

WAIVER 1.

URBAN HOUSE

HEIGHT		U-SU-B with waivers
Stories (max)		2.5
Feet (max)		35'
Bulk Plane		na
SITING		U-SU-B with waivers
ZONE LOT		
Zone Lot Size (min)		4,500 ft ²
Zone Lot Width (min)		35'
SETBACKS AND BUILDING COVERAGE		
Primary Street (min)		10'
Side Street (min)		3'
Side Interior (min)		3'
Rear, alley/no alley (min)		5'/20'
Building Coverage (max)		na
PARKING BY ZONE LOT WIDTH		All Zone Lot Widths
Parking and Drive Lot Coverage in Primary Street		2 Spaces
Setback (max)		and 320 ft ²
Vehicle Access	From alley; or Street access allowed when no alley present (See Denver Zoning Code Sec. 5.3.7.6)	
DETACHED ACCESSORY STRUCTURES		See Waiver 2
DESIGN ELEMENTS		U-SU-B with waivers
BUILDING CONFIGURATION		
Attached Garage Allowed		See Waiver 2
Primary Street Facing Attached Garage Door Width in first 50% of lot depth (max)		35% of the entire width of the Primary Street facing facade of the primary structure or 16', whichever is greater
GROUND STORY ACTIVATION		
Pedestrian Access, Primary Street		Entry Feature
USES		U-SU-B with waivers
Primary Uses shall be limited to Single Unit Dwelling and allowable Group Living and Nonresidential uses. See Division 5.4 Uses and Parking		

See Denver Zoning Code Sections 5.3.5 - 5.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions