

Zoning Requirements at 2329 Eliot St.

The below chart from the latest Denver Zoning Code shows what building forms are allowed in the G-MU-3 Zone District.

General Urban (G-) Neighborhood Context Zone Districts	Max Number of Primary Structures per Zone Lot	Building Forms													
		Suburban House	Urban House	Detached Acc. Dwelling Unit	Duplex	Tandem House	Town House	Garden Court	Row House	Apartment	Drive Thru Services	Drive Thru Restaurant	General	Shopfront	
Row House (RH)	G-RH-3	no max	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					
Multi Unit (MU)	G-MU-3, -5	no max	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					
	G-MU-8, -12, -20	no max	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					
Residential Office (RO)	G-RO-3, -5	no max	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					
COMMERCIAL MIXED USE ZONE DISTRICTS															
Residential Mixed Use (RX)	G-RX-5	no max													<input checked="" type="checkbox"/>
Mixed Use (MX)	G-MX-3	no max											<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Main Street (MS)	G-MS-3, -5	no max											<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

= Allowed = Allowed subject to limitations

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Below are the Denver Zoning Code requirements for the Urban House and Duplex Building Forms. Note specifically the minimum Zone Lot Width.

URBAN HOUSE

HEIGHT	
Stories (max)	G-MU-3 G-RO-3 3
Feet (max)	30**
Stories, front 80% / rear 20% of zone lot depth (max)	na
Feet, front 80% / rear 20% of zone lot depth (max)	na
Side Wall Height, for Pitched Roof, within 15' of Side Interior and Side Street (max)	na
Upper Story Setback, for Flat Roof, Above 25' Side Interior and Side Street (min)	na
*1' for every 5' increase in lot width over 50' up to a maximum	
SITING	
ZONE LOT	
Zone Lot Size (min)	3,000 ft ²
Zone Lot Width (min)	25'
Primary Street, block sensitive setback required	yes

DUPLEX

HEIGHT	
Stories (max)	G-MU-3 G-RO-3 3
Feet (max)	30**
Stories, front 80% / rear 20% of zone lot depth (max)	na
Feet, front 80% / rear 20% of zone lot depth (max)	na
Side Wall Height, for Pitched Roof, within 15' of Side Interior and Side Street (max)	na
Upper Story Setback, for Flat Roof, Above 25' Side Street and Side Interior (min)	na
*1' for every 5' increase in lot width over 50' up to a maximum	
SITING	
ZONE LOT	
Zone Lot Size (min)	3,000 ft ²
Zone Lot Width (min)	25'
Primary Street, block sensitive setback required	yes

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Below are the Denver Zoning Code requirements for the Garden Court & Row Home Building Forms. Note specifically the minimum Zone Lot Width.

GARDEN COURT	
HEIGHT	G-MU-3
Stories (max)	3
Feet (max)	30**
Stories, front 80% / rear 20% of zone lot depth (max)	na
Feet, front 80% / rear 20% of zone lot depth (max)	na
Side Wall Height, for Pitched Roof, within 15' of Side Interior and Side Street (max)	na
Upper Story Setback, for flat roof, Above 25': Side Street and Side Interior (min)	na
*1' for every 5' increase in lot width over 50' up to a maximum height	
SITING	G-MU-3
ZONE LOT	
Zone Lot Size (min)	6,000 ft ²
Zone Lot Width (min)	50'

ROW HOUSE	
HEIGHT	G-MU-3; G-RO-3
Stories (max)	3
Feet (max)	40'
Stories, front 80% / rear 20% of zone lot depth (max)	na
Feet, front 80% / rear 20% of zone lot depth (max)	na
Side Wall Height, for Pitched Roof, within 15' of Side Interior and Side Street (max)	na
Upper Story Setback, for flat roof, Above 25': Side Street and Side Interior	na
*1' for every 5' increase in lot width over 50' up to a maximum height of	
SITING	G-MU-3; G-RO-3
ZONE LOT	
Zone Lot Size (min)	6,000 ft ²
Zone Lot Width (min)	50'

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Below are the Denver Zoning Code requirements for the Apartment Building Form. Note specifically the minimum Zone Lot Width.

APARTMENT

HEIGHT	G-RO-3 G-MU-3
Stories (max)	3
Feet (max)	40'
Feet, within 175' of Protected District (max)	na

SITING	G-RO-3 G-MU-3
ZONE LOT	
Zone Lot Size (min)	6,000 ft ²
Zone Lot Width (min)	50'