

DIVISION 1.3 OFFICIAL ZONING MAP

SECTION 1.3.1 ADOPTION OF OFFICIAL MAP

The digital maps created and maintained by the Department of Community Planning and Development and published by Technology Services' Geographic Information Systems Office delineating the boundaries of the various zone districts, together with all matters and things shown on such maps, are hereby adopted and approved, incorporated herein and made a part hereof and collectively shall constitute the official zoning map of the City and County of Denver ("Official Map"). The Official Map shall be marked pursuant to a system of identification established by Community Planning and Development consistent with this Code.

SECTION 1.3.2 AMENDMENTS TO OFFICIAL MAP

All amendments to the Official Map shall be maintained in and kept current by the Department of Community Planning and Development and made available to the public.

SECTION 1.3.3 INTERPRETATIONS

1.3.3.1 District Regulations to be Uniform

The regulations established in this Code shall apply uniformly to all geographical areas having the same zone district classification and designation on the Official Map.

1.3.3.2 Determination of District Boundaries

- A. If a district boundary line divides an area of land under 6,000 square feet in area and held in one ownership of record on the date the district boundary line was established, then:
 1. The entire site may be used in conformity with the regulations for each of the districts; or
 2. If the area is divided into two or more parcels of land, the entire area may be used in conformity with the regulations for the district in which one parcel is located, if such parcel contains more than one-half of the entire area; or
 3. If the area is divided into two equal parcels of land, the entire area may be used in conformity with the regulations for the district in which either of such parcels of land is located.
- B. If a district boundary line divides an area of land containing 6,000 square feet or more and resulting from the establishment of a district boundary line dividing an area of land held in one ownership of record on the date the district boundary line was established, each parcel of land in excess of 6,000 square feet shall be used only in conformity with the regulations for the district in which such parcel of land is located unless one of the following exceptions apply:
 1. If a building containing a use by right exists on the area of land on the date the district boundary line was established and the building was divided by the district boundary line, the provisions of this paragraph shall not apply and the use of such parcel of land shall be governed by the ~~provisions stated in procedure set forth in~~ paragraph ~~B.1 A.~~ above.
 2. If the parcel will contain only multi-family residential development and contains moderately priced dwelling units [MPDUs] pursuant to the mandatory or voluntary provisions of Article IV, Chapter 27 (Affordable Housing) and more than 50% of the parcel is located in a district where permitted building forms would allow more dwelling units to be constructed, then the entire parcel may be developed with the same building forms permitted in the district applicable to more than 50% of the parcel. This provision shall also apply to multi-family owner-occupied or rental residential developments that include a higher percentage of MPDUs than the thresholds established in Article IV, Chapter 27 (Affordable Housing) and to multi-family residential development that includes housing

DIVISION 2.5 ESTABLISHMENT OF ZONE DISTRICTS

The following are the zone districts organized by context:

2.5.1.1 Suburban, Urban Edge and Urban Neighborhood Context:

SUBURBAN NEIGHBORHOOD CONTEXT		URBAN EDGE NEIGHBORHOOD CONTEXT		URBAN NEIGHBORHOOD CONTEXT	
S-SU-A	Single Unit A	E-SU-A	Single Unit A	U-SU-A	Single Unit A
S-SU-D	Single Unit D	E-SU-B	Single Unit B	U-SU-A1	Single Unit A1
S-SU-F	Single Unit F	E-SU-D	Single Unit D	U-SU-A2	Single Unit A2
S-SU-Fx	Single Unit Fx	E-SU-D1	Single Unit D1	U-SU-B	Single Unit B
S-SU-F1	Single Unit F1	E-SU-Dx	Single Unit Dx	U-SU-B1	Single Unit B1
S-SU-I	Single Unit I	E-SU-D1x	Single Unit D1x	U-SU-B2	Single Unit B2
S-SU-Ix	Single Unit Ix	E-SU-G	Single Unit G	U-SU-C	Single Unit C
S-TH-2.5	Town House 2.5	E-SU-G1	Single Unit G1	U-SU-C1	Single Unit C1
S-MU-3	Multi Unit 3	E-TU-B	Two Unit B	U-SU-C2	Single Unit C2
S-MU-5	Multi Unit 5	E-TU-C	Two Unit C	U-SU-E	Single Unit E
S-MU-8	Multi Unit 8	E-TH-2.5	Town House 2.5	U-SU-E1	Single Unit E1
S-MU-12	Multi Unit 12	E-MU-2.5	Multi Unit 2.5	U-SU-H	Single Unit H
S-MU-20	Multi Unit 20	E-CC-3	Commercial Corridor 3	U-SU-H1	Single Unit H1
S-CC-3	Commercial Corridor 3	<u>E-CC-3x</u>	<u>Commercial Corridor 3x</u>	U-TU-B	Two Unit B
S-CC-3x	Commercial Corridor 3x	E-MX-2, 2A	Mixed Use 2, 2A	U-TU-B2	Two Unit B2
S-CC-5	Commercial Corridor 5	E-MX-2x	Mixed Use 2x	U-TU-C	Two Unit C
S-CC-5x	Commercial Corridor 5x	E-MX-3, 3A	Mixed Use 3, 3A	U-RH-2.5	Row House 2.5
S-MX-2	Mixed Use 2	E-RX-5	Residential Mixed Use 5	U-RH-3A	Row House 3A
S-MX-2x	Mixed Use 2x	E-MS-2	Main Street 2	U-MX-2	Mixed Use 2
S-MX-3	Mixed Use 3	E-MS-2x	Main Street 2x	U-MX-2x	Mixed Use 2x
S-MX-5	Mixed Use 5	E-MS-3	Main Street 3	U-MX-3	Mixed Use 3
S-MX-8	Mixed Use 8	E-MS-5	Main Street 5	U-RX-5	Residential Mixed Use 5
S-MX-12	Mixed Use 12			U-MS-2	Main Street 2
S-MS-3	Main Street 3			U-MS-2x	Main Street 2x
S-MS-5	Main Street 5			U-MS-3	Main Street 3
				U-MS-5	Main Street 5

2.5.1.2 General Urban, Urban Center and Downtown Neighborhood Context:

GENERAL URBAN NEIGHBORHOOD CONTEXT		URBAN CENTER NEIGHBORHOOD CONTEXT		DOWNTOWN NEIGHBORHOOD CONTEXT	
G-RH-3	Row House 3	C-MX-3	Mixed Use 3	D-C	Downtown Core District
G-MU-3	Multi Unit 3	C-MX-5	Mixed Use 5	D-TD	Downtown Theater District
G-MU-5	Multi Unit 5	C-MX-8	Mixed Use 8	D-LD	Lower Downtown District
G-MU-8	Multi Unit 8	C-MX-12	Mixed Use 12	D-CV	Downtown Civic District
G-MU-12	Multi Unit 12	C-MX-16	Mixed Use 16	D-GT	Downtown Golden Triangle
G-MU-20	Multi Unit 20	C-MX-20	Mixed Use 20	D-AS	Downtown Arapahoe Square
G-RO-3	Residential Office 3	C-RX-5	Residential Mixed Use 5		
G-RO-5	Residential Office 5	C-RX-8	Residential Mixed Use 8		
G-MX-3	Mixed Use 3	C-RX-12	Residential Mixed Use 12		
G-RX-5	Residential Mixed Use 5	C-MS-5	Main Street 5		
G-MS-3	Main Street 3	C-MS-8	Main Street 8		
G-MS-5	Main Street 5	C-MS-12	Main Street 12		
		C-CCN	Cherry Creek North District		

2.5.1.3 Special Contexts and Zone Districts:

INDUSTRIAL CONTEXT	
I-MX-3	Industrial Mixed Use 3
I-MX-5	Industrial Mixed Use 5
I-MX-8	Industrial Mixed Use 8
I-A	Light Industrial
I-B	General Industrial
CAMPUS CONTEXT	
CMP-H	Campus Healthcare
CMP-H2	Campus Healthcare 2
CMP-EI	Campus Education Institution
CMP-EI2	Campus Education Institution 2
CMP-ENT	Campus Entertainment
OPEN SPACE CONTEXT	
OS-A	Open Space Public Parks
OS-B	Open Space Recreation
OS-C	Open Space Conservation
MASTER PLANNED CONTEXT	
M-RH-3	Row House 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

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DIVISION 3.2 DISTRICTS (S-SU-, S-TH-, S-MU-, S-CC-, S-MX-, S-MS-)

SECTION 3.2.1 DISTRICTS ESTABLISHED

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

Suburban Neighborhood Context

S-SU-A	Single Unit A
S-SU-D	Single Unit D
S-SU-F	Single Unit F
S-SU-Fx	Single Unit Fx
S-SU-F1	Single Unit F1
S-SU-I	Single Unit I
S-SU-Ix	Single Unit Ix
S-TH-2.5	Town House 2.5
S-MU-3	Multi Unit 3
S-MU-5	Multi Unit 5
S-MU-8	Multi Unit 8
S-MU-12	Multi Unit 12
S-MU-20	Multi Unit 20
S-CC-3	Commercial Corridor 3
<u>S-CC-3x</u>	<u>Commercial Corridor 3x</u>
S-CC-5	Commercial Corridor 5
<u>S-CC-5x</u>	<u>Commercial Corridor 5x</u>
S-MX-2	Mixed Use 2
S-MX-2x	Mixed Use 2x
S-MX-3	Mixed Use 3
S-MX-5	Mixed Use 5
S-MX-8	Mixed Use 8
S-MX-12	Mixed Use 12
S-MS-3	Main Street 3
S-MS-5	Main Street 5

F. Single Unit I (S-SU-I)

S-SU-I is a single unit district allowing suburban houses with a minimum zone lot area of 12,000 square feet. This district requires the largest setbacks and lowest lot coverage (more unobstructed open space) in the Suburban Neighborhood Context.

G. Single Unit Ix (S-SU-Ix)

S-SU-Ix is a single unit district allowing suburban houses with a minimum zone lot area of 12,000 square feet. This district requires the largest setbacks and lowest lot coverage in the Suburban Neighborhood Context. The primary distinction between this zone district and S-SU-I is there are more limitations on home occupations.

H. Town House 2.5 (S-TH-2.5)

S-TH-2.5 is a multi unit district and allows suburban house, duplex and town house building forms up to two and one half stories in height.

I. Multi Unit 3, 5, 8, 12, 20 (S-MU-3, 5, 8, 12, 20)

S-MU- is a multi unit district and allows suburban house, duplex, town house, garden court, apartment and courtyard apartment building forms up to 3, 5, 8,12, 20 stories in height.

SECTION 3.2.3 COMMERCIAL CORRIDOR DISTRICTS (S-CC-3, ~~-3x~~, -5, ~~-5x~~)

3.2.3.1 General Purpose

- A. The Commercial Corridor zone districts are intended to balance the need for safe, active, and pedestrian-scaled, diverse areas with the need for convenient automobile access.
- B. The Commercial Corridor zone districts address development opportunities adjacent to the city's most auto-dominated corridors.
- C. Commercial Corridor building form standards have minimum setbacks to allow flexibility in building, circulation and parking lot layout.
- D. The Commercial Corridor district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods.

3.2.3.2 Specific Intent

A. Commercial Corridor – 3 (S-CC-3)

S-CC-3 applies primarily to auto-oriented arterial street corridors where a building scale of 1 to 3 stories is desired.

B. ~~Commercial Corridor – 3x (S-CC-3x)~~

~~S-CC-3x applies primarily to auto-oriented arterial street corridors where a building scale of 1 to 3 stories is desired with less intense uses than S-CC-3.~~

C. Commercial Corridor – 5 (S-CC-5)

S-CC-5 applies primarily to auto-oriented arterial street corridors where a building scale of 1 to 5 stories is desired.

D. ~~Commercial Corridor – 5x (S-CC-5x)~~

~~S-CC-5x applies primarily to auto-oriented arterial street corridors where a building scale of 1 to 5 stories is desired with less intense uses than S-CC-5.~~

SECTION 3.3.3 PRIMARY BUILDING FORM STANDARDS

3.3.3.1 Generally Applicable Standards

- A. In addition to the neighborhood context-specific standards included in this article, all development must comply with the general design standards in Article 10.
- B. 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.
- C. For multiple buildings on a zone lot, see Article 10, Division 10.3
- D. Unenclosed uses shall comply with all building form standards as applicable.
- E. The districts allow a variety of building forms appropriate for the Suburban Neighborhood Context, as set out below.

Zone Districts		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 Restaurants	General	Shopfront	
Suburban Neighborhood Context	S-SU-A	Single Unit A	■													
	S-SU-D	Single Unit D	■													
	S-SU-F	Single Unit F	■													
	S-SU-Fx	Single Unit Fx	■													
	S-SU-F1	Single Unit F1	■		□		□									
	S-SU-I	Single Unit I	■													
	S-SU-Ix	Single Unit Ix	■													
	S-TH-2.5	Town House 2.5	■		■	■		■								
	S-MU-3	Multi Unit 3	■		■	■		■				■				
	S-MU-5, 8, 12, 20	Multi Unit 5, 8, 12, 20	■		■	■		■				■				
	S-CC-3,-3x	Commercial Corridor 3,-3x						■				■	■	■	■	
	S-CC-5,-5x	Commercial Corridor 5,-5x						■				■	■	■	■	
	S-MX-2x	Mixed Use 2x								■		■			■	
	S-MX-2, -3	Mixed Use 2, 3								■		■	■	■	■	
	S-MX-5	Mixed Use 5								■		■	■	■	■	
	S-MX-8	Mixed Use 8								■		■	■	■	■	
	S-MX-12	Mixed Use 12								■		■	■	■	■	
	S-MS-3, -5	Main Street 3, 5								■		■	■			■

■ = Allowed
□ = Allowed subject to limitations

TOWN HOUSE

HEIGHT		S-TH-2.5	S-MU-3	S-MU- 5, 8, 12, 20	S-CC-3 _x S-CC-3x	S-CC-5 _x S-CC-5x
A	Stories (max)	2.5	3	5	3	5
A	Feet (max)	35'	40'	65'	40'	70'
B	Side Wall height	25'	na	na	na	na

SITING		S-TH-2.5	S-MU-3	S-MU- 5, 8, 12, 20	S-CC-3 _x S-CC-3x	S-CC-5 _x S-CC-5x
ZONE LOT						
	Zone Lot Size (min)	6,000 ft ²	6,000 ft ²	6,000 ft ²	na	na
	Zone Lot Width (min)	50'	50'	50'	na	na
	Dwelling Units per Primary Structure (min/max)	3/10	3/na	3/na	na	na
REQUIRED BUILD-TO						
C	Primary Street (min % within min/max)	na	50% 0'/80'	50% 0'/80'	na	na
SETBACKS						
D	Primary Street, block sensitive setback required	yes	na	na	na	na
D	Primary Street (min)	20'	10'	10'	0'	0'
E	Side Street (min)	5'	5'	5'	0'	0'
F	Side Interior (min)	5'	5'	5'	0'	0'
	Side Interior, adjacent to Protected District (min)	na	10'	10'	10'	10'
G	Rear, alley/no alley (min)	12'/20'	10'/20'	10'/20'	0'/0'	0'/0'
	Rear, adjacent to Protected District (min)	na	na	na	0'/10'	0'/10'
PARKING						
	Surface Parking Setback (min)	See Sec. 3.3.7.5			na	na
	Vehicle Access	From alley; or Street access allowed when no alley present; Sec 3.3.7.6				
ACCESSORY STRUCTURES						
H	Detached Accessory Structures Allowed	see Sec. 3.3.4				

DESIGN ELEMENTS		S-TH-2.5	S-MU-3	S-MU- 5, 8, 12, 20	S-CC-3 _x S-CC-3x	S-CC-5 _x S-CC-5x
BUILDING CONFIGURATION						
I	Primary Street-Facing Attached Garage Door Width (max per unit)	10'	10'	10'	10'	10'
	Upper Story Stepback, for Flat Roof, Above 25', Primary Street, Side Street and Side Interior	10'	na	na	na	na
J	Upper Story Setback Above 40', Side, interior	na	na	15'	na	na
J	Upper Story Setback above 51', Side, interior	na	na	15'	na	na
K	Upper Story Setback Above 27', adjacent to Protected District: Side Interior	na	25'	25'	na	na
	Upper Story Setback above 27', adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	na	na	20'/25'	15'/25'	20'/25'
	Upper Story Setback above 40', adjacent to Protected District: Rear, alley/Rear, no alley (min)	na	na	30'/40'	na	na
L	Upper Story Setback above 51', adjacent to Protected District: Side Interior (min)	na	na	40'	na	na
	Upper Story Setback above 51', adjacent to Protected District: Rear, alley/no alley and Side, interior (min)	na	na	na	na	35'/40'
GROUND STORY ACTIVATION						
M	Transparency, Primary Street (min)	30%	30%	30%	30%*	30%*
N	Transparency, Side Street (min)	25%	25%	25%	25%*	25%*
O	Pedestrian Access	Each unit shall have a street-facing Entrance				

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

APARTMENT (2 OF 2)

	S-CC-3 _L	S-CC-5 _L	S-MX-2							
HEIGHT	S-CC-3 _X	S-CC-5 _X	S-MX-2 _X	S-MX-3	S-MX-5	S-MX-8	S-MX-12	S-MS-3	S-MS-5	
A Stories (max)	3	5	2	3	5	8	12	3	5	
A Feet (min/max)	na/40'	na/70'	na/35'	na/40'	na/70'	na/100'	na/140'	na/45'	24'/70'	
Feet, within 175' of Protected District (max)	na	na	na	na	na	75'	75'	na	na	
SITING	S-CC-3 _L S-CC-5 _L	S-CC-3 _X S-CC-5 _X	All S-MX					S-MS-3 S-MS-5		
ZONE LOT										
Use Restrictions	Residential only			Residential only			Residential Only; Ground Story within required build-to portion must have at least one primary use, other than parking of vehicles			
REQUIRED BUILD-TO										
B Primary Street (min% within min/max)	na			50% 0'/80'			75% 0'/10'			
C Side Street (min % within min/max)	na			na			25% 0'/10'			
SETBACKS										
D Primary Street (min)	0'			0'			0'			
E Side Street (min)	0'			0'			0'			
F Side Interior (min)	5'			0'			0'			
Side Interior, adjacent to Protected District (min)	10'			S-MX-2 _X : 5' 10'			10'			
G Rear, (min)	0'			0'			0'			
Rear, adjacent to Protected District alley/no alley (min)	0'/10'			0'/10'			0'/10'			
PARKING										
Surface Parking between building and Primary Street/Side Street	Allowed/Allowed			Allowed/Allowed			Not Allowed/Not Allowed			
Surface Parking Screening	See Article 10, Division 10.5									
Vehicle Access	Access determined at Site Development Plan Review									
	S-CC-3 _L	S-CC-5 _L	S-MX-2							
DESIGN ELEMENTS	S-CC-3 _X	S-CC-5 _X	S-MX-2 _X	S-MX-3	S-MX-5	S-MX-8	S-MX-12	S-MS-3	S-MS-5	
BUILDING CONFIGURATION										
Street facing garage door width per Primary Structure (max)	20'	20'	20'	20'	20'	20'	20'	20'	20'	
H Upper Story Setback Above 27' adjacent to Protected District: Rear alley/Rear, no alley and Side Interior (min)	15'/25'	20'/25'	na	15'/25'	20'/25'	20'/25'	20'/25'	15'/25'	20'/25'	
I Upper Story Setback Above 51' adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	na	35'/40'	na	na	35'/40'	35'/40'	35'/40'	na	35'/40'	
GROUND STORY ACTIVATION										
J Transparency, Primary Street (min)	30%*	30%*	30%	30%	30%	30%	30%	40%	40%	
K Transparency, Side Street (min)	25%*	25%*	25%	25%	25%	25%	25%	25%	25%	
L Pedestrian Access, Primary Street	Pedestrian Connection						Entrance	Entrance		

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

DRIVE THRU SERVICES

		S-MX-2	S-CC-3, -3x , -5, -5x	S-MX-3, -5, -8, -12	S-MS-3, -5
HEIGHT					
A	Stories (max)	2	3		
A	Feet (max)	35'	45'		
SITING		S-CC-3, -3x , -5, -5x	S-MX-2, 3, -5, -8, -12	S-MX-2, -3, -5, -8, -12	S-MS-3, -5
USE RESTRICTION		Automobile Services, Light and/or Primary Use with Accessory Drive Thru Uses, excluding Eating/Drinking Establishments			
REQUIRED BUILD-TO				Option A	Option B
B	Primary Street (min % within min/max)*	na	50% 0'/15'	na	
C	Side Street (min % within min/max)*	na	50% 0'/15'	na	
SETBACKS					
D	Primary Street (min)	0'	0'	0'	
E	Side Street (min)	0'	0'	0'	
F	Side Interior (min)	0'	0'	0'	
	Side Interior, adjacent to Protected District (min)	10'	10'	10'	
G	Rear (min)	0'	0'	0'	
	Rear, adjacent to Protected District, alley/no alley (min)	0'/10'	0'/10'	0'/10'	
PARKING					
	Surface Parking between building and Primary Street/Side Street	Allowed/Allowed	Not Allowed/Allowed	Allowed/Allowed	
DESIGN ELEMENTS		S-CC-3, -3x , -5, -5x	S-MX-2, 3, -5, -8, -12	S-MX-2, -3, -5, -8, -12	S-MS-3, -5
BUILDING CONFIGURATION				Option A	Option B
H	*Canopy	na	Building shall be used to meet a portion of the Primary and Side Street Build-To. Canopy may be used to meet a portion of the Primary and Side Street Build-To.	na	
I	Screening Required	See Article 10	Garden Wall required within 0'/15' for 100% of the zone lot's Primary and Side Street frontages, excluding access points and portions of building within 0'/15, following the standards of Article 10, Section 10.5.4.3		
	Upper Story Setback Above 27'; adjacent to Protected District: Rear, alley/ Rear, no alley and Side interior (min)	15'/25'	15'/25' S-MX-2: na	15'/25' S-MX-2: na	
GROUND STORY ACTIVATION					
J	Transparency, Primary Street (min)	40%*	40% S-MS: 60%	40%*	
K	Transparency, Side Street (min)	25%*	25%	25%*	
L	Pedestrian Access, Primary Street	Pedestrian Connection	Entrance	Pedestrian Connection	

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

DRIVE THRU RESTAURANT (1 OF 2)

HEIGHT		S-MX-2	S-CC-3, -3x , -5, -5x S-MX-3, -5, -8, -12 S-MS-3, -5
A	Stories (max)	2	3
A	Feet (max)	35'	45'
SITING		S-CC-3, -3x , -5, -5x S-MX-2, 3, -5, -8, -12 S-MS-3, -5 Option A	
USE RESTRICTION		Eating/Drinking Establishment Primary Use with Accessory Drive Thru Use Only	
REQUIRED BUILD-TO			
B	Primary Street (min % within min/max)	Corner Lots: 50% 0'/10' All other: 75% 0'/5'	
C	Side Street (min % within min/max)	50% 0'/10'	
SETBACKS			
D	Primary Street (min)	0'	
E	Side Street (min)	0'	
F	Side Interior (min)	0'	
	Side Interior, adjacent to Protected District (min)	10'	
G	Rear (min)	0'	
	Rear, adjacent to Protected District, alley/no alley (min)	0'/10'	
PARKING AND DRIVE THRU			
	Surface Parking between building and Primary Street/Side Street	Not Allowed/Not Allowed	
	Surface Parking Screening	See Article 10, Division 10.5	
	Drive Thru Lane between building and Primary Street/Side Street	Not Allowed/Not Allowed	
DESIGN ELEMENTS		S-MX-2	S S-CC-3, -3x , -5, -5x S-MX-3, -5, -8, -12, S-MS-3, -5
BUILDING CONFIGURATION			
	Upper Story Setback Above 27', adjacent to Protected District: Rear, alley/ Rear, no alley and Side interior (min)	na	15'/25'
GROUND STORY ACTIVATION			
H	Transparency, Primary Street (min)	40%	40% S-MS: 60%
I	Transparency, Side Street (min)	25%	25%
J	Pedestrian Access, Primary or Side Street	Entrance	Entrance

DRIVE THRU RESTAURANT (2 OF 2)

