

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

SECTION 9.7.1 MASTER PLANNED CONTEXT DESCRIPTION



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

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

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

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

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

9.7.3.3 Primary Building Form Standards

A. Generally Applicable Standards

1. **Compliance with Division 9.7.3**
All development shall comply with a permitted Primary Building Form and all design standards contained within Division 9.7.3. One building form and the associated standards shall be selected for each structure on a zone lot. Combining standards from different building forms for the same structure is prohibited. Unenclosed development, structures and/or buildings uses shall comply with all building form standards as applicable.
2. **Compliance with Other Code Provisions**
 - a. ~~In addition to the neighborhood context-specific standards included in this article,~~ and development shall must comply with the ~~general design~~ standards in Article 10, General Design Standards. For multiple buildings on a zone lot, see Article 10, Division 10.3.
 - b. A zoning permit is required prior to any development according to Section 12.4.1 Zoning Permit Review, and may also require Site Development Plan Review according to Section 12.4.3.

B. Summary Table of Number of Structures and Building Forms

The districts Each zone district allows a certain number of primary structures per zone lot, according to Division 1.2, Zone Lots and Section 1.2.3.5, Number of Structures Allowed per Zone Lot, and a variety of building forms appropriate for the Master Planned Neighborhood Context according to Section 9.7.3.4, District Specific Standards, as set out summarized in the table below:

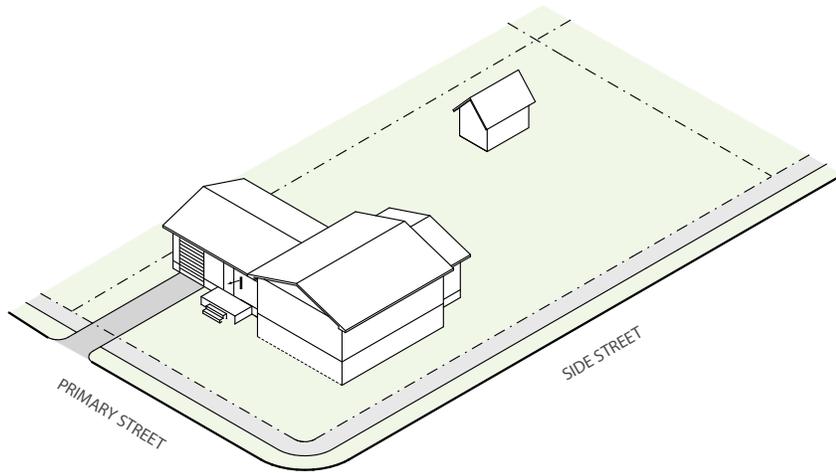
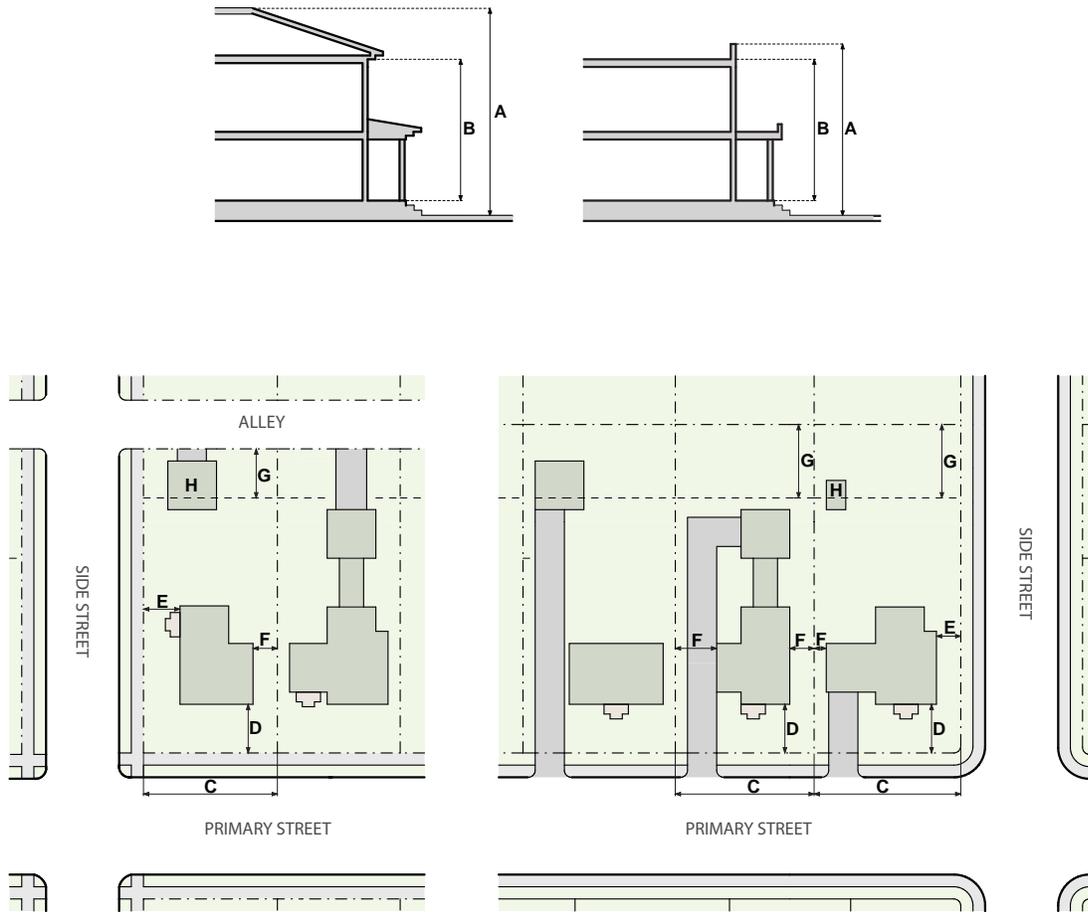
Neighborhood Context			Max Number of Primary Structures per Zone Lot	Suburban House	Urban House	Detached Acc. Dwelling Unit	Duplex	Tandem House	Town House	Garden Court	Row House	Courtyard Apartment	Apartment	Drive Thru Services	Drive Thru Restaurant	General	Industrial
Master Planned	District																
	M-RH-3	Row House 3	no max		■	■	■	■		■	■						
	M-RX-5	Residential Mixed Use 5	no max		■	■	■	■		■	■	■	■			□	
	M-RX-5A	Residential Mixed Use 5	no max	■	■	■	■	■	■	■	■	■	■			□	
	M-CC-5	Commercial Corridor 5	no max										■	■	■	■	
	M-MX-5	Commercial Mixed Use 5	no max				■	■		■	■	■	■	■	■	■	
	M-IMX-5, -8, -12	Industrial Mixed Use 5, 8, 12	no max								■	■	■	■	■	■	■
M-GMX	General Mixed Use	no max	■	■	■	■	■	■	■	■	■	■	■	■	■	■	

■ = Allowed □ = Allowed subject to limitations.

District Specific Standards [FIX OUTLINE NUMBERING]

A. Suburban House

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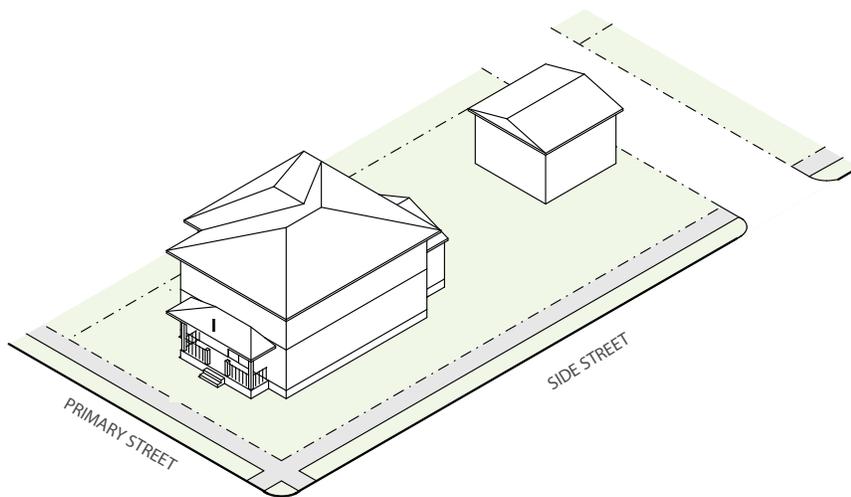
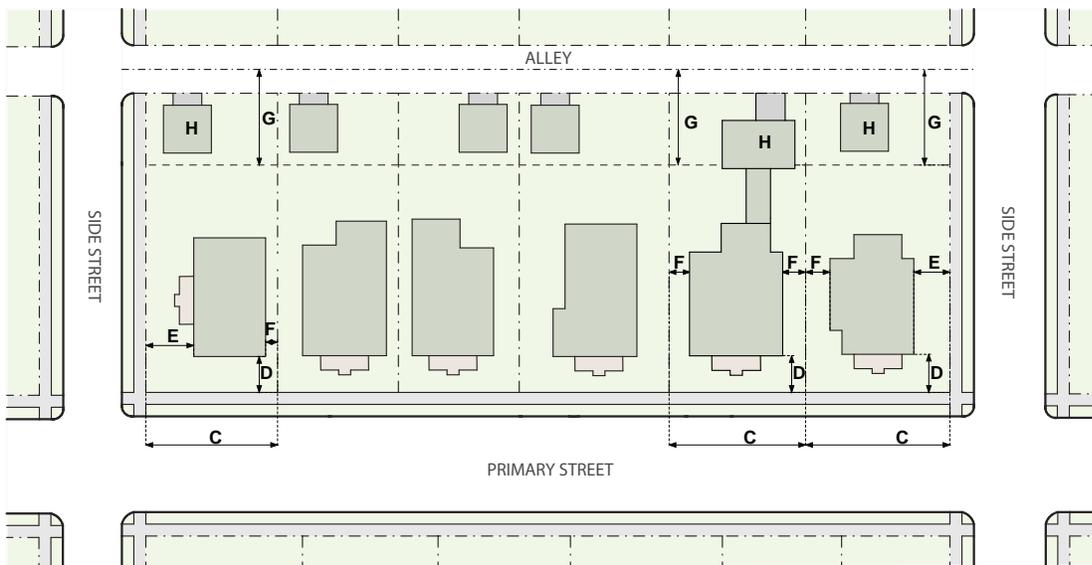
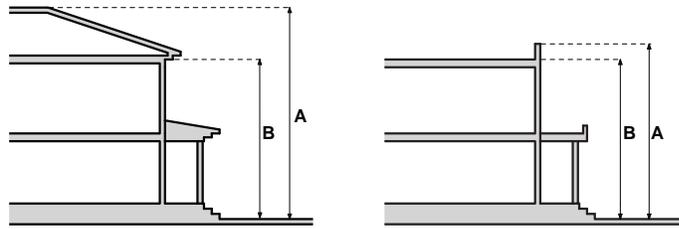


HEIGHT		M-RX-5A M-GMX
A	Stories (max)	2.5
A	Feet (max)	35'
B	Side Wall Height (Max)	30'
SITING		M-RX-5A M-GMX
ZONE LOT		
	Zone Lot Size (min)	3,000 ft ²
C	Zone Lot Width (min)	25'
	Dwelling Units per Primary <u>Residential</u> Structure (max)	1
SETBACKS		
D	Primary Street (min)	10'
E	Side Street (min)	10'
F	Side, interior (min)	3'
G	Rear (min)	10'
	Building Coverage <u>per Zone Lot</u> , including all accessory structures (max)	50%
PARKING		
	Parking and Drive Lot Coverage in Primary Street Setback (max)	2 Spaces and 320 SF
	Vehicle Access	From alley; or Street access allowed when no alley present See Sec 9.7.3.3
ACCESSORY STRUCTURES		
H	Detached Accessory Structures Allowed	see Sec. 9.7.4
DESIGN ELEMENTS		M-RX-5A M-GMX
BUILDING CONFIGURATION		
	Primary Street Facing Attached Garage Door Width in first 50% of lot depth(max)	35% of the entire width of the <u>front Primary Street facing</u> facade of the <u>dwell-ing primary structure</u> or 16', whichever is greater
	Attached Garage Allowed	<u>Front facing garage doors</u> shall not project <u>forward of any part of a Primary Street facing facade of a primary struc-ture</u> , which for purposes of this form, may include a front porch. <u>For excep-tions, see Sec. 9.7. . . .</u>
GROUND STORY ACTIVATION		
I	Pedestrian Access, Primary Street	Entry Feature

[See Sections 9.7.3.5 - 9.7.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Excep-tions](#)

B. Urban House

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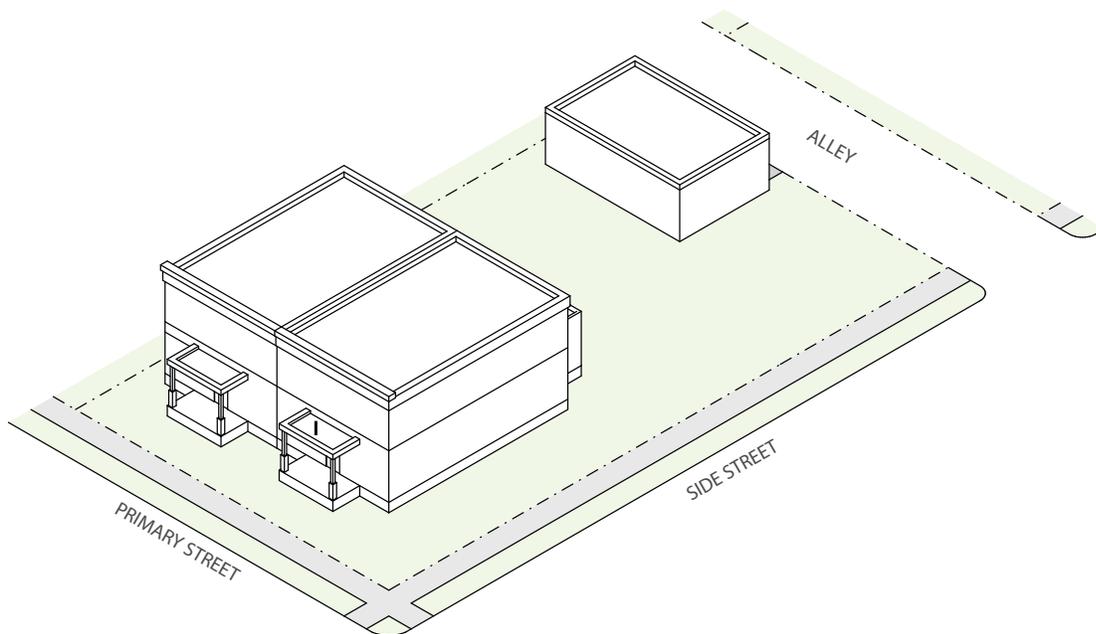
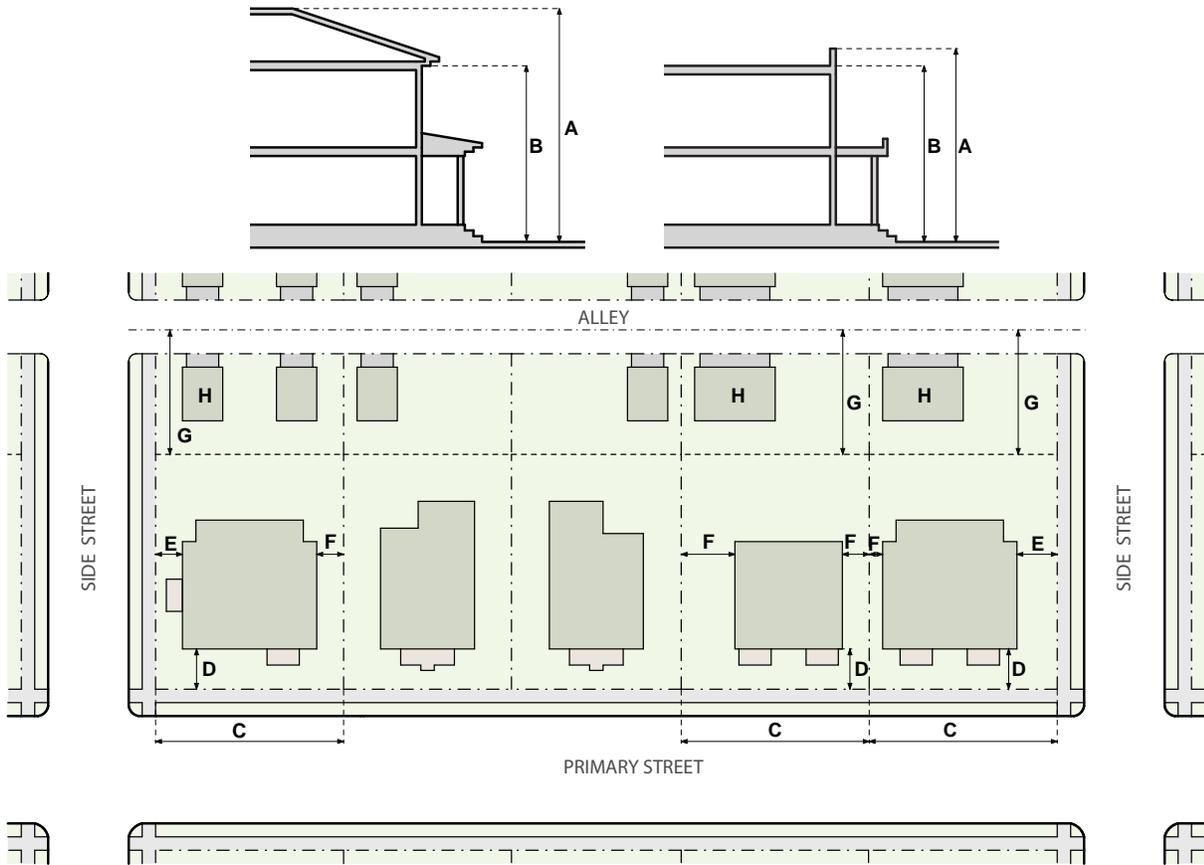
URBAN HOUSE

		M-RH-3 M-RX-5, M-RX-5A, M-GMX
HEIGHT		
A	Stories (max)	2.5
A	Feet (max)	40'
B	Side Wall Height (Max)	34'
SITING		
ZONE LOT		
	Zone Lot Size (min)	3,000 ft ²
C	Zone Lot Width (min)	25'
	Dwelling Units per Primary <u>Residential</u> Structure (min/max)	1/2
SETBACKS		
D	Primary Street (min)	10'
E	Side Street (min)	10'
F	Side, interior (min)	3'
G	Rear (min)	0'
	Building Coverage <u>per Zone Lot</u> , including all accessory structures (max)	75%
PARKING		
	Parking and Drive Lot Coverage in Primary Street Setback (max)	2 Spaces and 320 SF
	Vehicle Access	From alley; or Street access allowed when no alley present See Sec 9.7.3.3
ACCESSORY STRUCTURES		
H	Detached Accessory Structures Allowed	see Sec. 9.7.3.2
		M-RH-3 M-RX-5, M-RX-5A, M-GMX
DESIGN ELEMENTS		
BUILDING CONFIGURATION		
	Primary Street Facing Attached Garage Door Width in first 50% of lot depth(max)	35% of the entire width of the <u>front Primary Street facing</u> facade of the <u>dwelling primary structure</u> or 16', whichever is greater
	Attached Garage Allowed	<u>Front facing garage doors</u> shall not project <u>forward of any part of a Primary Street facing facade of a primary structure.</u> For exceptions, see Sec. 9.7.____.
GROUND STORY ACTIVATION		
I	Pedestrian Access, Primary Street	Entry Feature

See Sections 9.7.3.5 - 9.7.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

C. Duplex

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DUPLEX

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

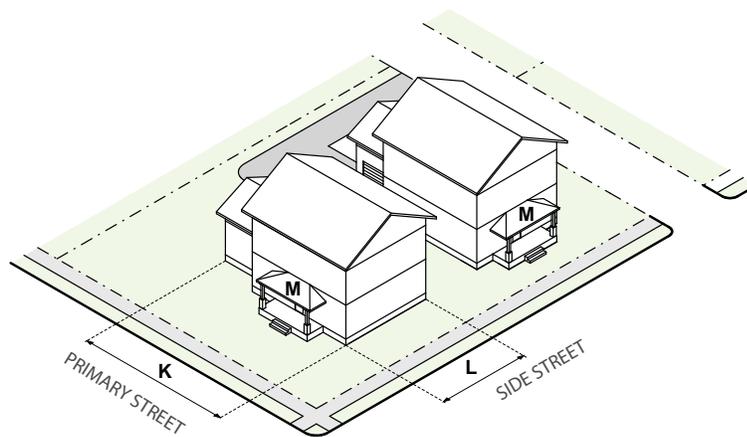
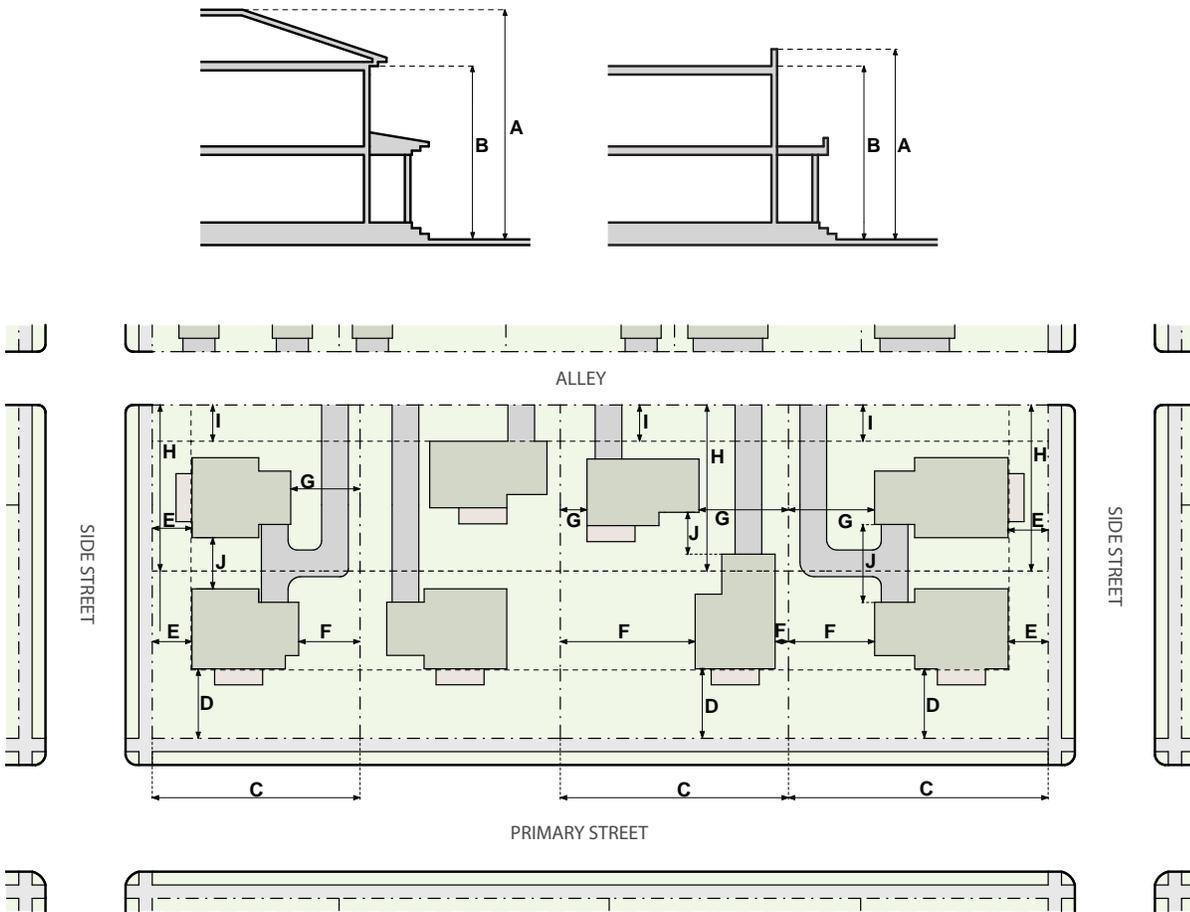
SITING	M-RH-3	M-RX-5 M-MX-5 M-RX-5A, M-GMX
	ZONE LOT	
Zone Lot Size (min)	4,000 ft ²	4,000 ft ²
C Zone Lot Width (min)	45'	45'
Dwelling Units per Primary <u>Residential</u> Structure (min/max)	2/2	2/2
SETBACKS		
D Primary Street (min)	10'	10'
E Side Street (min)	10'	10'
F Side, interior (min)	5'	5'
G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

DESIGN ELEMENTS	M-RH-3	M-RX-5 M-MX-5 M-RX-5A, M-GMX
	BUILDING CONFIGURATION	
Primary Street Facing Attached Garage Door Width in first 50% of lot depth(max)		35% of the entire width of the <u>front Primary Street facing</u> facade of the <u>dwelling primary structure</u> or 16', whichever is greater
Attached Garage Allowed		Front facing garage doors shall not project <u>forward of any part of a Primary Street facing facade of a primary structure.</u> For exceptions, see Sec. <u>9.7.____</u> .
GROUND STORY ACTIVATION		
I Pedestrian Access, Primary Street		Entry Feature

See Sections 9.7.3.5 - 9.7.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

D. Tandem House

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TANDEM HOUSE

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

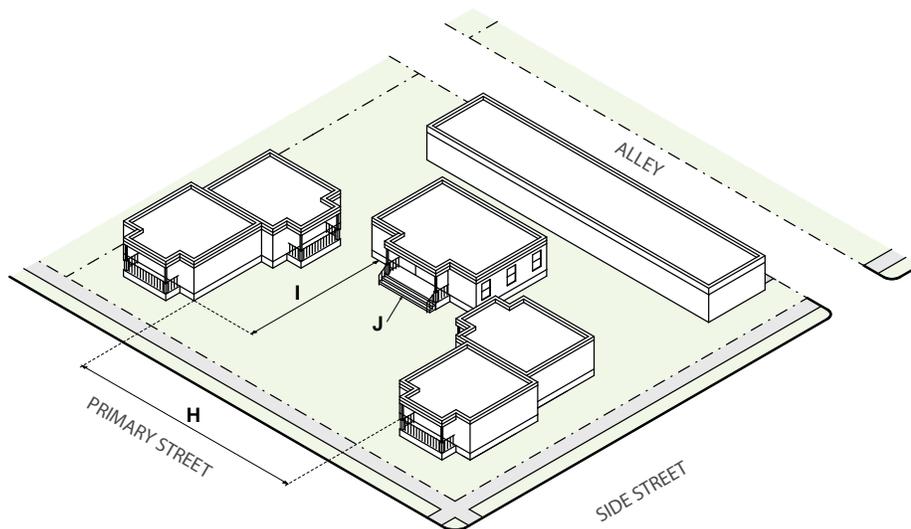
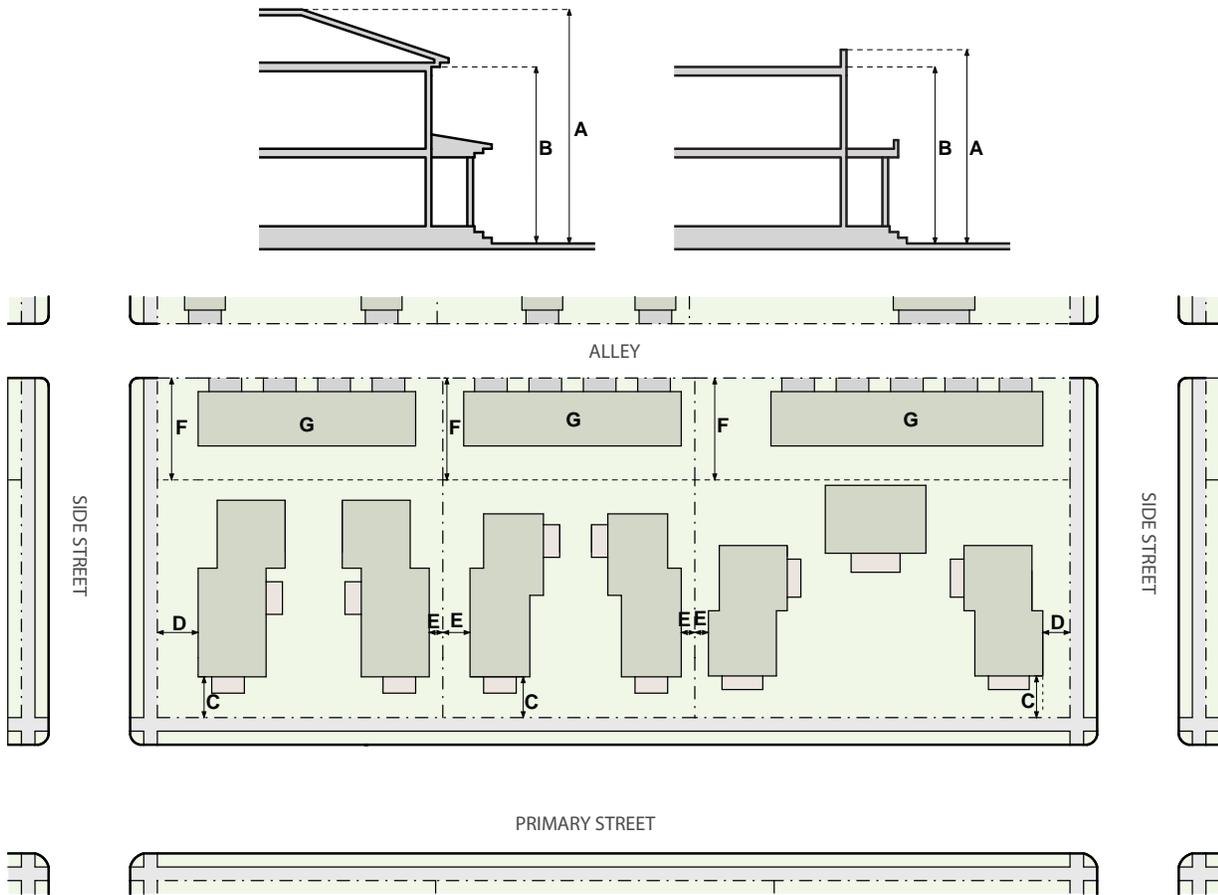
SITING	M-RH-3	M-RX-5 M-MX-5 M-RX-5A, M-GMX
	ZONE LOT	
Zone Lot Size (min)	4,500 ft ²	4,500 ft ²
C Zone Lot Width (min)	50'	50'
Dwelling Units per Primary Residential Structure (min/max)	1	1
SETBACKS		
D Primary Street (min)	10'	10'
E Side Street (min)	10'	10'
F Side, interior, for Primary Structure #1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

DESIGN ELEMENTS	M-RH-3	M-RX-5 M-MX-5 M-RX-5A, M-GMX
	CONFIGURATION	
K Overall Structure Width (max)	36'	36'
L Overall Structure Length (max)	42'	42'
Primary Street Facing Attached Garage Door Width in first 50% of lot depth(max)	35% of the entire width of the <u>front Primary Street facing</u> facade of the <u>dwelling primary structure</u> or 16', whichever is greater	
Attached Garage Allowed	<u>Front facing garage doors</u> shall not project forward of any part of a <u>Primary Street facing facade of a primary structure</u> . For exceptions, see Sec. 9.7. <u> </u>	
GROUND STORY ACTIVATION		
M Pedestrian Access, Primary Street	Primary Structure #1: Entry Feature Primary Structure #2: No Requirement	

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

E. Garden Court

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GARDEN COURT

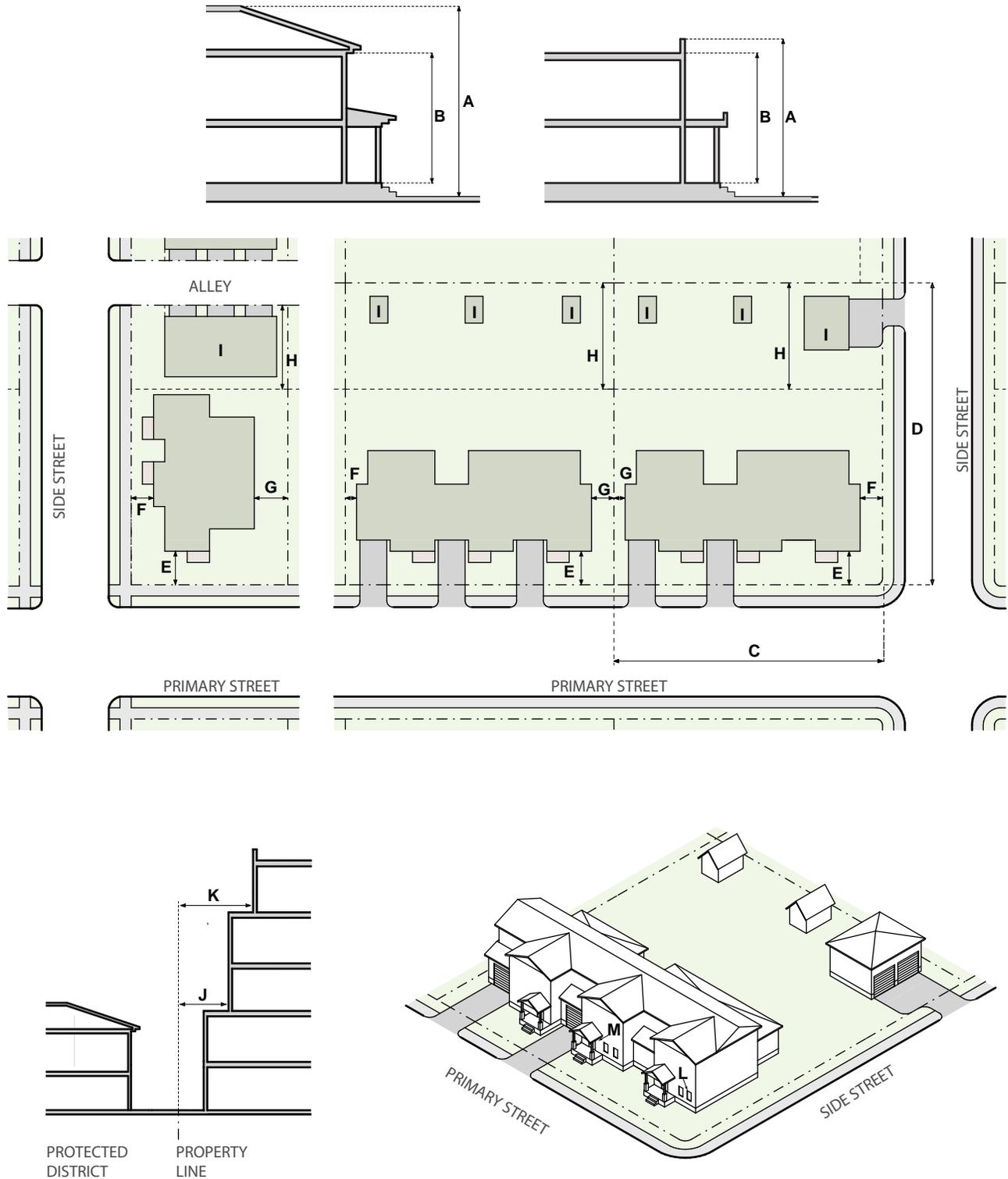
HEIGHT		M-RH-3	M-RX-5 M-MX-5 M-RX-5A, M-GMX
A	Stories (max)	2.5	2.5
A	Feet (max)	40'	40'
B	Side Wall Height (Max)	34'	34'

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

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

F. Town House

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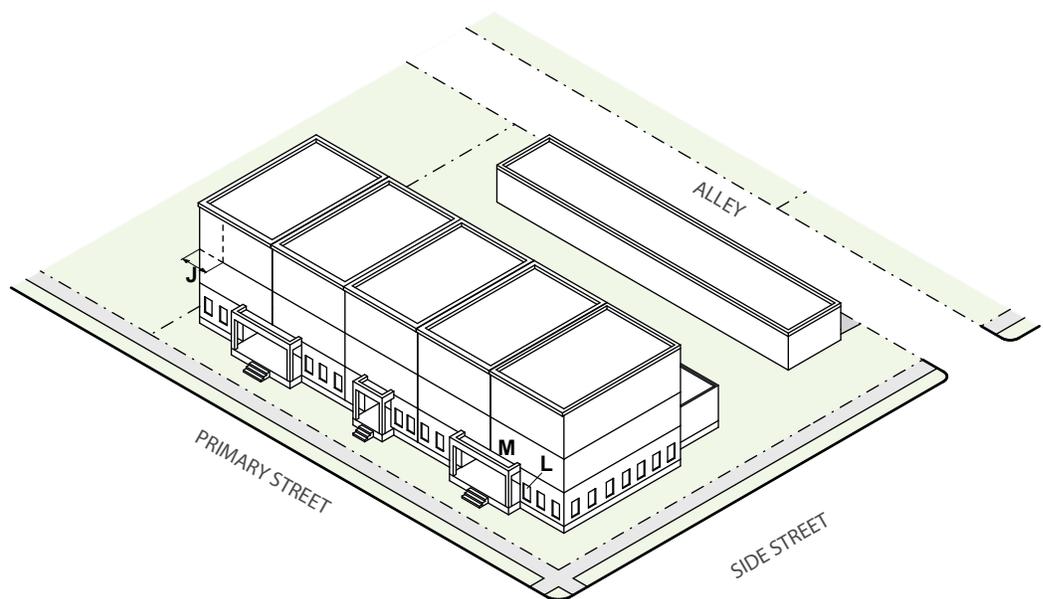
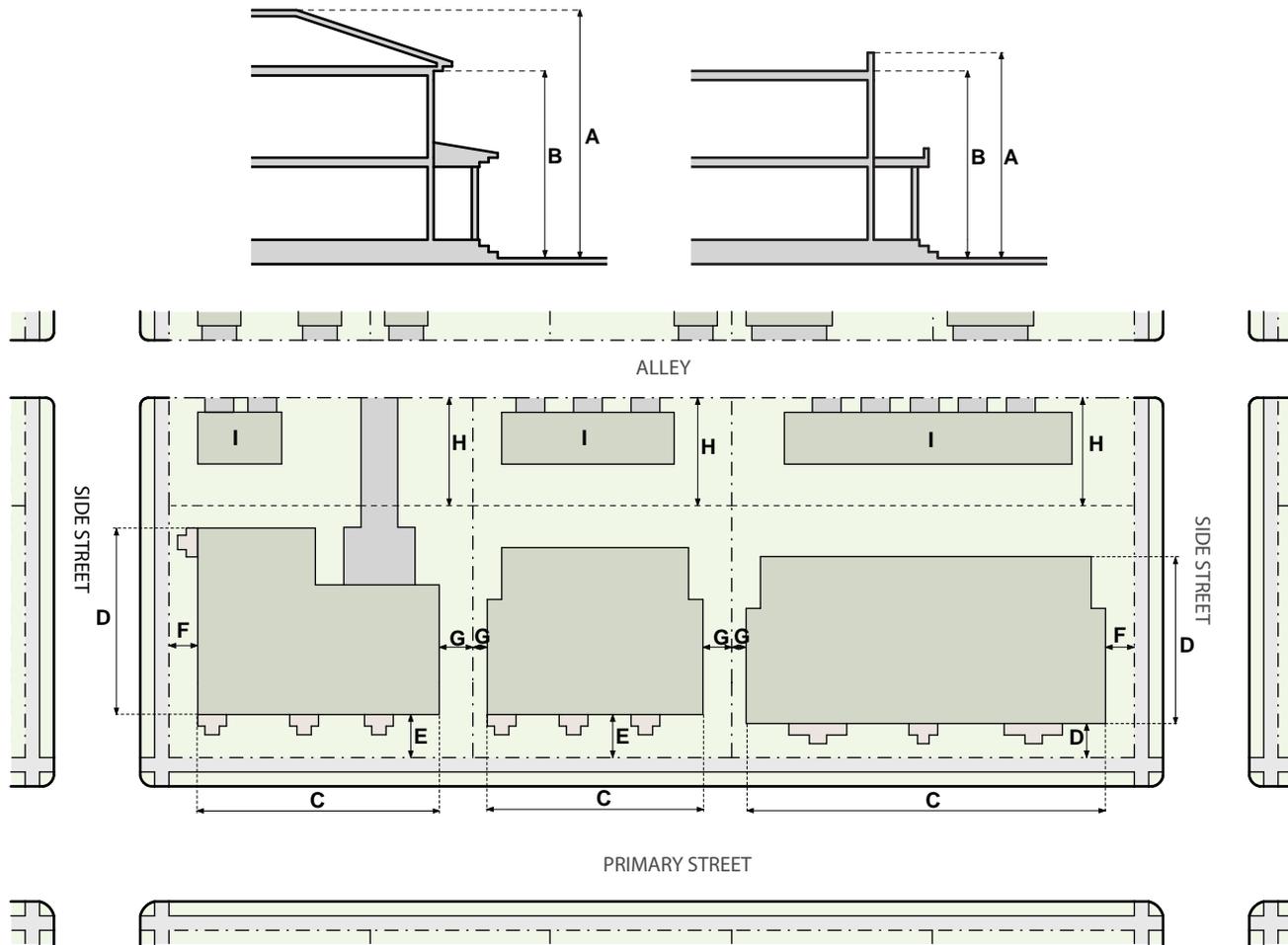


TOWN HOUSE

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

G. Row House

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ROW HOUSE

M-MX-5

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

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

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

SECTION 9.7.4 DETACHED ACCESSORY BUILDING FORM STANDARDS

9.7.4.1 Generally Applicable Standards

- A. ~~General Allowance~~— Compliance with Section 9.7.4 Building Form Standards Required**
Detached accessory buildings and/or structures shall comply with an allowed Detached Accessory Building Form, the provisions of this Section 9.7.4, and design standards within Section 9.7.3, and the permitted building form standards of the particular zone district in which the accessory structure is located. One building form and the associated standards shall be selected for each accessory structure on a zone lot. Combining standards from different building forms for the same structure is prohibited.
- B. Compliance with Other Code Provisions**
- Development shall comply with the standards in Article 10, General Design Standards.
 - Accessory structures may be designed, erected, used, or occupied only by permitted accessory uses, according to Division 11.7, Accessory Use Limitations and Standards.
 - A zoning permit is required prior to any development according to Section 12.4.1, Zoning Permit Review.

9.7.4.2 Summary of Number of Structures and Building Forms

Each zone district allows a certain number of detached accessory structures per zone lot, according to Section 1.2.3.5, Number of Structures Allowed per Zone Lot, and a set of building forms according to Section 9.7.4.5, District Specific Standards, as summarized in the table below:

<u>Zone Districts</u>		<u>Max Number of Accessory Structures per Zone Lot</u>	<u>Detached Accessory Dwelling Unit</u>	<u>Detached Garage</u>	<u>Detached Accessory Structures</u>
<u>Rowhouse (RH)</u>	<u>M-RH-3</u>	no max*	■	■	■
<u>Residential Mixed Use (RX)</u>	<u>M-RX-5, -5a</u>	no max*	■	■	■
<u>Commercial Corridor (CC)</u>	<u>M-CC-5</u>	no max			■
<u>Mixed Use (MX)</u>	<u>M-MX-5</u>	no max			■
<u>Industrial Mixed Use (IMX)</u>	<u>M-IMX-5, -8, -12</u>	no max			■
<u>General Mixed Use (GMX)</u>	<u>M-GMX</u>	no max	■	■	■

■ = Allowed *One per dwelling unit for structures with vehicle access doors, See Section 1.2.3.5

9.7.4.3 Detached Accessory Structures Specifically Allowed

The following detached accessory structures are specifically allowed, subject to compliance with a permitted building form and Section 9.7.4.5, all applicable standards, including but not limited to all applicable building form standards stated in Articles 3 through 9 of this Code.

- A. Buildings:**
Sheds, utility buildings, playhouses, Patios, cabanas, pool houses, Porches, and guard houses
 (Changed from initial cap)

B. Underground Structures:

Swimming pools, storm and fallout shelters (Changed from initial cap)

C. Unenclosed Structures:

- 1. Carports and off-street parking areas (Changed from initial cap)
- 2. Decks, gazebos, arbor/trellis, ~~Gates~~, swimming pools and other recreational and play facilities for the use of residents, non-commercial barbecues, outside fireplaces, and eating areas (Changed from initial cap)
- 3. 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.
- 4. Solar and photo-voltaic energy systems (Changed from initial cap)

~~Ground- or Roof-Mounted Solar Energy Collection Devices~~
~~Flush mounted solar panels may encroach any distance into a required setback space.~~
~~Flush mounted solar panels are exempt from application of any maximum building or structure height standard otherwise applicable in the subject zone district.~~

D. Fences, Walls and Retaining Walls

All accessory fences, walls and retaining walls shall comply with the fence and wall standards in Division 10.5, instead of a detached accessory building form.

E. Accessory Structures Not Specifically Listed ~~as Allowed~~

- 1. The Zoning Administrator shall determine and impose limitations on accessory structures not otherwise listed as allowed in an applicable Use Table in Articles 3 through 9, or not otherwise covered by the standards in Article 11 or this section.
- 2. All such determinations shall be reviewed according to the procedures and review criteria stated in Section 12.4.6, Code Interpretation & 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 use by right, and if the structure is incidental to the primary structure(s) on the zone lot or to a specific use by right.
- 3. 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.
- 4. Matters that may be regulated according to this Section shall include, but shall not be limited to, the size, area and number of structures accessory to a use by right, except as specifically permitted or excluded by Articles 3 through 9, or by this Section 9.7.4.

9.7.4.4 Supplemental Standards

A. Additional Standards for Detached Accessory Structures in All Zone Districts

- 1. **Gross Floor Area**
If an accessory use is operated partially or entirely in one or more detached accessory structures, the gross floor area of such detached accessory structures shall not exceed 10 percent of the area of the zone lot; provided, however, that this limitation shall not apply to detached accessory structures with vehicle access doors.

2. Building Coverage

All detached accessory structures on a zone lot, together with the primary structure(s) on such zone lot, shall not exceed any maximum building coverage standard (taking into account any permitted exemptions) applicable in the subject zone district for a particular primary building form (e.g., the suburban house, urban house, and duplex building forms are all subject to a maximum building coverage standard).

3. Permitted Number ~~[Moved]~~

~~In a Residential Zone District, the number of detached accessory structures with vehicle-access doors on a single zone lot shall not exceed one per dwelling unit. Any number of other types of detached accessory structures may be located on the same zone lot, subject to the limits in this section.~~

B. Additional Standards for Detached Structures Accessory to Single Unit Dwellings

1. Required Building Materials

All detached structures accessory to primary single unit dwelling use shall be constructed of materials that are (1) compatible with the materials used on the primary building, (2) durable, and (3) are not constructed from salvage doors, or other similar materials as designated by the Zoning Administrator.

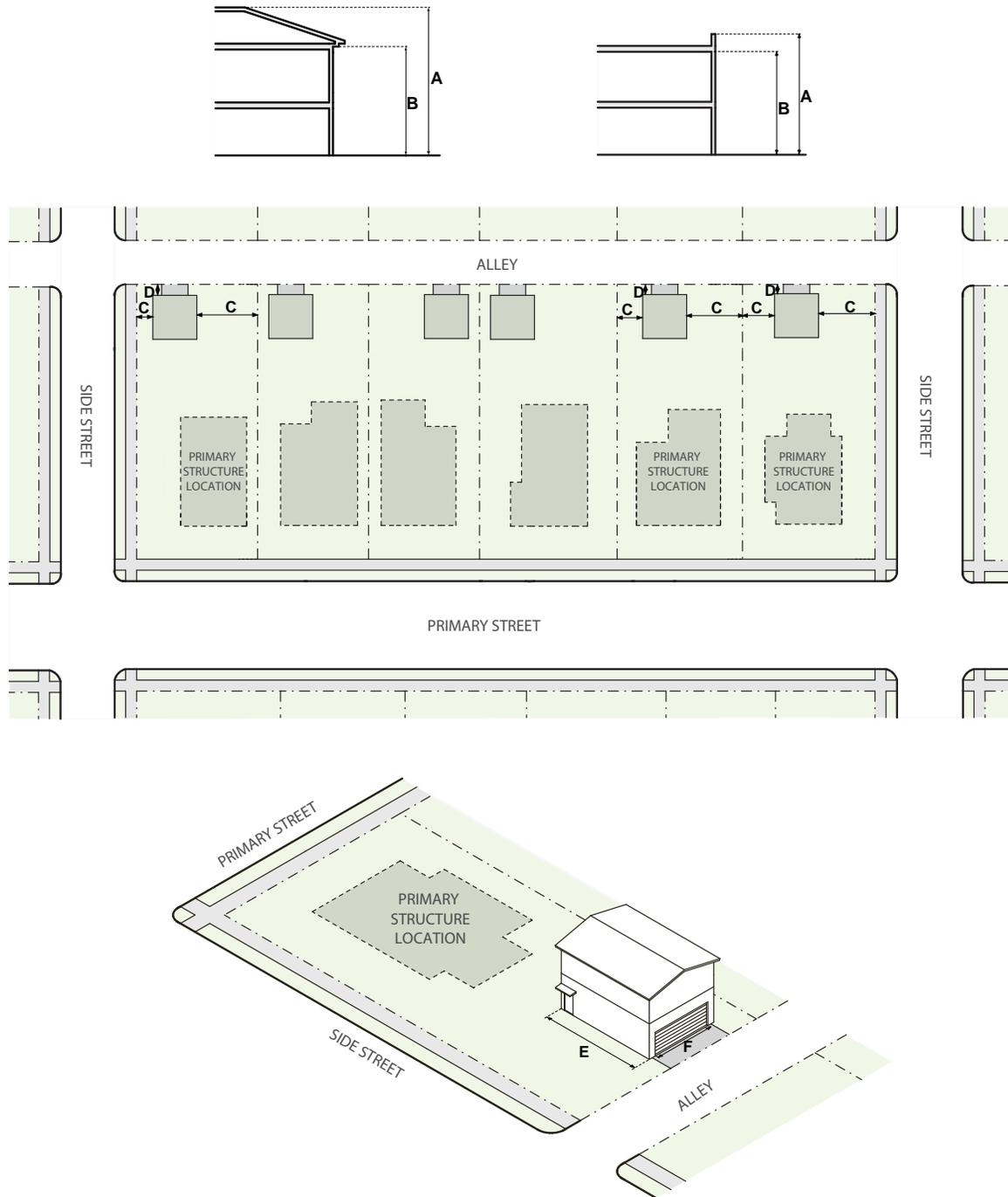
2. Access and Contiguity

Except when used for a permitted accessory dwelling unit, any residential floor area contained within a second story located above an attached accessory structure shall be contiguous to and accessed only through other residential floor area contained within the principal residential structure.

9.7.4.5 District Specific Standards

A. Detached Accessory Dwelling Unit

Not to Scale. Illustrative Only.

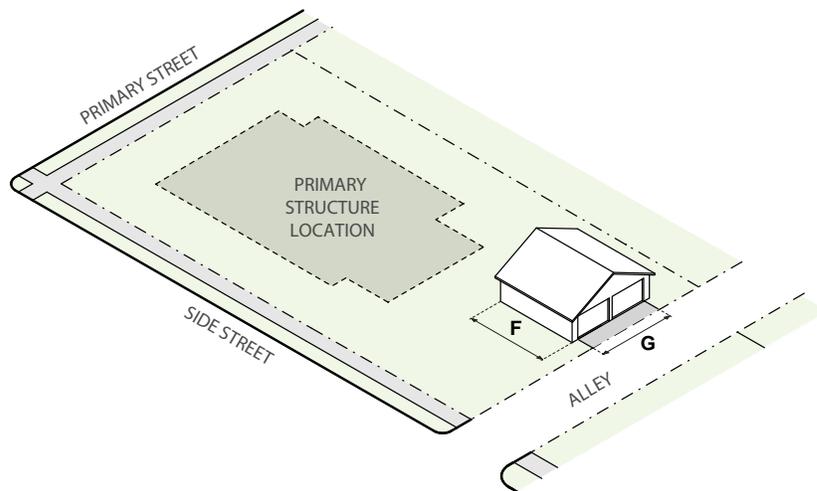
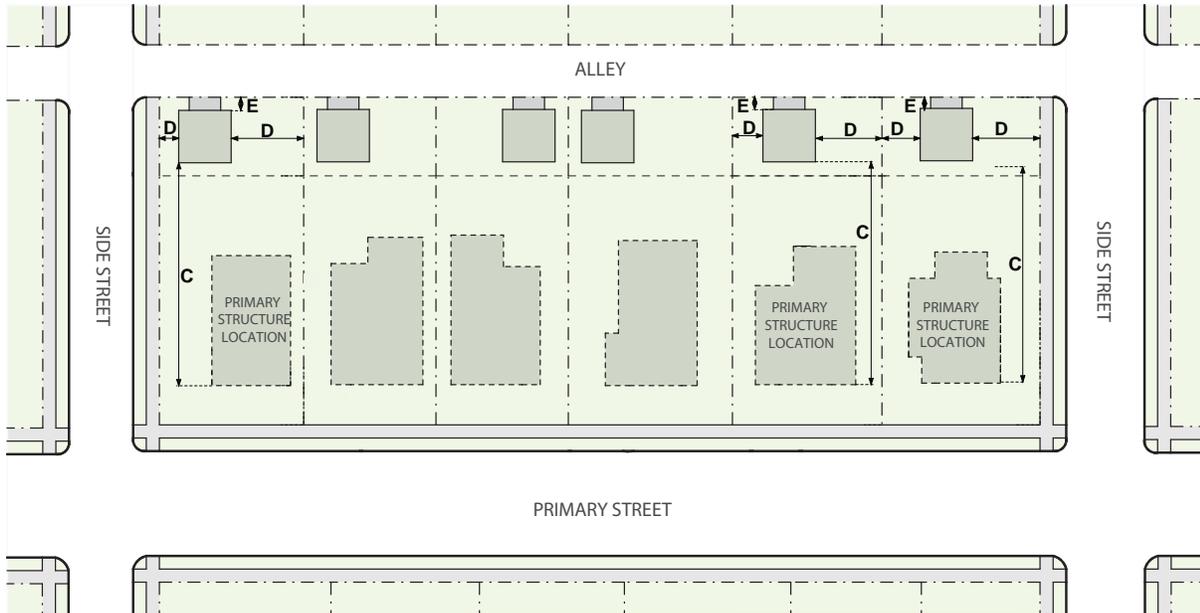


DETACHED ACCESSORY DWELLING UNIT

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

B. Detached Garage

Not to Scale. Illustrative Only.



DETACHED GARAGE

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

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

SETBACKS		
<i>Front Setback (min), from primary structure façade</i>		
C	<u>Setback from Primary Street Facing Facade of Primary Structure (min)</u>	10'
D	Side Interior (min), for structure entirely in rear setback area*	0'
D	Side Interior (min), for structure not entirely in rear setback area	5'
	Side Street (min)	5'
E	Rear (min)	0'

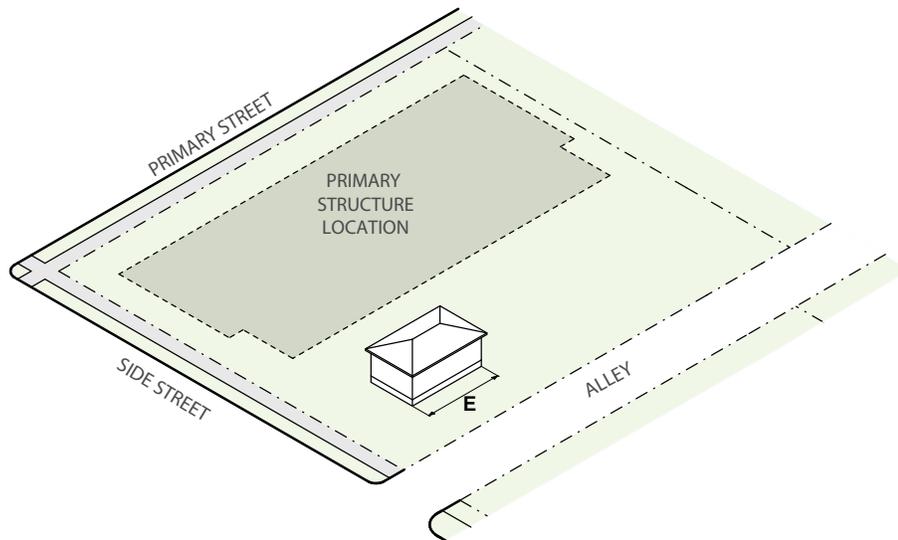
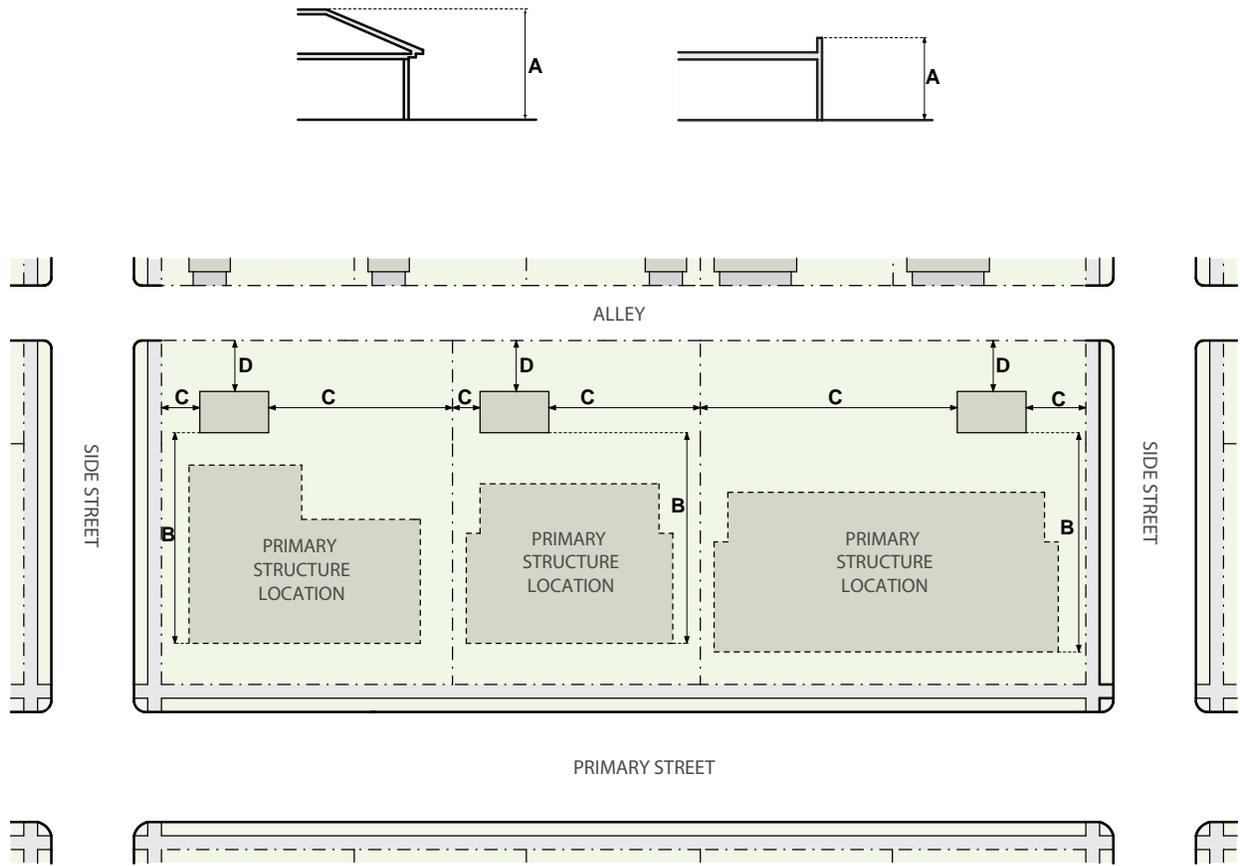
DESIGN ELEMENTS		M-RH-3 M-RX-5 M-RX-5A M-GMX
BUILDING CONFIGURATION		
	Building Footprint (max)	864 ft ² per unit**
F	Horizontal Dimension (max)	no max
	Allowed Number of Primary Street Facing Vehicular Access Doors in the front 50% of the lot depth (max)	no max
G	Cumulative Width of All Primary Street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

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

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

C. Detached Accessory Structures

Not to Scale. Illustrative Only.



DETACHED ACCESSORY STRUCTURES

HEIGHT	M-RH-3 M-RX-5, M-RX-5A M-CC-5 M-MX-5 M-IMX-5 M-IMX-8 M-IMX-12 M-GMX
A Stories (max)	1
A Feet, pitched or flat roof (max)	17'

SITING	M-RH-3 M-RX-5, M-RX-5A M-CC-5 M-MX-5 M-IMX-5 M-IMX-8 M-IMX-12 M-GMX
ZONE LOT	
Permitted Uses	Accessory Uses Only
Allowed Number of Dwelling Units (min/max)	0/0
SETBACKS	
B Front Setback (min), from primary structure front façade <u>Setback from Primary Street Facing Facade of Primary Structure (min)</u>	10'
C Side Interior and Side Street (min)	5'
D Rear (min)	5'
Rear, when garage doors face alley	5'

DESIGN ELEMENTS	M-RH-3 M-RX-5, M-RX-5A M-CC-5 M-MX-5 M-IMX-5 M-IMX-8 M-IMX-12 M-GMX
BUILDING CONFIGURATION	
Building Footprint (max)	1,000 ft ²
E Horizontal Dimension (max)	36'
Gross Floor Area (max)	Shall not Exceed 10% of the Zone Lot Area

- c. Corner Entrance - An angled street-facing entrance located on the corner of a building at approximately 45 degrees to the intersecting streets.

B. Entry Feature

Where required in Master Planned Context zone districts, an Entry Feature shall signal the connection between the Primary Street and the primary uses within the building. An entry feature shall be located either on the Primary Street facing facade or be visible from the Primary Street. An entry feature shall be one of the following:

- 1. Door
- 2. Gates
- 3. Front Porch
- 4. Front Stoop
- 5. Front Terrace
- 6. Canopy
- 7. Arcade

C. Pedestrian Connection

Where required in Master Planned Context zone districts, a Pedestrian Connection shall provide a clear and obvious, uninterrupted and publicly accessible route connecting the Primary Street and the Entrance, or when an Entrance is not required, the primary uses within the building. The Pedestrian Connection shall consist of:

- 1. Fully paved and maintained surface not less than 5 feet in width
- 2. Unit pavers or concrete distinct from the surrounding parking and drive lane surface.
- 3. Located either within a raised median or between wheel stops to protect pedestrians from vehicle overhangs where parking is adjacent.
- 4. Crosswalks not exceeding 25 feet in length providing pedestrian connections across drive lanes within parking areas.

SECTION 9.7.6 DESIGN STANDARD ALTERNATIVES

9.7.6.1 Required Build-To Alternatives

Garden Wall and Pergola alternatives may be used singularly or in combination as alternatives to a required build-to minimum percentage standard. If used in combination, the alternatives may count toward no more than 25% of the requirement.

A. Garden Walls

In all Master Planned Context Zone Districts, Garden Walls may count toward 25% of the Required Build-To minimum percentage and 30% when covered seating for pedestrians is incorporated, provided the garden wall meets the following standards:

- 1. Garden Walls must be between 30” and 42” in height with the following exceptions;
 - a. Decorative and/or structural piers may exceed the allowable height range Seating incorporated into the wall may be a minimum of 18” in height and may be accessed from both sides of the wall without an intervening division
 - b. Pergola, awning and trellis structures must maintain clear visual sight lines between the public right of way and the property between the heights of 42” and 84”
- 2. Allowed Materials are limited to Masonry or an Ornamental Metal Fence with Masonry Piers spaced at not more than 25’ with landscaping.

SECTION 9.7.9 USES AND REQUIRED MINIMUM PARKING

SECTION 9.7.10 GENERALLY APPLICABLE STANDARDS

9.7.10.1 Compliance with Section 9.7.13 ~~Overview – Summary Use and Parking Table~~

- A. ~~The This Section's~~ Summary Use and Parking Table ~~below~~ sets forth the general land use classifications, land use categories, and specific types of primary, accessory and temporary land uses allowed within the Master Planned Neighborhood Context zone districts.
1. **Unlisted Uses (moved here)**
Uses not listed in the Use Table are prohibited, unless the Zoning Administrator specifically permits the unlisted use according to the procedures and criteria in Section 12.4.6, Code Interpretation & Determination of Unlisted Uses.
- B. In addition, required off-street parking and off-street bicycle amounts are stated for each specific primary use type allowed within each zone district. See Article 10, Division 10.4, Parking, for additional vehicle and bicycle parking requirements and standards.

9.7.10.2 Compliance with Other Code Provisions Required **[Moved Here]**

- A. ~~The~~ Establishment of ~~all~~ uses ~~is subject to compliance shall comply~~ with all applicable design and development standards stated in this Code, including ~~but not limited to~~ the zone district building form and design standards found in this Article 3, and ~~the~~ standards ~~stated~~ in Article 10, General Design Standards.

~~Applicable Procedures Prior to Establishment of Use~~ **[Moved Here]**

- B. A Zoning Permit is required prior to establishment of any ~~primary or temporary~~ use permitted by this Code ~~according to~~ ~~See~~ Article 12, Zoning Procedures & Enforcement, ~~and Sections 12.4.1, Zoning Permit Review and 12.4.2, Zoning Permit Review with Informational Notice. The development or establishment of a permitted use may also require and may also require~~ Site Development Plan Review prior to issuance of a ~~Zoning P~~ermit: ~~according to~~ Please refer to Section 12.4.3, Site Development Plan Review, ~~to determine whether site plan review is applicable to a particular use or development. Site Plan Review may occur prior to, or concurrent with, any other applicable review procedure, such as Special Exception Review or Zoning Permit Review. Accessory uses may require a zoning permit, as indicated in the Summary Use and Parking Table.~~

9.7.10.3 Number of Uses per Zone Lot

There is no maximum on the number of primary, accessory, or temporary uses per zone lot.

9.7.10.4 Organization - Summary Use and Parking Table

A. Organized by Primary, Accessory and Temporary Uses

The Summary Use and Parking Table first presents all primary uses, then all accessory uses, and finally all temporary uses. Primary uses are arranged hierarchically within the table by use classification, category of primary uses, and then by specific use type. Accessory uses are organized by whether such use is accessory to a primary residential use or to a primary nonresidential use. Temporary uses are presented alphabetically ordered in the last division of the table.

B. Primary Use Classifications, Categories & Specific Use Types

1. Primary Use Classifications

All primary land uses in the Summary Use and Parking Table are organized into one of the following five general land use classifications:

- a. Residential Uses
- b. Civic, Public & Institutional Uses
- c. Commercial Sales, Service & Repair Uses

- d. Industrial, Manufacturing & Wholesale Uses
- e. Agriculture

2. Primary Use Categories & Specific Use Types

Primary uses are further organized into use categories and specific use types listed under each general primary land use classification. The Summary Use and Parking Table is organized into the above five general land use classifications, use categories and specific use types.

3. Classifications & Categories Are Mutually Exclusive

The general land use classifications and use categories listed in the Summary Use and Parking Table are intended to be mutually exclusive; that is, a use classified into one use category, such as “lodging accommodations,” cannot be classified in a different use category, such as “group living,” unless otherwise expressly allowed by this Code.

SECTION 9.7.11 EXPLANATION OF TABLE ABBREVIATIONS

9.7.11.1 General Explanation of Table Cell Entries

In each of the table cells, the entry will indicate first whether use limitations or standards apply to the specific use, and then separated by a hyphen, the type of zoning review required prior to establishment of the use under this Code. For example, as described in more detail below, a cell entry “L-ZPIN” means, first, the use is subject to use standards and limitations (the “L”), and, second, that the use is subject to zoning permit review with information notice (the “ZPIN”) prior to its establishment.

9.7.11.2 **Permitted, Limited, Not Permitted**

A. Permitted Use - No Use Limitations Apply (“P”)

A “P” in a table cell indicates that the use is permitted in the respective zone district, and is not subject to use limitations or standards.

B. Permitted Use - Subject to Use Limitations and Standards (“L”)

“L” in a table cell indicates the use is permitted in the zone district subject to compliance with the use limitations and standards referenced in the last column of the use table (“Applicable Use Limitations”).

1. Applicable Use Limitations

The last column of the table, entitled “Applicable Use Limitations,” contains one or more cross-references to use limitations and standards applicable to the specific use, as indicated by a “L” cell entry in the Summary Use and Parking Table. Applicable limitations and standards specific to the use are found in Article 11 of this Code.

C. Uses Not Permitted (“NP”)

“NP” in a table cell indicates that the use is not permitted in the specific zone district.

9.7.11.3 **Zoning Procedure**

A. Use Subject to Zoning Permit Review (“ZP”)

“ZP” in a table cell indicates that the use is permitted in the respective zone district only if reviewed and approved according to the requirements in Section 12.4.1, Zoning Permit Review.

B. Use Subject to Zoning Permit Review with Informational Notice (“ZPIN”)

“ZPIN” in a table cell indicates that the use is permitted in the respective zone district only if reviewed and approved according to the public notice and procedural requirements in Section 12.4.2, Zoning Permit Review with Informational Notice. Such uses shall comply with any applicable use limitations noted in the last column of the use table (“Applicable Use Limitations”), as well as the review criteria stated in Section 12.4.2, Zoning Permit Review with Informational Notice.

C. Use Subject to Zoning Permit with Special Exception Review (“ZPSE”)

“ZPSE” in a table cell indicates that use is generally appropriate in the neighborhood context and zoning district, yet may have the potential for limited impacts on adjacent properties or on the established character of the neighborhood context or zoning district. “ZPSE” uses are subject to a Board of Adjustments public hearing according to Section 12.4.9, Zoning Permit with Special Exception Review, which grants the Board of Adjustment the authority to impose conditions on the specified use to mitigate any potential impacts. Such uses shall comply with any applicable use limitations noted in the last column of the use table (“Applicable Use Limitations”), as well as the review criteria stated in Section 12.4.9, Zoning Permit with Special Exception Review.

D. Combinations

Text to be inserted here

~~Unlisted Uses (moved)~~

~~Uses not listed in the Use Table are prohibited, unless the Zoning Administrator specifically permits the unlisted use according to the procedures and criteria in Section 12.4.6, Code Interpretation & Determination of Unlisted Uses.~~

~~Compliance with Other Code Provisions Required~~

~~The establishment of all uses is subject to compliance with all applicable design and development standards stated in this Code, including but not limited to the zone district building form and design standards found in this Article 3, and the standards stated in Article 10, General Design Standards. (Moved)~~

~~Applicable Procedures Prior to Establishment of Use~~

~~A Zoning Permit is required prior to establishment of any use permitted by this Code. See Article 12, Zoning Procedures & Enforcement, and Sections 12.4.1, Zoning Permit Review and 12.4.2, Zoning Permit Review with Informational Notice.~~

~~The development or establishment of a permitted use may also require Site Development Plan Review prior to issuance of a Zoning Permit. Please refer to Section 12.4.3, Site Development Plan Review, to determine whether site plan review is applicable to a particular use or development. Site Plan Review may occur prior to, or concurrent with, any other applicable review procedure, such as Special Exception Review or Zoning Permit Review. (Moved)~~

9.7.11.4 Allowed Uses by District and Minimum Parking Requirements

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

USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)						APPLICABLE USE LIMITATIONS AND STANDARDS
		M-RH-3	M-RX-5 M-RX-5A	M-CC-5	M-MX-5	M-IMX-5 M-IMX-8 M-IMX-12 M-GMX	
RESIDENTIAL PRIMARY USE CLASSIFICATION							
Household Living	Dwelling, Single Unit • No Parking Requirements	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Dwelling, Two Unit • Vehicle: 1/unit	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Dwelling, Multi-Unit • Vehicle: 1/unit • Bicycle: 1/ 4 units (80/20)	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Dwelling, Mixed Use • Vehicle: 1/unit • Bicycle: 1/ 4 units (80/20)	NP	P-ZP	P-ZP	P-ZP	P-ZP	
	Dwelling, Live / Work • Vehicle: 1/unit • Bicycle: 1/ 4 units (80/20)	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.2.3
Group Living	Assisted Living Facility • Vehicle: .75/unit • Bicycle: No requirement	P-ZPIN	P-ZP	P-ZP	P-ZP	NP	
	Community Correctional Facility • Vehicle: .0.125/unit • Bicycle: No requirement	NP	NP	NP	NP	NP	
	Nursing Home, Hospice • Vehicle: .75/unit • Bicycle: No requirement	NP	P-ZP	P-ZP	P-ZP	NP	
	Residence for Older Adults • Vehicle: .75/unit • Bicycle: No requirement	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Residential Care Use, Small or Large • Vehicle: .0.125/unit • Bicycle: No requirement	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	§ 11.2.4 5
	Shelter for the Homeless • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	NP	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	§ 11.2.5 6
	Student Housing • Vehicle: 1/unit • Bicycle: 1/ 4 units (80/20)	NP	P-ZP	P-ZP	P-ZP	P-ZP	
CIVIC, PUBLIC & INSTITUTIONAL PRIMARY USE CLASSIFICATION							
Basic Utilities	Utility, Major Impact* • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	L-ZPSE	L-ZPSE	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	L-ZP	L-ZP	§ 11.3.2

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ZPIN = Subject to Zoning Permit Review with Informational Notice ZPSE = Subject to Zoning Permit with Special Exception Review
* = Need Not be Enclosed

USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt: # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)						APPLICABLE USE LIMITATIONS AND STANDARDS
		M-RH-3	M-RX-5 M-RX-5A	M-CC-5	M-MX-5	M-IMX-5 M-IMX-8 M-IMX-12 M-GMX	
Community/ Public Services	Community Center • Vehicle: .5 / 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	P-ZP	§ 11.3.3
	Day Care Center • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Postal Facility, Neighborhood • Vehicle: 1.875/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (60/40)	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Postal Processing Center • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)	NP	P-ZP	P-ZP	P-ZP	P-ZP	
	Public Safety Facility • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)	L-P-ZP	L-P-ZP	P-ZP	P-ZP	P-ZP	§ 11.3.5
	Hospital	NP	NP	NP	NP	NP	
	Correctional Institution	NP	NP	NP	NP	NP	
Cultural/Special Purpose/Public Parks & Open Space	Cemetery	NP	NP	NP	NP	NP	
	Library • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Museum • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)	NP	P-ZP	P-ZP	P-ZP	P-ZP	
	City Park • No Parking Requirements	NP	NP	NP	NP	NP	
	Open Space - Recreation • Vehicle: .375/ 1,000 s.f. GFA • Bicycle: No requirement	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Open Space - Conservation • No Parking Requirements	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
Education	Elementary or Secondary School • Vehicle- Elementary: 1/1,000 s.f. GFA • Bicycle-Elementary: 1/ 10,000 s.f. GFA (0/100) • Vehicle- Secondary: 1/1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	University or College • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)	NP	P-ZP	P-ZP	P-ZP	P-ZP	
	Vocational or Professional School • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)	NP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.3.6
Public and Religious Assembly	All Types • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	P-ZP	P-ZP	P-ZP	§ 11.3.8

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ZPIN = Subject to Zoning Permit Review with Informational Notice ZPSE = Subject to Zoning Permit with Special Exception Review
* = Need Not be Enclosed

USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt: # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)						APPLICABLE USE LIMITATIONS AND STANDARDS
		M-RH-3	M-RX-5 M-RX-5A	M-CC-5	M-MX-5	M-IMX-5 M-IMX-8 M-IMX-12 M-GMX	
Transportation Facilities	Airport*	NP	NP	NP	NP	NP	
	Helipad, Helistop, Heliport* No Parking Requirements	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZP	§ 11.5.9
	Railroad Facilities*	NP	NP	NP	NP	P-ZP	
	Railway Right-of-Way* No Parking Requirements	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Terminal, Station or Service Facility for Passenger Transit System • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	P-ZP	P-ZP	P-ZP	P-ZP	L-ZP	§ 11.5.10
	Terminal, Freight, Air Courier Services	NP	NP	NP	NP	L-ZP	§ 9.7.10.2.C
Waste Related Services	Automobile Parts Recycling Business*	NP	NP	NP	NP	NP	
	Junkyard*	NP	NP	NP	NP	NP	
	Recycling Center	NP	NP	NP	NP	L-ZPIN	§ 9.7.10.2.D
	Recycling Collection Station	NP	NP	NP	NP	P-ZP	
	Recycling Plant, Scrap Processor	NP	NP	NP	NP	NP	
Wholesale, Storage, Warehouse & Distribution	Solid Waste Facility	NP	NP	NP	NP	NP	
	Automobile Towing Service Storage Yard*	NP	NP	NP	NP	NP	
	Mini-storage Facility Vehicle: .5/ 1,000 s.f. GFA Bicycle: No requirement	NP	NP	L-ZP	L-ZP	P-ZP	§ 11.5.11
Wholesale, Storage, Warehouse & Distribution	Vehicle Storage, Commercial* Vehicle: .5/ 1,000 s.f. GFA Bicycle: No requirement	NP	NP	NP	NP	NP	
	Wholesale Trade or Storage, General Vehicle: .5/ 1,000 s.f. GFA Bicycle: No requirement	NP	NP	NP	NP	P-ZP	
Wholesale, Storage, Warehouse & Distribution	Wholesale Trade or Storage, Light Vehicle: .5 / 1,000 s.f. GFA Bicycle: No requirement	NP	L-ZPSE	L-ZP/ZPIN/ ZPSE	L-ZP/ZPIN/ ZPSE	L-ZP/ZPIN/ ZPSE	§ 11.5.13
AGRICULTURE PRIMARY USE CLASSIFICATION							
Agriculture	Agriculture, Limited*	NP	NP	NP	NP	NP	
	Aquaculture*	NP	NP	NP	NP	P-ZP	
	Garden, Urban* Vehicle: .5 / 1,000 s.f. GFA Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.6.1
	Greenhouse Vehicle: .5 / 1,000 s.f. GFA Bicycle: No requirement	NP	NP	P-ZP	P-ZP	P-ZP	
	Husbandry*	NP	NP	NP	NP	NP	
	Nursery, Plant*	NP	NP	NP	NP	P-ZP	

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 *= Need Not be Enclosed

USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)						APPLICABLE USE LIMITATIONS AND STANDARDS
		M-RH-3	M-RX-5 M-RX-5A	M-CC-5	M-MX-5	M-IMX-5 M-IMX-8 M-IMX-12 M-GMX	
ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION							
Accessory to Primary Residential Uses (Parking is Not Required for Accessory Uses Unless Specifically Stated in this Table or in an Applicable Use Limitation)	Accessory Dwelling Unit Accessory to Single-Unit Dwelling Use	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.7; § 11.8.2
	Domestic Employee	L	L	L	L	L	§ 11.7; § 11.8.3
	Garden	L	L	L	L	L	§ 11.7; § 11.8.4
	Greenhouse	NP	NP	L	L	L	§ 11.7; § 11.8.5
	Keeping of Household Animals	L / L-ZPIN	L / L-ZPIN	L / L-ZPIN	L / L-ZPIN	L / L-ZPIN	§ 11.7; § 11.8.6
	Keeping and Off-Street Parking of Vehicles, Motorcycles, Trailers & Recreational Vehicles	L	L	L	L	L	§ 11.7; § 10.9
	Kennel or Exercise Run	L	L	L	L	L	§ 11.7; § 11.8.7
	Limited Commercial Sales, Services Accessory to Multi-Unit Dwelling Use	NP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.7; § 11.8.8
	Off-Street Parking of Vehicles in Garages on Zone Lots by Non-Residents of Zone Lot	NP	NP	L	L	NP	§ 11.7; § 10.9
	Second Kitchen Accessory to Single Unit Dwelling Use	L-ZP	L-ZP	L-ZP	L-ZP	NP	§ 11.7; § 11.8.9
	Vehicle Storage, Repair and Maintenance	L	L	L	L	NP	§ 11.7; § 10.9
	Yard or Garage Sales	L	L	L	L	L	§ 11.7; § 11.8.10
Unlisted Accessory Uses	L - Applicable in all Zone Districts					§ 11.7; § 11.8.1	
ACCESSORY TO PRIMARY NONRESIDENTIAL USES USE CLASSIFICATION							
Accessory to Primary Nonresidential Uses (Parking is Not Required for Accessory Uses Unless Specifically Stated in this Table or in an Applicable Use Limitation)	Amusement Devices Accessory to Eating/Drinking Establishments, College/University and Theater Uses	NP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.7; § 11.10.2
	Automobile Rental Services Accessory to Certain Retail Uses	NP	NP	L	L	L	§ 11.7; § 11.10.3
	Book or gift store; media recording and production facilities accessory to public libraries, museums, places of religious assembly, colleges or universities	L	L	L	L	L	§ 11.7; § 11.10.4
	Car Wash Bay Accessory to Automobile Services	NP	NP	L-ZP	L-ZP	L-ZP	§ 11.7; § 11.10.5
	College Accessory to a Place for Religious Assembly	NP	L	L	L	L	§ 11.7; § 11.10.6
	Conference Facilities Accessory to Hotel Use	NP	L	L	L	L	§ 11.7; § 11.10.7
	Drive Through Facility Accessory to Eating/Drinking Establishments and to Retail Sales, Service, and Repair Uses	NP	NP	L-ZP	L-ZP	L-ZP	§ 11.7; § 11.10.8

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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 AND STANDARDS
		M-RH-3	M-RX-5 M-RX-5A	M-CC-5	M-MX-5	M-IMX-5 M-IMX-8 M-IMX-12 M-GMX	
Accessory to Primary Nonresidential Uses (Parking is Not Required for Accessory Uses Unless Specifically Stated in this Table or in an Applicable Use Limitation)	Garden	L	L	L	L	L	§ 11.7; § 11.10.9
	Greenhouse	L	L	L	L	L	§ 11.7
	<u>Nonresidential Uses in Existing Business Structures In Residential Zones - Accessory Uses</u>	NP	NP	Not Applicable			
	Occasional Sales, Services Accessory to Places of Religious Assembly*	L	L	L	L	L	§ 11.7; § 11.10.10
	Outdoor Eating and Serving Area Accessory to Eating/Drinking Establishment Use*	NP	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	§ 11.7; § 11.10.11
	Outdoor Entertainment Accessory to an Eating/Drinking Establishment Use*	NP	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	§ 11.7; § 11.10.12
	Outdoor Retail Sale and Display*	NP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.7; § 10.8
	Outdoor Storage*	NP	NP	NP	NP	L-ZP	§ 11.7; § 10.8
	Rental or Sales of Adult Material Accessory to a Permitted Bookstore Retail Sales Use	NP	L	L	L	L	§ 11.7; § 11.10.13
Unlisted Accessory Uses	L - Applicable in all Zone Districts					§11.7; §11.10.1	

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		M-RH-3	M-RX-5 M-RX-5A	M-CC-5	M-MX-5	M-IMX-5 M-IMX-8 M-IMX-12 M-GMX	
HOME OCCUPATION CLASSIFICATION							
Home Occupations (Parking is Not Required for Home Occupations Unless Specifically Stated in this Table or in an Applicable Use Limitation)	Child Care Home, Large (7-12)	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	§ 11.9; §11.9.3.6
	Home Occupations, All Types	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.9
	<u>Unlisted Home Occupations</u>	<u>L-ZPIN</u>	<u>L-ZPIN</u>	<u>L-ZPIN</u>	<u>L-ZPIN</u>	<u>L-ZPIN</u>	<u>§ 11.9; § 11.9.4;</u>
TEMPORARY USE CLASSIFICATION							
Temporary Uses (Parking is Not Required for Temporary Uses Unless Specifically Stated in this Table or in an Applicable Use Limitations)	Ambulance Service - Temporary	NP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.2
	Amusement / Entertainment - Temporary*	NP	NP	NP	NP	L-ZP	§11.11.3
	Bazaar, Carnival, Circus or Special Event*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.4
	Building or yard for construction materials*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.5
	Concrete, Asphalt, and Rock Crushing Facility*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.6
	Fence for Demolition or Construction Work	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.7
	Health Care Center	L-ZP	L-ZP	P-ZP	P-ZP	P-ZP	§11.11.8
	Noncommercial Concrete Batching Plant*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.9
	Outdoor Retail Sales - Pedestrian / Transit Mall*	NP	NP	NP	NP	L-ZP	§11.11.10
	Outdoor Retail Sales*	NP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.11
	Outdoor Sales, Seasonal*	NP	<u>L-ZPIN</u>	L-ZP	L-ZP	L-ZP	§11.11.12
	Parking Lot Designated for a Special Event*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.13
	Retail Food Establishment, Mobile*	NP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.14
	Temporary Construction Office	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.15
	Temporary Office - Real Estate Sales	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.16
Tent for Religious Services	NP	NP	NP	NP	L-ZP	§11.11.17	
Unlisted Temporary Uses	L - Applicable in all Zone Districts					§11.11.1	

SECTION 9.7.12 APPLICABLE USE LIMITATIONS AND STANDARDS

9.7.12.1 Commercial Sales, Services, and Repair Uses

A. Arts, Entertainment and Recreation Uses

1. All M-IMX and M-GMX Zone Districts

In the M-IMX and M-GMX Zone Districts, Sports and/or Entertainment Arena or Stadium uses, where permitted with limitations, shall comply with the following standards:

- a. All sports and/or entertainment arena or stadium uses shall be a minimum of 500 feet from a Residential Zone District. All distance and spacing requirements shall be measured according to the rule of measurement found in Section 13.1.6.
- b. The minimum spacing requirement may be reduced by the Zoning Administrator if the applicant proves by a preponderance of the evidence that an analysis of the proposed use, its traffic generation, and other external effects indicates a smaller separation will have no significant effect on the nearby residential district.

B. Retail Sales, Service and Repair

1. All M-IMX and M-GMX Zone Districts

In the M-IMX and M-GMX Zone Districts, Animal Services and Sales, All Others uses, where permitted with limitations, shall comply with the following limitations:

- a. Wild or dangerous animal boarding and breeding services are prohibited.
- b. No more than 25 non-neutered or non-spayed dogs over the age of 6 months may be kept on the premises at any time.
- c. Overnight accommodations are allowed.
- d. Where located abutting a Residential Zone District, a minimum 50 foot wide landscaped buffer shall be provided, as approved by the Zoning Administrator. Such buffer is intended to substantially mitigate potential adverse effects from the animal service use, including but not limited to noise and odor.

9.7.12.2 Industrial, Manufacturing and Wholesale Uses

A. Industrial Services

1. All M-IMX and M-GMX Zone Districts

In the M-IMX and M-GMX Zone Districts, a contractors, special trade/heavy use, where permitted with limitations, shall be located at least 500 feet from a Residential Zone District. This requirement may be reduced or eliminated by the Zoning Administrator if the applicant proves by a preponderance of the evidence that the proposed use, site design, its traffic generation, and other external effects indicates a smaller separation will have no significant effect on the nearby Residential Zone District.

B. Mining and Extraction and Energy Producing Systems

1. All M-IMX and M-GMX Zone Districts

In the M-IMX and M-GMX Zone Districts, where permitted with limitations, mining and extracting and energy producing system uses shall comply with the following limitations:

- a. **Oil, Gas, Production, Drilling**
Oil gas, production, drilling uses area limited to geophysical services only. As part of the Site Development Plan review process, the Zoning Administrator shall determine the separation between the proposed use and any adjacent Residential Zone District based on the external effects of the proposed use.

b. Sand or Gravel Quarry

A sand or gravel quarry use shall be located at least 500 feet from a Residential Zone District. This requirement may be reduced or eliminated by the Zoning Administrator if the applicant proves by a preponderance of the evidence that an analysis of the proposed use, its traffic generation, and other external effects indicates a smaller separation will have no significant effect on the nearby residential district.

C. Transportation Facilities

1. All M-IMX and M-GMX Zone Districts

In the M-IMX and M-GMX Zone Districts, where permitted with limitations, Terminal , Freight, Air Courier Service uses shall comply with the following limitations;

- a. Any terminal proposed after January 11, 1991, shall be a minimum of 500 feet from a Residential Zone District; provided, however, this 500-foot spacing requirement does not apply to an increase of an existing use of less than 15 percent gross floor area or gross site area.
- b. The 500-foot spacing requirement may be reduced by the Zoning Administrator for an expansion greater than 15 percent gross floor area or gross site area of an existing facility if the applicant proves by a preponderance of the evidence that an analysis of the proposed use, its traffic generation, and other external effects indicates a smaller separation will have no significant effect on the nearby residential district.

D. Waste Related Services

1. All M-IMX and M-GMX Zone Districts

In the M-IMX and M-GMX Zone Districts, where permitted with limitations, waste related service uses shall comply with the following limitations:

a. Recycling Center

The recycling center facility shall be located at least 500 feet from a Residential Zone District. This requirement may be reduced or eliminated by the Zoning Administrator if the applicant proves by a preponderance of the evidence that the proposed use, site design, its traffic generation, and other external effects indicates a smaller separation will have no significant effect on the nearby Residential Zone District.

b. Enclosure and Screening Required

The recycling center, facility ~~shall comply with the screening and enclosure requirements of Section 9.1.3.9 shall be completely enclosed by a solid wall or fence meeting the minimum requirements of Section 10.5.7.3.~~