, or similar unenclosed building element either located on the roof of a primary or detached accessory structure or projecting from the building above the Street Level. For purposes of this definition, "Second Story Deck" shall not include landings equal to or less than 16 square feet in area.

Roof Overhang: The portion of a Roof extending over the top of an Exterior Wall which projects beyond the exterior face of the Exterior Wall.

Room: Any area in a structure bounded along more than 75 percent of its perimeter by vertical walls or partitions, or by other types of dividers which serve to define the boundaries of the division.

Rotocraft: Any aircraft deriving its principal lift or support in the air from one (1) or more rotors or from the vertical component of the force produced by rotating airfoils.