		S-CC-3, -3x , -5, -5x S-MX-3, -5, -8, -12 S-MS-3, -5		
HEIGHT		S-MX-2		
A	Stories (max)	2		3
A	Feet (max)	35'		45'
SITING		S-CC-3, -3x , -5, -5x Option B	S-MX-2, 3, -5, -8, -12 Option B	S-MX-2, 3, -5, -8, -12 S-MS-3, -5 Option B
USE RESTRICTION		Eating/Drinking Establishment Primary Use with Accessory Drive Thru Use Only		
REQUIRED BUILD-TO				
B	Primary Street (min % within min/max)	na	50% 0'/80	50% 0'/35'
C	Side Street (min % within min/max)	na	na	50% 0'/18'
SETBACKS				
D	Primary Street (min)	0'	0'	0'
E	Side Street (min)	0'	0'	0'
F	Side Interior (min)	0'	0'	0'
	Side Interior, adjacent to Protected District (min)	10'	10'	10'
G	Rear (min)	0'	0'	0'
	Rear, adjacent to Protected District , alley/no alley (min)	0'/10'	0'/10'	0'/10'
PARKING				
	Surface Parking between building and Primary Street/Side Street	Allowed/Allowed	Allowed/Allowed	Not allowed/Not Allowed
	Drive Thru Lane between building and Primary Street/Side Street	Allowed/Allowed	Allowed/Allowed	Allowed/Allowed
H	Drive Thru Lane Width (max)	na	na	12'
I	Drive Thru Lane Screening	na	na	Garden Wall, following the standards of Article 10, Section 10.5.4.3
DESIGN ELEMENTS		S-CC-3, -3x , -5, -5x	S-MX-2, -3, -5, -8, -12	S-MS-3, -5
BUILDING CONFIGURATION				
	Upper Story Setback Above 27', adjacent to Protected District: Rear, alley/ Rear, no alley and Side interior (min)	15'/25'	15'/25' S-MX-2: na	15'/25'
GROUND STORY ACTIVATION				
J	Transparency, Primary Street (min)	40%*	40%	60%
K	Transparency, Side Street (min)	25%*	25%	25%
L	Pedestrian Access, Primary Street	Pedestrian Connection	Pedestrian Connection	Entrance and Pedestrian Connection

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

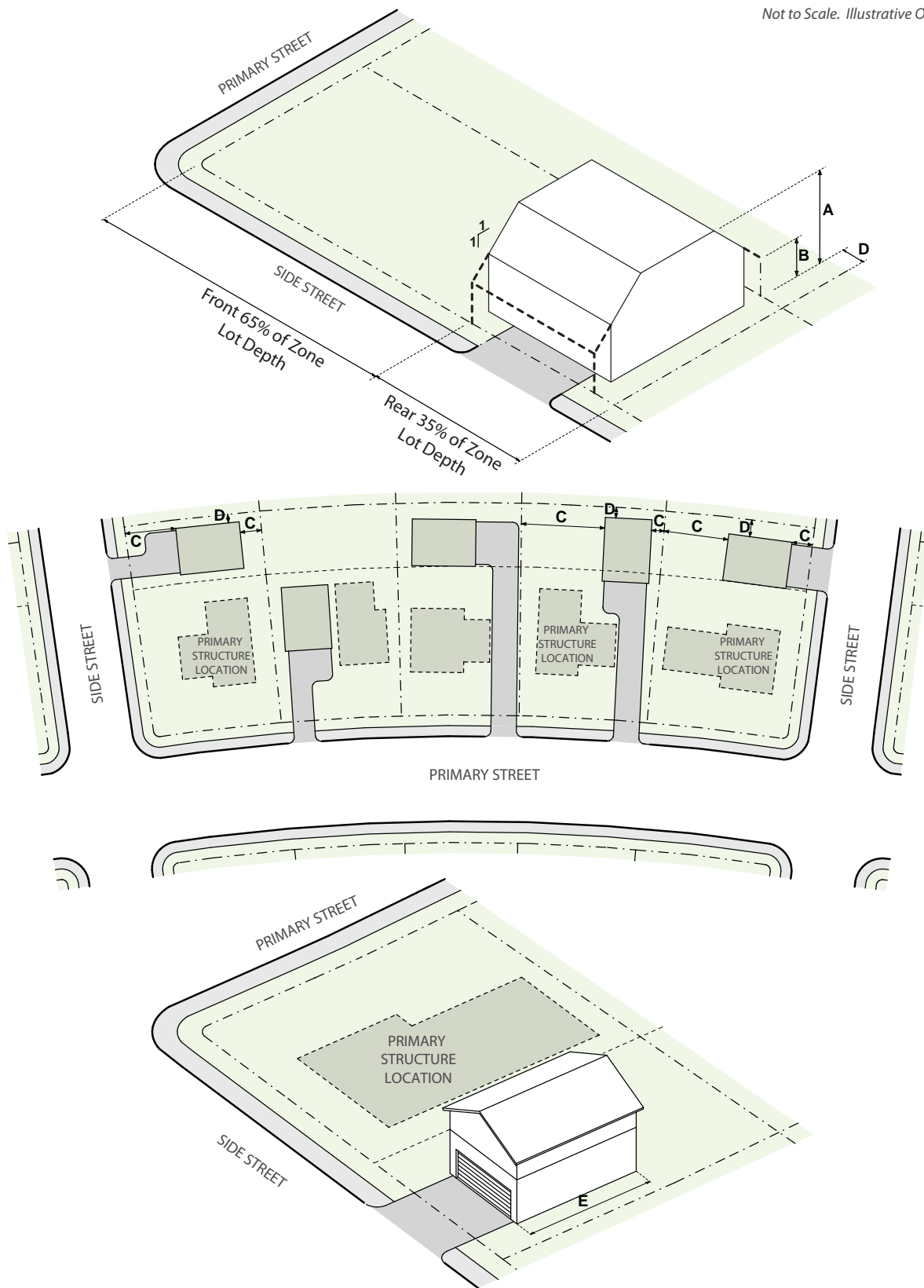
GENERAL

		S-CC-3 ₂	S-CC-5 ₂								
HEIGHT		S-CC-3 _x	S-CC-5 _x	S-MX-2x	S-MX-2	S-MX-3	S-MX-5	S-MX-8	S-MX-12		
A	Stories (max)	3	5	2	2	3	5	8	12		
A	Feet (max)	45'	70'	35'	35'	45'	70'	110'	150'		
	Feet, within 175' of Protected District (max)	na	na	na	na	na	na	75'	75'		
SITING		S-CC-3, <u>-3x</u> , <u>-5</u> , <u>-5x</u>			All S-MX Option A			All S-MX Option B			
RESTRICTION		na			na			Allowed only if Ground Story is equal or greater than 20,000 square feet			
REQUIRED BUILD-TO											
B	Primary Street (min % within min/max)	na			50% 0'/80			50% 0'/150'			
SETBACKS											
C	Primary Street (min)	0'			0'			0'			
D	Side Street (min)	0'			0'			0'			
E	Side Interior (min)	5'			0'			0'			
	Side Interior, adjacent to Protected District (min)	10'			10'			10'			
F	Rear (min)	0'			0'			0'			
	Rear, adjacent to Protected District, alley/ no alley (min)	0'/10'			S-MX-2x: 0'/5' 0'/10'			S-MX-2x: 0'/5' 0'/10'			
PARKING											
	Surface Parking between building and Primary Street/Side Street	Allowed/Allowed			Allowed/Allowed			Allowed, limited to two double loaded aisles within the Build-To range/Allowed Garden Wall required within 0'/15' for 100% of the zone lot's Primary and Side Street frontages, excluding access points and portions of building within 0'/15'; following the standards of Article 10, Section 10.5.4.3			
	Surface Parking Screening	See Article 10, Division 10.5									
	Vehicle Access							Access determined at Site Development Plan Review			
DESIGN ELEMENTS		S-CC-3 ₂	S-CC-5 ₂				S-MX-5; S-MX-8; S-MX-12				
BUILDING CONFIGURATION		S-CC-3 _x	S-CC-5 _x	S-MX-2x	S-MX-2	S-MX-3					
G	Upper Story setback above 27'; adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	15'/25'	20'/25'	na	na	15'/25'	20'/25'	20'/25'	20'/25'		
H	Upper story setback above 51'; adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	na	35'/40'	na	na	na	35'/40'	35'/40'	35'/40'		
GROUND STORY ACTIVATION											
I	Transparency, Primary Street (min)	40%*	40%*	40%*	40%*	40%*	40%*	40%*	40%*		
J	Transparency, Side Street (min)	25%*	25%*	25%*	25%*	25%*	25%*	25%*	25%*		
K	Pedestrian Access, Primary Street				Pedestrian Connection						

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

C. Detached Accessory Dwelling Unit

Not to Scale. Illustrative Only.



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DIVISION 4.2 DISTRICTS (E-SU-, E-TU-, E-TH-, E-CC-, E-MX-, E-RX-, E-MS-)

SECTION 4.2.1 DISTRICTS ESTABLISHED

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

Urban Edge Neighborhood Context

E-SU-A	Single Unit A
E-SU-B	Single Unit B
E-SU-D	Single Unit D
E-SU-D1	Single Unit D1
E-SU-Dx	Single Unit Dx
E-SU-D1x	Single Unit D1x
E-SU-G	Single Unit G
E-SU-G1	Single Unit G1
E-TU-B	Two Unit B
E-TU-C	Two Unit C
E-TH-2.5	Town House 2.5
E-MU-2.5	Multi Unit 2.5
E-CC-3	Commercial Corridor 3
<u>E-CC-3x</u>	<u>Commercial Corridor 3x</u>
E-MX-2	Mixed Use 2
E-MX-2A	Mixed Use 2A
E-MX-2x	Mixed Use 2x
E-MX-3	Mixed Use 3
E-MX-3A	Mixed Use 3A
E-RX-5	Residential Mixed Use 5
E-MS-2	Main Street 2
E-MS-2x	Main Street 2x
E-MS-3	Main Street 3
E-MS-5	Main Street 5

SECTION 4.2.2 RESIDENTIAL DISTRICTS (E-SU-A, -B, -D, -D1, -Dx, -D1x, -G, -G1, E-TU-B, -C, E-TH-2.5, E-MU-2.5)

4.2.2.1 General Purpose

- A. The intent of the Residential districts is to promote and protect residential neighborhoods within the character of the Urban Edge Neighborhood Context. These regulations allow for some multi-unit districts, but not to such an extent as to detract from the overall image and character of the residential neighborhood.
- B. The building form standards, design standards, and uses work together to promote desirable residential areas. The standards of the single unit districts accommodate the varied pattern of suburban and urban house forms. While lot sizes vary, lot coverage is typically low creating generous setbacks and yard space. The standards of the two unit and town house districts promote existing and future patterns of lower scale multi unit building forms that typically address the street in the same manner as an urban house building form.
- C. These standards recognize common residential characteristics within the Urban Edge Neighborhood Context but accommodate variation by providing eight Residential zone districts.

L. Multi Unit 2.5 (E-MU-2.5)

E-MU-2.5 is a multi unit district and allows urban house, detached accessory dwelling unit, duplex, tandem house, town house, garden court and apartment building forms up to two stories in height.

SECTION 4.2.3 COMMERCIAL CORRIDOR DISTRICTS (E-CC-3, ~~-3x~~)

4.2.3.1 General Purpose

- A. The Commercial Corridor zone districts are intended to balance the need for safe, active, and pedestrian-scaled, diverse areas with the need for convenient automobile access.
- B. Commercial Corridor zone districts address development opportunities adjacent to the city's most auto-dominated corridors.
- C. Commercial Corridor buildings generally have a deep build-to requirement to allow for some measure of parking between the building and the street. Predictable flexibility is provided for building and parking location for larger scale buildings.
- D. The Commercial Corridor district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods.

4.2.3.2 Specific Intent

A. Commercial Corridor – 3 (E-CC-3)

E-CC-3 applies primarily to auto-oriented arterial street corridors where a building scale of 1 to 3 stories is desired.

B. Commercial Corridor – 3x (E-CC-3x)

E-CC-3x applies primarily to auto-oriented arterial street corridors where a building scale of 1 to 3 stories is desired with less intense uses than E-CC-3.

SECTION 4.2.4 MIXED USE DISTRICTS (E-MX-2, -2A, -2X, -3, -3A)

- A. The Mixed Use zone districts are intended to promote safe, active, and pedestrian-scaled, diverse areas and enhance the convenience and ease of walking, shopping and public gathering within and around the city's neighborhoods.
- B. There is a diverse menu of Mixed Use zone districts in the Urban Edge Neighborhood Context to recognize the diverse pattern of mixed use places in these neighborhoods.
- C. The Mixed Use districts are appropriate along corridors, embedded in neighborhoods and on large sites.
- D. The building form standards of the Mixed Use zone districts balance the importance of street presence and provision of parking through build-to requirements, ground story activation and parking lot screening along the right-of-way. Predictable flexibility in building form options recognizes the varied development pattern of Urban Edge Neighborhoods.
- E. The Mixed Use zone district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods.

4.2.4.1 Specific Intent

A. Mixed Use – 2 (E-MX-2)

E-MX-2 applies to areas or intersections served primarily by local streets embedded within an existing or proposed neighborhood where a building scale of 1 to 2 stories is desired. Design

SECTION 4.3.3 PRIMARY BUILDING FORM STANDARDS

4.3.3.1 Generally Applicable Standards

- A. In addition to the neighborhood context-specific standards included in this article, all development must comply with the general design standards in Article 10.
- B. 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.
- C. For multiple buildings on a zone lot, see Article 10, Division 10.3.
- D. Unenclosed uses shall comply with all building form standards as applicable.
- E. The districts allow a variety of building forms appropriate for the Urban Edge Neighborhood Context, as set out below.

Zone Districts		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	Shopfront	
Urban Edge Neighborhood Context	E-SU-A		■													
	E-SU-B		■													
	E-SU-D		■													
	E-SU-D1		■	■												
	E-SU-Dx	■	■													
	E-SU-D1x	■	■	■												
	E-SU-G	■	■													
	E-SU-G1	■	■	■												
	E-TU-B		■	■	■	■										
	E-TU-C		■	■	■	■										
	E-TH-2.5	■	■	■	■	■	■	■								
	E-MU-2.5	■	■	■	■	■	■	■			■					
	E-CC-3, -3x							■		■	■	■	■	■		
	E-MX-2x									■	■	■			■	
	E-MX-2, -2A, 3, 3A									■	■	■	■	■		
	E-RX-5									■	■	■				■
	E-MS-2x									■						■
	E-MS-2, -3									■		■	■			■
	E-MS-5									■		■	■			■

■ = Allowed

□ = Allowed subject to limitations

TOWN HOUSE

HEIGHT		E-TH-2.5	E-MU-2.5	E-CC-3
A	Stories (max)	2.5	2.5	3
	Feet (max)	see below	see below	45'
A	Feet, front 65% of lot depth (max)	30'	30'	na
	Feet, front 65% of lot depth, allowable height increase	1' for every 5' increase in lot width over 50' up to a maximum height of 35'		na
A	Feet, rear 35% of lot depth (max)	19'	19'	na
B	Side Wall Height (max)	25'	25'	na

SITING		E-TH-2.5	E-MU-2.5	E-CC-3, -3x
ZONE LOT				
	Zone Lot Size (min)	6,000 ft ²	6,000 ft ²	na
	Zone Lot Width (min)	50'	50'	na
	Dwelling Units per Primary Structure (min/max)	3/10	3/10	na
REQUIRED BUILD-TO				
C	Primary Street (min % within min/max)	na	na	50% 0'/80'
SETBACKS				
	Primary Street, block sensitive setback required (see Sec. 13.1.2.2)	yes	yes	na
D	Primary Street, where block sensitive setback does not apply (min)	20'	20'	0'
E	Side Street (min)	5'	5'	0'
F	Side Interior (min)	5'	5'	0'
	Side Interior, adjacent to Protected District (min)	na	na	10'
G	Rear, alley/no alley (min)	12'/20'	12'/20'	0'/0'
	Rear, adjacent to Protected District, alley/no alley (min)	na	na	0'/10'
PARKING				
	Surface Parking Setback	See Sec. 4.3.7.4	See Sec. 4.3.7.4	na
	Surface Parking between building and Primary Street/Side Street	Not Allowed/Allowed	Not Allowed/Allowed	Allowed/Allowed
	Vehicle Access	From alley; or Street access allowed when no alley present (See Sec 4.3.7.6)		
ACCESSORY STRUCTURES				
H	Detached Accessory Structures Allowed	see Sec. 4.3.4		

DESIGN ELEMENTS		E-TH-2	E-MU-2.5	E-CC-3, -3x
BUILDING CONFIGURATION				
	Upper Story Stepback, for Flat Roof, Above 25', Primary Street, Side Street and Side Interior	10'	10'	na
I	Upper Story Setback Above 27', adjacent to Protected District: Rear, alley/Rear, no alley and Side, interior (min)	na	na	15'/25'
J	Primary Street- Facing Attached Garage Door Width (max per unit)	10'	10'	10'
GROUND STORY ACTIVATION				
	Transparency, Primary Street (min)	na	na	30%
	Transparency, Side Street (min)	na	na	25%
K	Pedestrian Access	Each unit shall have a street-facing Entrance		

COURTYARD APARTMENT

		E-MX-2 E-MX-2A E-MX-3			
HEIGHT		E-CC-3, -3x	E-MX-2x	E-MX-3A	E-RX-5
A	Stories (max)	3	2	3	5
A	Feet (max)	45'	35'	45'	70'

		E-MX-2 E-MX-2A E-MX-3			
SITING		E-CC-3, -3x	E-MX-2x	E-MX-3	E-RX-5
REQUIRED BUILD-TO					
B	Primary Street (min % within min/max)*	50% 0'/80'	70% 0'/15'	70% 0'/15'	70% 0'/15'
SETBACKS					
C	Primary Street (min)	0'	0'	0'	0'
D	Side Street (min)	0'	0'	0'	0'
E	Side Interior (min)	0'	0'	0'	0'
	Side Interior, adjacent to Protected District (min)	10'	E-MX-2x: 5' 10'	10'	10'
F	Rear (min)	0'	0'	0'	0'
	Rear, adjacent to Protected District, alley/no alley (min)	0'/10'	0'/10'	0'/10'	0'/10'
PARKING					
	Surface Parking between building and Primary Street/Side Street	Allowed/Allowed	Not Allowed/Allowed		
	Surface Parking Screening	See Article 10, Division 10.5			
	Vehicle Access	Access Determined at Site Development Plan			

		E-MX-2 E-MX-2A E-MX-3			
DESIGN ELEMENTS		E-CC-3, -3x	E-MX-2x	E-MX-3A	E-RX-5
BUILDING CONFIGURATION					
G	Street-Facing Courtyard Width (min)*	15'	15'	15'	15'
H	Street-Facing Courtyard Depth (min)	30'	30'	30'	30'
	Courtyard Design Standards	See Sec. 4.3.5			
I	Upper Story Setback Above 27', adjacent to Protected District: Rear, alley/ Rear, no alley and Side interior (min)	15'/25'	na	15'/25'	20'/25'
J	Upper Story Setback Above 51', adjacent to Protected District: Rear, alley/ Rear, no alley and Side interior (min)	na	na	na	35'/40'
GROUND STORY ACTIVATION					
K	Transparency, Primary Street (min)	30%	30%	30%	30%
L	Transparency, Side Street (min)	25%	25%	25%	25%
M	Pedestrian Access, Primary Street	Pedestrian Connection	Entrance	Entrance	Entrance

*Courtyard Width counts toward the required Build-To

APARTMENT (2 OF 2)

		E-MX-2			
		E-MX-2A	E-MX-3	E-RX-5	
HEIGHT		E-CC-3, 3x	E-MX-2x	E-MX-3A	E-RX-5
A	Stories (max)	3	2	3	5
A	Feet (max)	45'	35'	45'	70'

		E-MX-2			
		E-MX-2A	E-MX-3	E-RX-5	
SITING		E-CC-3, 3x	E-MX-2x	E-MX-3A	E-RX-5
ZONE LOT		Residential Only			
Use Restrictions		Residential Only			
REQUIRED BUILD-TO					
B	Primary Street (min % within min/max)	50% 0'/80'	70% 0'/15'	70% 0'/15'	70% 0'/15'
SETBACKS					
C	Primary Street (min)	0'	0'	0'	0'
D	Side Street (min)	0'	0'	0'	0'
E	Side Interior (min)	0'	0'	0'	0'
	Side Interior, adjacent to Protected District (min)	10'	E-MX-2x: 5' 10'	10'	10'
F	Rear (min)	0'	0'	0'	0'
	Rear, adjacent to Protected District, alley/no alley (min)	0'/10'	0'/10'	0'/10'	0'/10'
PARKING					
	Surface Parking between building and Primary Street/Side Street	Allowed/Allowed	Not Allowed/Allowed		
	Surface Parking Screening	See Article 10, Section 10.5.7			
	Vehicle Access	Access determined at Site Development Plan			

		E-MX-2			
		E-MX-2A	E-MX-3	E-RX-5	
DESIGN ELEMENTS		E-CC-3, 3x	E-MX-2x	E-MX-3A	E-RX-5
BUILDING CONFIGURATION					
G	Upper Story Setback Above 27', adjacent to Protected District: Rear, alley/ Rear, no alley and Side Interior (min)	15'/25'	na	15'/25'	20'/25'
H	Upper Story Setback Above 51', adjacent to Protected District: Rear, alley/ Rear, no alley and Side Interior (min)	na	na	na	35'/40'
GROUND STORY ACTIVATION					
I	Transparency, Primary Street (min)	30%	30%	30%	30%
J	Transparency, Side Street (min)	25%	25%	25%	25%
K	Pedestrian Access, Primary Street	Pedestrian Connection	Entrance	Entrance	Entrance

DRIVE THRU SERVICES

		E-CC-3, -3x	E-MX-2 -2A E-MS-2	E-MX-3, 3A E-MS-3, -5
HEIGHT				
A	Stories (max)	3	2	3
A	Feet (max)	45'	35'	45'
			E-MX-2 -2A, -3, -3A E-MS-2, -3, -5	E-MX-2, -3 E-MX-2A, 3A
SITING		E-CC-3, -3x	Option A	Option B
ZONE LOT		Automobile Services, Light and/or Primary Use with Accessory Drive Thru Use, excluding Eating/Drinking Establishments Additionally, in E-MX-2A, 3A Option B is limited to Gasoline Service Station Use Only		
Use Restrictions				
REQUIRED BUILD-TO				
B	Primary Street (min % within min/max)*	na	50% 0'/15'	na
C	Side Street (min % within min/max)*	na	50% 0'/15'	na
SETBACKS				
D	Primary Street (min)	0'	0'	0'
E	Side Street (min)	0'	0'	0'
F	Side Interior (min)	0'	0'	0'
	Side Interior, adjacent to Protected District (min)	10'	10'	10'
G	Rear (min)	0'	0'	0'
	Rear, adjacent to Protected District, alley/no alley (min)	0'/10'	0'/10'	0'/10'
PARKING				
	Surface Parking between building and Primary Street/Side Street	Allowed/Allowed	Not Allowed/Not Allowed	Allowed/Allowed
			E-MX-2 -2A, -3, -3A E-MS-2, -3, -5	E-MX-2, -3 E-MX-2A, 3A
DESIGN ELEMENTS		E-CC-3, -3x	Option A	Option B
BUILDING CONFIGURATION				
H	*Canopy	na	Building shall be used to meet a portion of the Primary and Side Street Build-To. Canopy may be used to meet a portion of the Primary and Side Street Build-To.	na
I	Screening Required	See Article 10	Garden Wall required within 0'/15' for 100% of the zone lot's Primary and Side Street frontages, excluding access points and portions of building within 0'/15', following the standards of Article 10, Section 10.5.7	
	Upper Story Setback Above 27', adjacent to Protected District: Rear, alley/ Rear, no alley and Side interior (min)	15'/25'	15'/25'	15'/25'
GROUND STORY ACTIVATION				
J	Transparency, Primary Street (min)	40%	40% E-MS: 60%	40%
K	Transparency, Side Street (min)	25%	25%	25%
L	Pedestrian Access, Primary Street	Pedestrian Connection	Entrance	Pedestrian Connection

DRIVE THRU RESTAURANT (1 OF 2)

HEIGHT		E-MX-2, -2A E-MS-2	E-MX-3, -3A E-CC-3, <u>-3x</u> , E-MS-3, -5
A	Stories (max)	2	3
A	Feet (max)	35'	45'

SITING		E-CC-3, <u>-3x</u> , E-MX-2, -2A, -3, -3A E-MS-2, -3, -5 Option A	
ZONE LOT			
Use Restrictions		Eating/Drinking Establishment Primary Use with Accessory Drive Thru Use Only	
REQUIRED BUILD-TO			
B	Primary Street (min % within min/max)	Corner Lots: 50% 0'/10' All other: 75% 0'/5'	
C	Side Street (min % within min/max)	50% 0'/10'	
SETBACKS			
D	Primary Street (min)	0'	
E	Side Street (min)	0'	
F	Side Interior (min)	0'	
	Side Interior, adjacent to Protected District (min)	10'	
G	Rear (min)	0'	
	Rear, adjacent to Protected District, alley/no alley (min)	0'/10'	
PARKING			
Surface Parking between building and Primary Street/Side Street		Not Allowed/Not Allowed	
Drive Thru Lane between building and Primary Street/Side Street		Not Allowed/Not Allowed	

DESIGN ELEMENTS		E-MX-2, -2A, E-MS-2	E-CC-3, <u>-3x</u> , E-MX-3, -3A E-MS-3, -5
BUILDING CONFIGURATION			
	Upper Story Setback Above 27', adjacent to Protected District: Rear, alley/ Rear, no alley and Side interior (min)	na	15'/25'
GROUND STORY ACTIVATION			
H	Transparency, Primary Street (min)	40% E-MS: 60%	40% E-MS: 60%
I	Transparency, Side Street (min)	25%	25%
J	Pedestrian Access, Primary Street	Entrance	Entrance

DRIVE THRU RESTAURANT (2 OF 2)

HEIGHT		E-CC-3, <u>-3x</u>	E-MX-2, -2A, E-MS-2	E-MX-3, -3A E-MS-3, -5
A	Stories (max)	3	2	3
A	Feet (max)	45'	35'	45'

SITING		E-CC-3, <u>-3x</u>	E-MX-2 -2A, -3, -3A E-MS-2 -3, -5 Option B
ZONE LOT			
Use Restrictions		Eating/Drinking Establishment Primary Use with Accessory Drive Thru Use Only	
REQUIRED BUILD-TO			
B	Primary Street (min % within min/max)	50% 0'/80'	50% 0'/35'
C	Side Street (min % within min/max)	na	50% 0'/18'
SETBACKS			
D	Primary Street (min)	0'	0'
E	Side Street (min)	0'	0'
F	Side Interior (min)	0'	0'
	Side Interior, adjacent to Protected District (min)	10'	10'
G	Rear (min)	0'	0'
	Rear, adjacent to Protected District, alley/no alley (min)	0'/10'	0'/10'
PARKING			
	Surface Parking between building and Primary Street/Side Street	Allowed/Allowed	Not Allowed/Not Allowed
	Drive Thru Lane between building and Primary Street/Side Street	Allowed/Allowed	Allowed/Allowed
H	Drive Thru Lane Width (max)	na	12'
I	Drive Thru Screening	na	Garden Wall, following the standards of Article 10, Section 10.5.7

DESIGN ELEMENTS		E-CC-3, <u>-3x</u>	E-MX-2, -2A, E-MS-2	E-CC-3, E-MX-3, -3A E-MS-3, -5
BUILDING CONFIGURATION				
	Upper Story Setback Above 27', adjacent to Protected District: Rear, alley/ Rear, no alley and Side interior (min)	15'/25'	na	15'/25'
GROUND STORY ACTIVATION				
J	Transparency, Primary Street (min)	40%	40% E-MS: 60%	40% E-MS: 60%
K	Transparency, Side Street (min)	25%	25%	25%
L	Pedestrian Access, Primary Street	Pedestrian Connection	Entrance and Pedestrian Connection	

GENERAL (1 OF 2)

HEIGHT		E-CC-3, -3x
A	Stories (max)	3
A	Feet (max)	45'

SITING		E-CC-3, -3x Option A	E-CC-3, -3x Option B
RESTRICTION		na	Allowed only if Ground Story is greater than 20,000 square feet

REQUIRED BUILD-TO			
B	Primary Street (min % within min/max)	50% 0'/80'	na

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

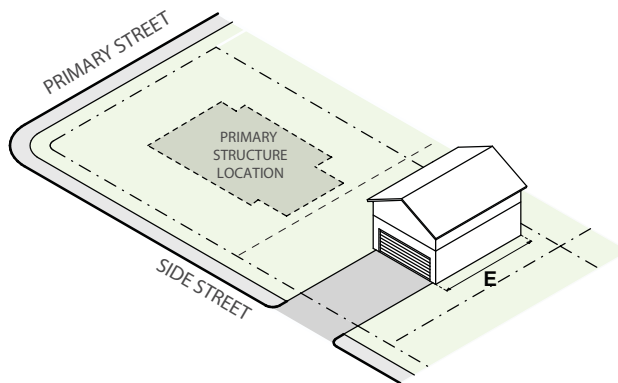
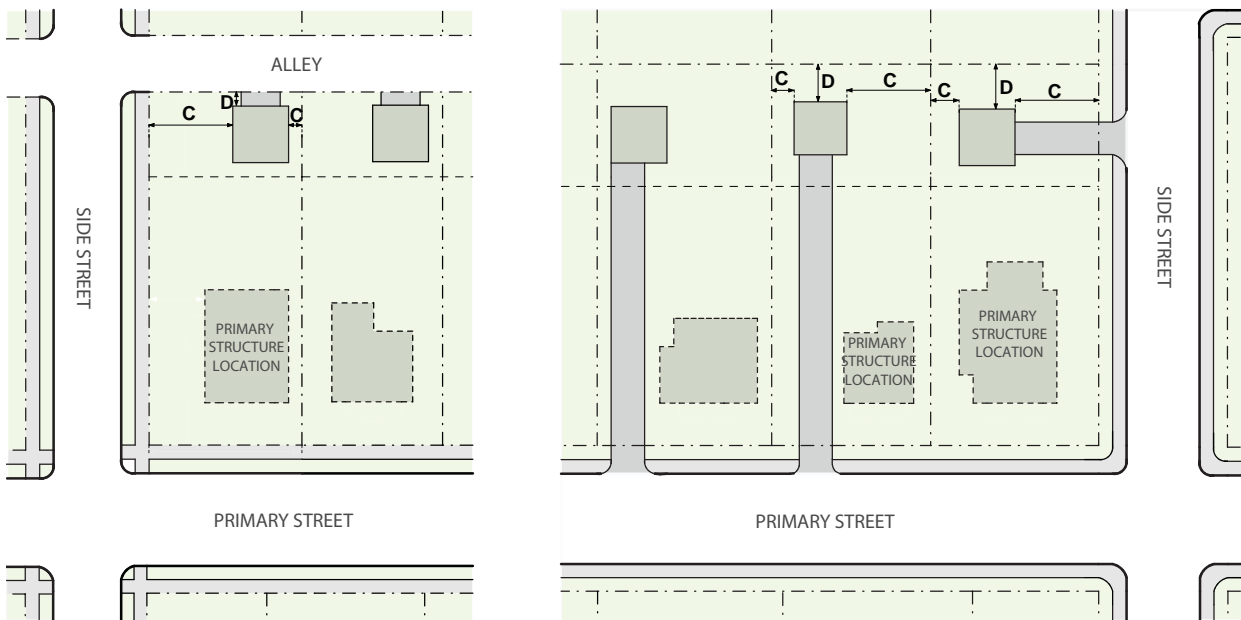
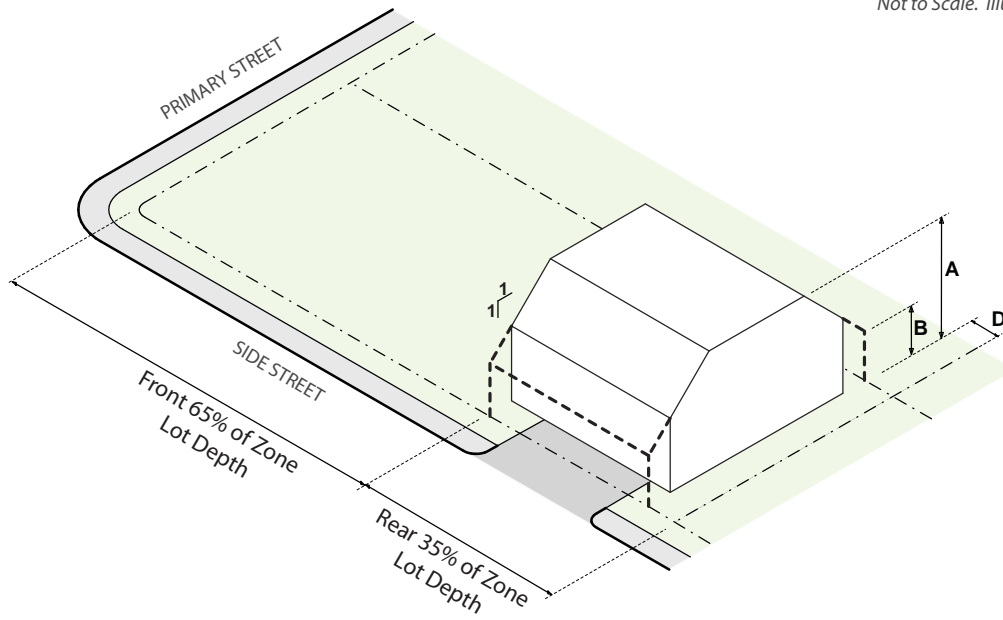
PARKING		
	Surface Parking between building and Primary Street/Side Street	Allowed/Allowed
	Surface Parking Screening	See Article 10, Division 10.5
	Vehicle Access	Access determined at Site Development Plan

DESIGN ELEMENTS		E-CC-3, -3x Option A	E-CC-3, -3x Option B
BUILDING CONFIGURATION			
G	Upper Story Setback Above 27', adjacent to Protected District: Rear, alley/ Rear, no alley and Side interior (min)	15'/25'	15'/25'
GROUND STORY ACTIVATION			
H	Transparency, Primary Street (min)	40%	40%*
I	Transparency, Side Street (min)	25%	25%*
J	Pedestrian Access, Primary Street	Pedestrian Connection	

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

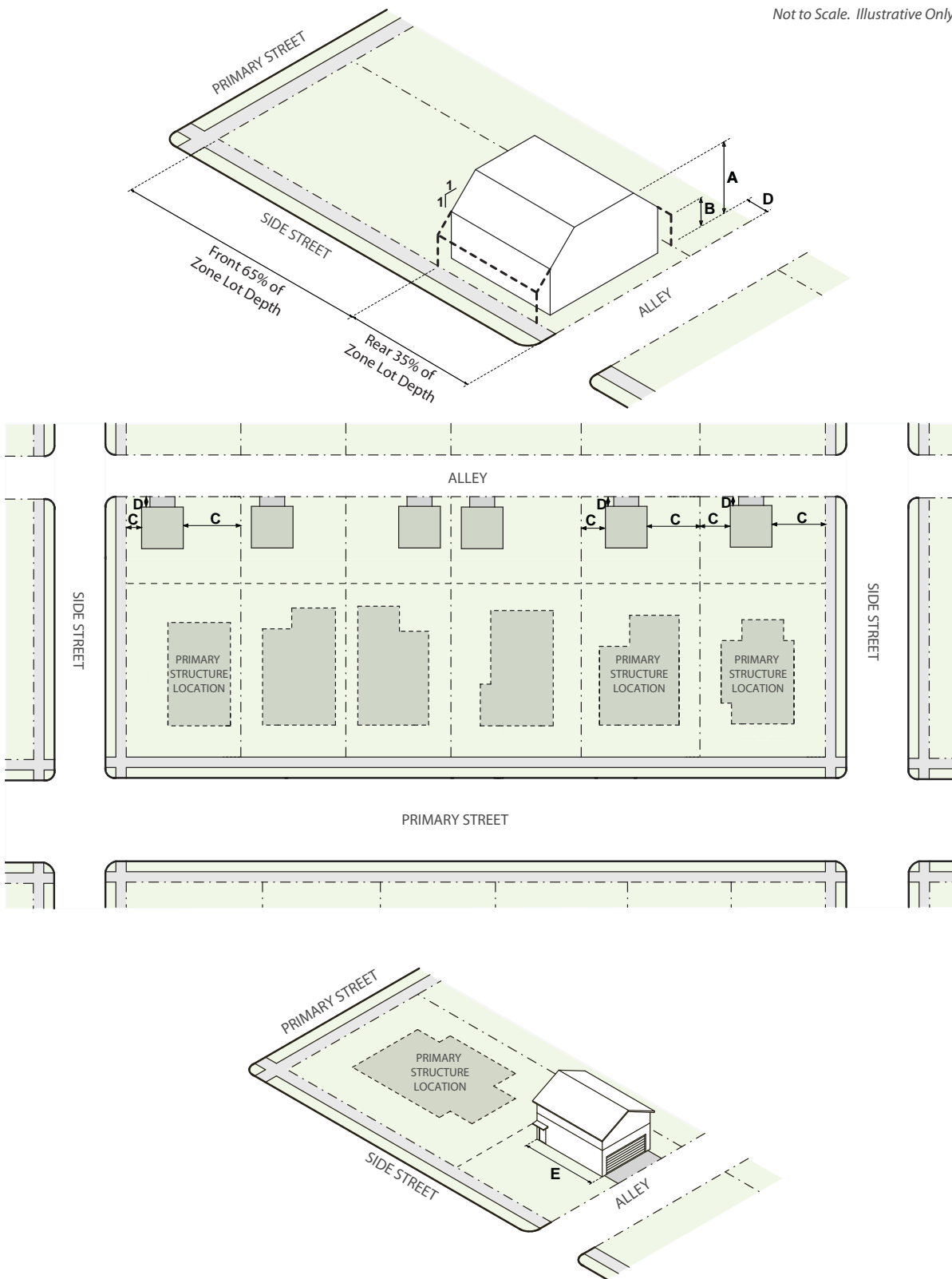
C. Detached Accessory Dwelling Unit

Not to Scale. Illustrative Only.



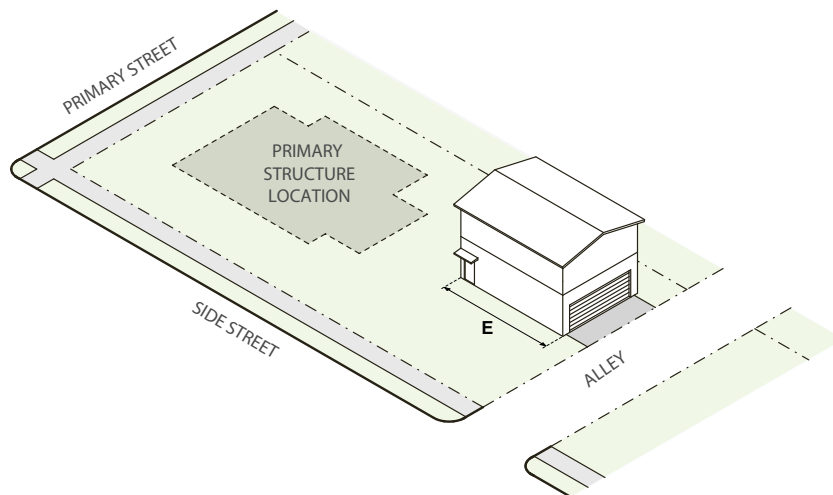
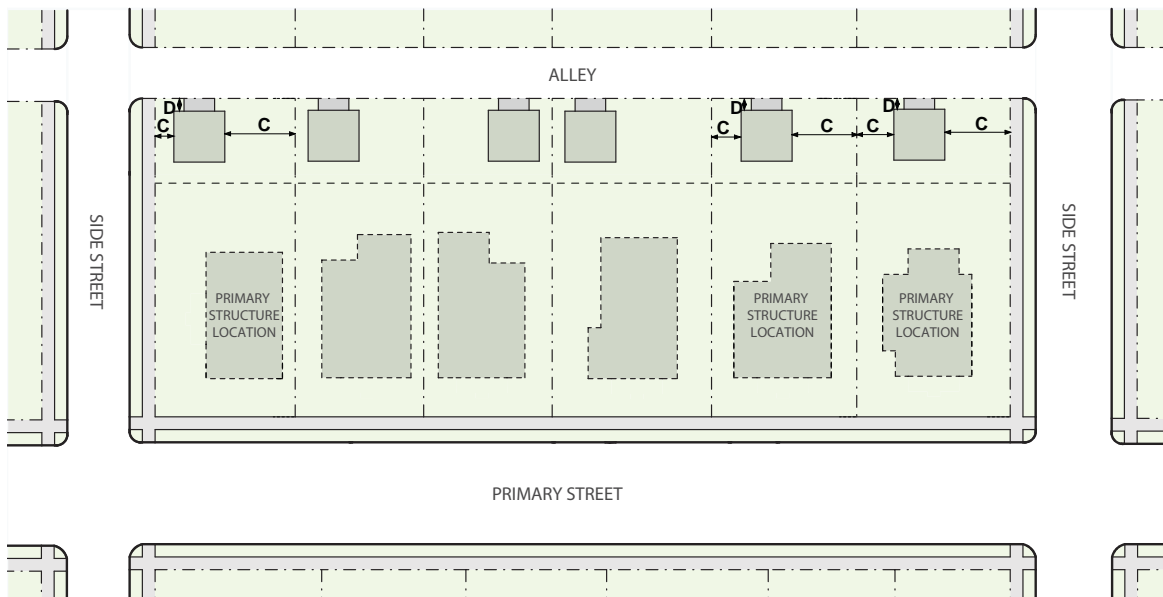
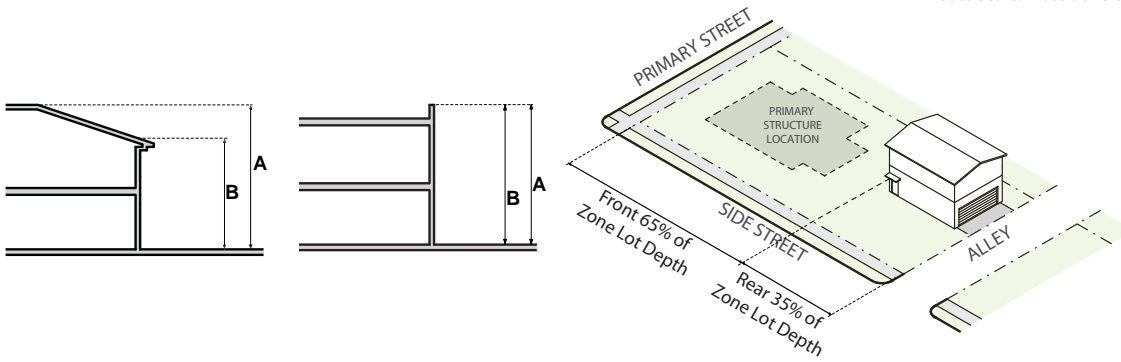
C. Detached Accessory Dwelling Unit

Not to Scale. Illustrative Only.



C. Detached Accessory Dwelling Unit

Not to Scale. Illustrative Only.



DETACHED UTILITY BUILDING

HEIGHT		All G-RH, -MU, -RO
A	Stories (max)	1
A	Feet (max)	15'
SITING		All G-RH, -MU, -RO
USE RESTRICTION		Accessory Uses Only, excluding accessory dwelling unit where permitted and parking of vehicles. See Division 6.4 for permitted Accessory Uses
ZONE LOT		
Allowed Number of Dwelling Units (min/max)		0/0
Additional Standards		See Sections 6.3.4.4 and 6.3.4.5
SETBACKS		
B	Front Setback (min), from primary structure front façade	10'
C	Side Interior and Side Street (min)	5'
D	Rear, alley and no alley (min)	5'
DESIGN ELEMENTS		All G-RH, -MU, -RO
BUILDING CONFIGURATION		
Building Footprint (max)		1,000 ft ²
E	Horizontal Dimension (max)	36'

SECTION 8.9.6 ALLOWED USES BY DISTRICT AND MINIMUM PARKING REQUIREMENTS

8.9.6.1 Applicability of Minimum Parking Standards in Table

Parking requirements in this table apply only to the D-GT and D-AS Districts. D-C, D-TD and D-CV districts have no parking requirement (see 8.3.1.5). D-LD parking requirements are provided in 8.4.1.4.

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USE CATEGORY	SPECIFIC USE TYPE Parking Ratios Shown in Table Apply in D-GT & D-AS Districts Only • 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 STAN- DARDS
		D-C	D-TD	D-LD	D-GT D-AS	D-CV	
RESIDENTIAL PRIMARY USE CLASSIFICATION							
Household Living	Dwelling, Single Unit D-GT & D-AS: • No Parking Requirements	P-ZP	P-ZP	P-ZP	P-ZP	NP	
	Dwelling, Two Unit • Vehicle: 0.75/unit	P-ZP	P-ZP	P-ZP	P-ZP	NP	
	Dwelling, Multi-Unit D-GT & D-AS: • Vehicle: 0.75/unit • Bicycle: 1/ 2 units (80/20)	P-ZP	P-ZP	P-ZP	P-ZP	NP	
	Dwelling, Mixed Use D-GT & D-AS: Districts: • Vehicle: 0.75/unit • Bicycle: 1/ 2 units (80/20)	P-ZP	P-ZP	P-ZP	P-ZP	NP	
	Dwelling, Live / Work D-GT & D-AS: Districts: • Vehicle: 0.75/unit • Bicycle: 1/ 2 units (80/20)	L-ZP	L-ZP	L-ZP	L-ZP	NP	§ 11.2.3

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		D-C	D-TD	D-LD	D-GT D-AS	D-CV	
Group Living	Assisted Living Facility D-GT & D-AS: Districts: • Vehicle: .75/unit • Bicycle: 1/10 units (50/50)	P-ZP	P-ZP	P-ZP	P-ZP	NP	
	Community Correctional Facility D-GT & D-AS: Districts: • Vehicle: No requirement • Bicycle: 1/10 units (50/50)	L-ZP	L-ZP	L-ZP	NP	NP	§ 8.9.7.1
	Nursing Home, Hospice D-GT & D-AS: Districts: • Vehicle: .75/unit • Bicycle: 1/10 units (50/50)	P-ZP	P-ZP	P-ZP	P-ZP	NP	
	Residence for Older Adults D-GT & D-AS: Districts: • Vehicle: No requirement • Bicycle: 1/10 units (50/50)	P-ZP	P-ZP	P-ZP	P-ZP	NP	
	Residential Care Use, Small or Large D-GT & D-AS: Districts: • Vehicle: .No requirement • Bicycle: 1/10 units (50/50)	L-PIN	L-PIN	L-PIN	L-PIN	L-PIN	§ 11.2.4
	Shelter for the Homeless D-GT & D-AS: Districts: • Vehicle: .No requirement • Bicycle: No requirement	L-PIN	L-PIN	L-PIN	L-PIN	L-PIN	§ 11.2.5
	Student Housing D-GT & D-AS: Districts: • Vehicle: 0.75/unit • Bicycle: 1/ 2 units (80/20)	P-ZP	P-ZP	P-ZP	P-ZP	NP	
CIVIC, PUBLIC & INSTITUTIONAL PRIMARY USE CLASSIFICATION							
Basic Utilities	Utility, Major Impact* D-GT & D-AS: Districts: • 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* D-GT & D-AS: Districts: • 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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		D-C	D-TD	D-LD	D-GT D-AS	D-CV	
Community/ Public Services	Community Center D-GT & D-AS: Districts: • Vehicle: No requirement • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.3.3
	Day Care Center D-GT & D-AS: Districts: • 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 D-GT & D-AS: Districts: • Vehicle: 1.25/ 1,000 s.f. GFA • Bicycle: 1/7,500 s.f. GFA (20/80)	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Postal Processing Center D-GT & D-AS: Districts: Vehicle: 1/ 1,000 s.f. GFA Bicycle: 1/7,500 s.f. GFA(20/80)	P-ZP	P-ZP	P-ZP	P-ZP	NP	
	Public Safety Facility D-GT & D-AS: Districts: • 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	
	Hospital	P-ZP	P-ZP	NP	NP	NP	
	Correctional Institution	NP	NP	NP	NP	NP	
Cultural/Special Purpose/Public Parks & Open Space	Cemetery	NP	NP	NP	NP	NP	
	Library D-GT & D-AS: Districts: • 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 D-GT & D-AS: Districts: • 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	
	City Park D-GT & D-AS: Districts: No Parking Requirements	NP	NP	NP	NP	NP	
	Open Space - Recreation D-GT & D-AS: Districts: • Vehicle: .No requirement • Bicycle: No requirement	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Open Space - Conservation D-GT & D-AS: Districts: • No Parking Requirements	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	

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		D-C	D-TD	D-LD	D-GT D-AS	D-CV	
Education	Elementary or Secondary School D-GT & D-AS: Districts: • 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/ 5,000 s.f. GFA (0/100)	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	University or College D-GT & D-AS: Districts: • 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	
	Vocational or Professional School D-GT & D-AS: Districts: • 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	
Public and Religious Assembly	All Types D-GT & D-AS: Districts: • Vehicle: No requirement • Bicycle: No requirement	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
COMMERCIAL SALES, SERVICES, & REPAIR PRIMARY USE CLASSIFICATION							
Adult Business	All Types	NP	NP	NP	NP	NP	
Arts, Recreation & Entertainment	Arts, Recreation and Entertainment Services, Indoor D-GT & D-AS: Districts: • Vehicle: 1.25/ 1,000 s.f. GFA • Bicycle: 1/7,500 s.f. GFA (20/80)	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Arts, Recreation and Entertainment Services, Outdoor* D-GT & D-AS: Districts: • Vehicle: 1.25/ 1,000 s.f. GFA • Bicycle: 1/7,500 s.f. GFA (20/80)	L-ZP	L-ZP	L-PIN	L-PIN	NP	§ 11.4.2
	Sports and/or Entertainment Arena or Stadium*	NP	NP	NP	NP	NP	
Nonresidential Uses in Existing Business Structures In Residen- tial Zones	Not Applicable						
Parking of Vehicles	Parking, Garage D-GT & D-AS: Districts: • No Parking Requirements	L-ZP	L-ZP	NP	L-ZP	NP	§ 11.4.4
	Parking, Surface* D-GT & D-AS: Districts: • No Parking Requirements	L-ZP	L-ZP	NP	L-ZP	NP	§ 11.4.5
Eating & Drinking Establish- ments	All Types D-GT & D-AS: Districts: • Vehicle: 2.5/ 1,000 s.f. GFA • Bicycle: 1/1,000 s.f. GFA (0/100)	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	

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		D-C	D-TD	D-LD	D-GT D-AS	D-CV	
Lodging Accommodations	Bed and Breakfast Lodging D-GT & D-AS: Districts: • Vehicle - MS only: 2/ 1,000 s.f. GFA • Vehicle: 0.875/guest room or unit • Bicycle: 1/2 guest room or unit (80/20)	P-ZP	P-ZP	P-ZP	P-ZPIN	NP	
	Lodging Accommodations, All Others D-GT & D-AS: Districts: • Vehicle: 0.875/ guest room or unit • Bicycle: 1/2 guest rooms or units (80/20)	P-ZP	P-ZP	P-ZP	P-ZPIN	NP	
Office	Dental / Medical Office or Clinic D-GT & D-AS: Districts: • Vehicle: 1.25/ 1,000 s.f. GFA • Bicycle: 1/7,500 s.f. GFA (20/80)	P-ZP	P-ZP	P-ZP	P-ZP	NP	
	Office, All Others D-GT & D-AS: Districts: • Vehicle: 1.25/ 1,000 s.f. GFA • Bicycle: 1/7,500 s.f. GFA (20/80)	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
Retail Sales, Service & Repair (Not Including Vehicle or Equipment Sales, Service & Repair)	Animal Sales and Services, Household Pets Only D-GT & D-AS: Districts: • Vehicle: 1.25/ 1,000 s.f. GFA • Bicycle: 1/7,500 s.f. GFA (20/80)	L-ZP	L-ZP	L-ZP	L-ZP	NP	\$11.4.9
	Animal Sales and Services, All Others	P-ZP	P-ZP	NP	NP	NP	
	Body Art Establishment D-GT & D-AS: Districts: • Vehicle: 1.25/ 1,000 s.f. GFA • Bicycle: 1/7,500 s.f. GFA (20/80)	L-ZP	L-ZP	L-ZP	L-ZP	NP	\$11.4.10
	Food Sales or Market D-GT & D-AS: Districts: • Vehicle: 1.25/ 1,000 s.f. GFA • Bicycle: 1/7,500 s.f. GFA (20/80)	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Liquor Store, Including Drugstores Licensed to Sell Liquor D-GT & D-AS: Districts: • Vehicle: 1.25/ 1,000 s.f. GFA • Bicycle: 1/7,500 s.f. GFA(20/80)	L-ZP	L-ZP	L-ZP	L-ZP	NP	\$11.4.12
	Pawn Shop D-GT & D-AS: Districts: • Vehicle: 1.25/ 1,000 s.f. GFA • Bicycle: 1/7,500 s.f. GFA(20/80)	L-ZP	L-ZP	NP	L-ZPIN	NP	\$11.4.13
	Retail Sales, Service & Repair -- Outdoor*	NP	NP	NP	NP	NP	
	Retail Sales, Service & Repair - Firearms Sales	NP	NP	NP	NP	NP	
	Retail Sales, Service & Repair, All Others D-GT & D-AS: Districts: • Vehicle: 1.25/ 1,000 s.f. GFA • Bicycle: 1/7,500 s.f. GFA (20/80)	P-ZP	P-ZP	P-ZP	P-ZP	NP	

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		D-C	D-TD	D-LD	D-GT D-AS	D-CV	
Vehicle / Equipment Sales, Rentals, Service & Repair	Automobile Emissions Inspection Facility D-GT & D-AS: Districts: • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	NP	L-ZP	NP	§ 11.4.15
	Automobile Services, Light D-GT & D-AS: Districts: • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	NP	NP	NP	L- ZPIN	NP	§11.4.16; §11.4.17
	Automobile Services, Heavy	NP	NP	NP	NP	NP	
	Automobile / Motorcycle / Light Truck Sales, Rentals, Leasing; Pawn Lot or Vehicle Auctioneer* D-GT & D-AS: Districts: • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L- ZPIN	NP	§11.4.19
	Heavy Vehicle/ Equipment Sales, Rentals. & Service*	NP	NP	NP	NP	NP	
INDUSTRIAL, MANUFACTURING & WHOLESALE PRIMARY USE CLASSIFICATION							
Communications and Informa- tion	Communication Services D-GT & D-AS: Districts: • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.5.1
	Telecommunications Towers* • No Parking Requirements	L- ZPSE	L- ZPSE	L- ZPSE	L- ZPSE	L- ZPSE	§11.5.2
	Telecommunications Tower - Alternative Structure* • No Parking Requirements	L- ZPIN	L- ZPIN	L- ZPIN	L- ZPIN	L- ZPIN	§11.5.2
	Telecommunication Facilities -- All Others* No Parking Requirements	L- ZPIN	L- ZPIN	L- ZPIN	L- ZPIN	L- ZPIN	§11.5.2

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		D-C	D-TD	D-LD	D-GT D-AS	D-CV	
Industrial Services	Contractors, Special Trade - General D-GT & D-AS: Districts: • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	NP	§11.5.3
	Contractors, Special Trade - Heavy/ Contractor Yard*	NP	NP	NP	NP	NP	
	Food Preparation and Sales, Commercial D-GT & D-AS: Districts: • Vehicle: .5 / 1,000 s.f. GFA • Bicycle: No requirement	P-ZP	P-ZP	P-ZP	P-ZP	NP	
	Laboratory, Research, Development and Technological Services D-GT & D-AS: Districts: • Vehicle: .5 / 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	NP	§11.5.4
	Service/Repair, Commercial D-GT & D-AS: Districts: • Vehicle: .5 / 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	NP	§11.5.5
Manufacturing and Production	Manufacturing, Fabrication & Assembly -- Custom D-GT & D-AS: Districts: • Vehicle: .5 / 1,000 s.f. GFA • Bicycle: No requirement	P-ZP	P-ZP	P-ZP	P-ZP	NP	
	Manufacturing, Fabrication & Assembly -- General D-GT & D-AS: Districts: • Vehicle: .5 / 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	L-PIN	L-PIN	NP	§11.5.6; §11.5.7
	Manufacturing, Fabrication & Assembly -- Heavy	NP	NP	NP	NP	NP	
Mining & Extraction and Energy Producing Systems	Oil, Gas -- Production, Drilling*	NP	NP	NP	NP	NP	
	Sand or Gravel Quarry*	NP	NP	NP	NP	NP	
	Wind Energy Conversion Systems* D-GT & D-AS: Districts: • No Parking Requirements	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	

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USE CATEGORY	SPECIFIC USE TYPE Parking Ratios Shown in Table Apply in D-GT & D-AS Districts Only • 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 STAN- DARDS
		D-C	D-TD	D-LD	D-GT D-AS	D-CV	
Transportation Facilities	Airport*	NP	NP	NP	NP	NP	
	Helipad, Helistop, Heliport* • No Parking Requirements	L-ZP	L-ZP	NP	L-ZP	L-ZP	§11.5.9
	Railroad Facilities* D-GT & D-AS: Districts: • Vehicle: .5 / 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	NP	L-ZP	L-ZP	§8.9.7.2
	Railway Right-of-Way* • No Parking Requirements	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Terminal, Station or Service Facility for Pas- senger Transit System D-GT & D-AS: Districts: • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Terminal, Freight, Air Courier Services D-GT & D-AS: Districts: • Vehicle: .5 / 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L- ZPIN	L-ZP	§ 8.9.7.3
Waste Related Services	Automobile Parts Recycling Business*	NP	NP	NP	NP	NP	
	Junkyard*	NP	NP	NP	NP	NP	
	Recycling Center	NP	NP	NP	NP	NP	
	Recycling Collection Station	NP	NP	NP	NP	NP	
	Recycling Plant, Scrap Processor	NP	NP	NP	NP	NP	
	Solid Waste Facility	NP	NP	NP	NP	NP	
Wholesale, Storage, Warehouse & Distribution	Automobile Towing Service Storage Yard*	NP	NP	NP	NP	NP	
	Mini-storage Facility D-GT & D-AS: Districts: • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	NP	§11.5.11
	Vehicle Storage, Commercial* D-GT & D-AS: Districts: • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	NP	§ 11.5.12
	Wholesale Trade or Storage, General	NP	NP	NP	NP	NP	
	Wholesale Trade or Storage, Light D-GT & D-AS: Districts: • Vehicle: .5 / 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	NP	§11.5.13

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		D-C	D-TD	D-LD	D-GT D-AS	D-CV	
AGRICULTURE PRIMARY USE CLASSIFICATION							
Agriculture	Agriculture, Limited*	NP	NP	NP	NP	NP	
	Aquaculture*	NP	NP	NP	NP	NP	
	Garden, Urban* D-GT & D-AS: Districts: • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.6.1
	Greenhouse D-GT & D-AS: Districts: • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Husbandry*	NP	NP	NP	NP	NP	
	Nursery, Plant*	NP	NP	NP	NP	NP	
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	L - Applicable to all Zone Districts					\$11.7; \$11.8.1
	Accessory Dwelling Unit	L-ZP	L-ZP	L-ZP	L-ZP	NP	\$11.7; , \$11.8.2
	Domestic Employee	L	L	L	L	NP	\$11.7.1; \$11.8.3
	Garden	L	L	L	L	NP	\$11.7; \$11.8.4
	Greenhouse	L	L	L	L	NP	\$11.7; \$11.8.5
	Keeping of Household Animals	L	L	L	L	NP	\$11.7; \$11.8.6
	Keeping and Off-Street Parking of Vehicles, Motorcycles, Trailers & Recreational Vehicles	L	L	L	L	NP	\$11.7; \$10.8
	Kennel or Exercise Run	L	L	L	L	NP	\$11.7; ; \$11.8.7
	Limited Commercial Sales, Services Accessory to Multi-Unit Dwelling Use	L-ZP	L-ZP	L-ZP	L-ZP	NP	\$11.7; \$11.8.8
	Off-Street Parking of Vehicles in Garages on Zone Lots by Non-Residents of Zone Lot	NP	NP	NP	NP	NP	
	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	NP	NP	NP	NP	NP	
	Yard or Garage Sales	L	L	L	L	NP	\$11.7; \$11.8.10
HOME OCCUPATION ACCESSORY TO PRIMARY RESIDENTIAL USE CLASSIFICATION							
Home Occupations Accessory to a Primary Residential Use	Child Care Home, Large (7-12)	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	NP	\$11.9
Parking is Not Required for Home Occupations Unless Specifically Stated in this Table or in an Applicable Use Limitation)	Home Occupations, All Types	L-ZP	L-ZP	L-ZP	L-ZP	NP	\$11.9

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USE CATEGORY	SPECIFIC USE TYPE Parking Ratios Shown in Table Apply in D-GT & D-AS Districts Only • 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)	D-GT					APPLICABLE USE LIMITATIONS AND STANDARDS
		D-C	D-TD	D-LD	D-AS	D-CV	
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)	Unlisted Accessory Uses	L - Applicable to all Zone Districts					\$11.7; §11.10.1
	Amusement Devices Accessory to Eating/Drinking Establishments, College/University and Theater Uses	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.7; §11.10.2
	Automobile Rental Services Accessory to Certain Retail Uses	NP	NP	NP	NP	NP	
	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	
	Car Wash Bay Accessory to Automobile Services	NP	NP	NP	NP	NP	
	College accessory to a Place for Religious Assembly	L	L	L	L	L	\$11.7; §11.10.6
	Conference Facilities Accessory to Hotel Use	L	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	NP	L-ZP	NP	\$11.7; §11.10.8
	Garden	L	L	L	L	L	\$11.7; §11.10.9
	Greenhouse	L	L	L	L	L	\$11.7
	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*	L-ZP	L-ZP	L-ZP	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	\$11.7; §11.10.11
	Outdoor Entertainment Accessory to an Eating/Drinking Establishment Use*	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	\$11.7; §11.2.1; §11.10.12
	Outdoor Retail Sale and Display*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.7; §10.8
Outdoor Storage*	NP	NP	NP	NP	NP		
Rental or Sales of Adult Material Accessory to a Permitted Bookstore Retail Sales Use	L	L	L	L	L	\$11.7; §11.10.13	

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USE CATEGORY	SPECIFIC USE TYPE Parking Ratios Shown in Table Apply in D-GT & D-AS Districts Only • 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
		D-C	D-TD	D-LD	D-GT D-AS	D-CV	
TEMPORARY USE CLASSIFICATION							
Temporary Uses (Parking is Not Required for Temporary Uses Unless Specifically Stated in this Table or in an Applicable Use Limitation)	Unlisted Temporary Uses	L - Applicable to all Zone Districts					§11.11.1
	Ambulance Service - Temporary	L-ZP	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	P-ZP	P-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*	L-ZP	L-ZP	L-ZP	NP	NP	§11.11.10
	Outdoor Retail Sales*	NP	NP	NP	NP	NP	
	Outdoor Sales, Seasonal*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.12
	Parking Lot Designated for a Special Event*	L-ZP	L-ZP	P-ZP	L-ZP	L-ZP	§11.11.13
	Retail Food Establishment, Mobile*	L-ZP	L-ZP	L-ZP	NP	NP	§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	NP		

SECTION 8.9.7 APPLICABLE USE LIMITATIONS & STANDARDS

8.9.7.1 Community Corrections Facility

In all Downtown Zone Districts, where permitted with limitations, all Community corrections facilities shall comply with the following standards:

A. Community Corrections Subject to Large Residential Care Use Standards

Community corrections facilities are classified as Large Residential Care uses and are therefore subject to all of the requirements applicable to Large Residential Care uses in Section 11.1.1.2.A below, in addition to the following use-specific standards. In case of conflict with the requirements of Section 11.1.1.2.A below, the more specific standards in this Subsection shall apply.

B. Permitted Location

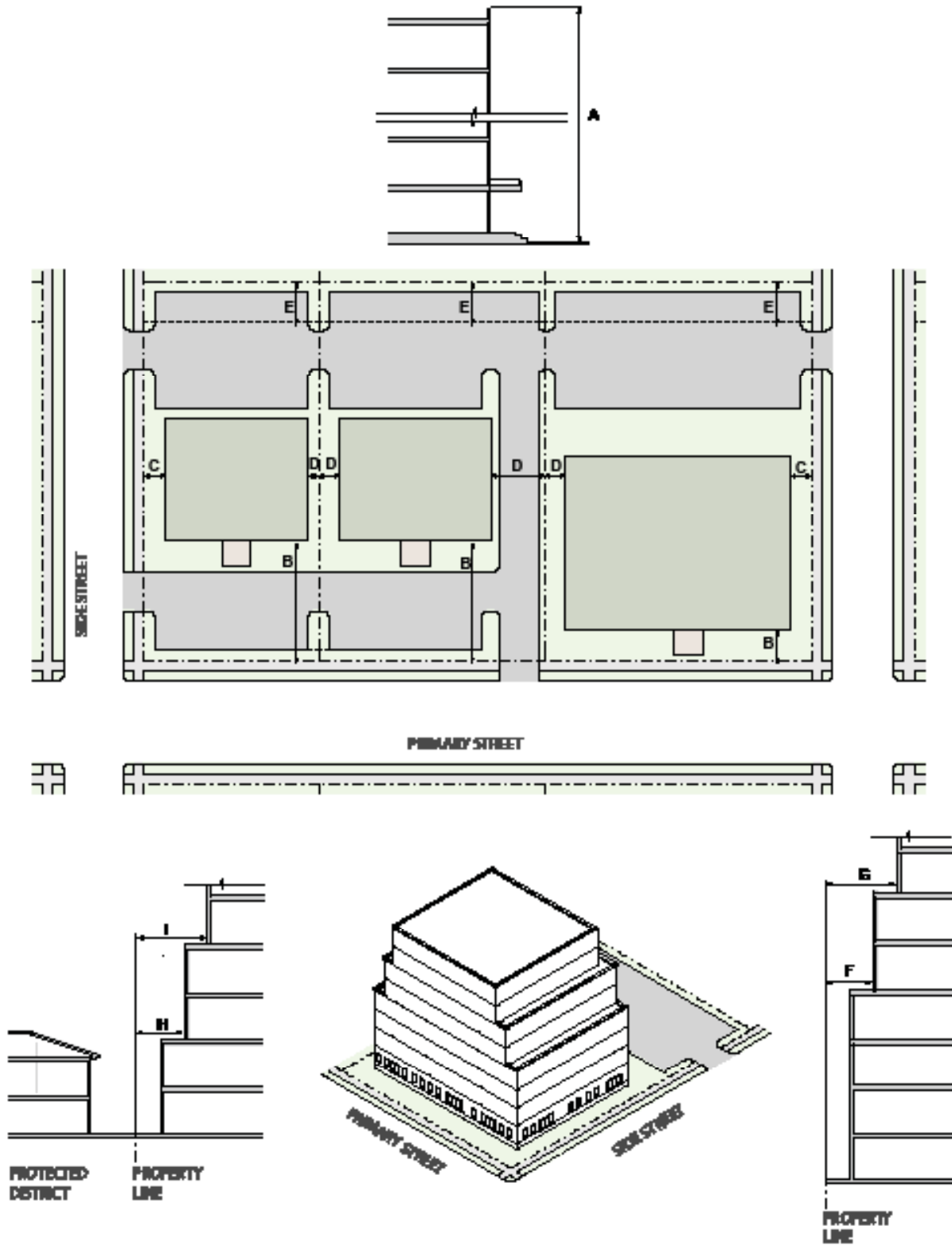
Community corrections facilities (for purposes of this Subsection, hereinafter “facilities” or “facility”) shall be allowed only in the D-C, D-TD, and D-LD zone districts and in the Industrial Zone Districts, and shall be located more than:

1. 1,500 feet from a school meeting all requirements of the compulsory education laws of the state;

9.2.5.4 District Specific Standards

A. General

Not to Scale. Illustration Only.



GENERAL

HEIGHT		CMP-ENT
A	Feet (max)	200'
A	Feet, within 175' of Protected District (max)	75'

BULK AND SITING		CMP-ENT
B	Primary Street (min)	10'
C	Side Street (min)	7.5'
D	Side Interior (min)	7.5'
D	Side Interior, adjacent to Protected District (min)	10'
E	Rear, alley/no alley(min)	10'/20'

DESIGN ELEMENTS		CMP-ENT
F	Upper Story Setback Above 40', Side Interior (min)	15'
G	Upper Story Setback Above 65', Rear, alley/rear, no alley and side interior (min)	20'/30'
H	Upper Story Setback Above 27' adjacent to Protected District, Side Interior (min)	25'
	Upper Story Setback Above 40' adjacent to Protected District, Rear, alley/Rear, no alley (min)	30'/40'
I	Upper Story Setback Above 51' adjacent to Protected District, Side Interior (min)	40'

SECTION 9.2.6 DESIGN STANDARD EXCEPTIONS CMP-H, H2, EI, EI2, ENT

9.2.6.1 Height Exceptions

- A. No occupied part of any building shall be constructed above the permitted height; however, unoccupied building features such as spires, towers, flagpoles, antennas, chimneys, flues and vents, cooling towers, enclosures for tanks and elevator penthouses serving the roof including any vertical or sloped screen walls may extend a maximum of 28 feet above the permitted height of the building.
- B. Unoccupied building features, excluding spires, towers, flagpoles and chimneys, shall be set back from the perimeter of the building a minimum of one foot horizontally for every one foot of vertical height.
- C. Elevator penthouses not serving the roof and other enclosed or unenclosed mechanical equipment including vertical or sloped screen walls for such equipment shall not exceed a height of 12 feet above the permitted height of the building. The aggregate area of all penthouses and other roof structures shall not exceed 33-1/3 percent of the area of the supporting roof.
- D. Flush-mounted solar panels, as defined in Article 13, may exceed the maximum permitted height of a building.

9.2.6.2 Bulk Plane and Upper Story Setback Exceptions

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

9.2.6.3 Setback Permitted Encroachments

Permitted encroachments into required setback areas include:

	ZONE DISTRICTS	PERMITTED ENCROACHMENTS INTO REQUIRED SETBACKS (MAX)			
		PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Belt courses, sills, lintel and pilasters	All districts	18"	18"	18"	18"
Brick and Stone veneers above finished grade	All districts	6"	6"	6"	6"
Cornices, eaves, gutters	All districts	3'	3'	3'; if setback is less than 5': 2'	5'
Chimneys and fireplace insert vents, not exceeding 6' in width	All districts	18"	18"	18"	18"
Outside stairways	All districts	5'	3'	3'	10'
Porches: unwallied porches, terraces, decks, patios, porches (including 2-story) and exterior balconies	All districts	8'	not allowed	not allowed	5'
Above-grade stairways associated with front porches	All districts	any distance, provided, minimum 1' between right-of-way and bottom step	not allowed	not allowed	not allowed
Access ramps for the handicapped, provided no alternative location is available and provided the ramp construction is compatible with the character of the structure, as determined by the Zoning Administrator	All districts	any distance	any distance	any distance	any distance
Building elements, such as awnings, designed and intended to control light entering a building and being a permanent part of such building	All districts	5'	3'	3'	10'
Building elements, such as awnings, designed and intended to control light entering a building but not a permanent part of such building	All districts	any distance	any distance	any distance	any distance
Canopies	All districts	any distance	not allowed	not allowed	not allowed
Enclosed structure or part of an enclosed structure that is below the grade of any setback space, except as otherwise restricted by this Code	All districts	any distance	any distance	any distance	any distance
Window well and/or emergency basement egress areas	All districts	Any distance for any width, provided the provisions of Division 10.6 (Site Grading Standards) and Section 10.5.6 Retaining Wall Requirements) are met	Each may be no more than 3' in width as measured perpendicular to the side interior/side street zone lot line and 4' in length as measured parallel to the side interior/side street zone lot line		Any distance for any width, provided the provisions of Division 10.6 (Site Grading Standards) and Section 10.5.6 Retaining Wall Requirements) are met
Gas and electric meters	All districts	18"	18"	18"	18"

DIVISION 9.3 OPEN SPACE CONTEXT (OS-A, OS-B, OS-C)

SECTION 9.3.1 OPEN SPACE CONTEXT DESCRIPTION



General Character: The Open Space Context consists of all forms of public and private parks and open spaces. The context accommodates sites ranging from very active to completely passive, and from those embedded in a neighborhood to sites that are large enough to stand alone. Active sites may include high use areas such as ball fields, while passive areas focus on resource protection, trails, walking and biking.

Street, Block, and Access Patterns: The Open Space Context can be widely varied, ranging from active parks with extensive access to environmentally sensitive areas where only limited access is appropriate.

Building Placement and Location: Buildings in the Open Space Context are typically placed where access is highest, and are often located away from view of the general public.

Building Height: Buildings are typically low in scale, although some open space areas with active recreational uses support large-scale facilities.

Mobility: Priority is given to pedestrians and bicyclists. The automobile is accommodated through fringe parking areas. The Open Space Context has varying levels of access to the multi-modal transit system.

SECTION 9.3.2 DISTRICTS ESTABLISHED

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

Open Space Context

OS-A	Open Space Public Parks District
OS-B	Open Space Recreation District
OS-C	Open Space Conservation District

9.3.2.1 Purpose

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

A. Open Space Public Parks District (OS-A)

The OS-A district is intended to protect and preserve public parks owned, operated or leased by the City and managed by the City's Department of Parks and Recreation ("DPR") for park purposes.

B. Open Space Recreation District (OS-B)

The OS-B district is intended to protect and promote open space and parks not otherwise owned, operated or leased by the City, and generally intended for active or passive recreation use. The district allows more building coverage and a variety of active recreational facilities than in the OS-C district.

C. Open Space Conservation District (OS-C)

To allow for conservation of open space and natural areas, regardless of ownership, which are not intended for development. Limited passive recreation is allowed, and only limited structures incidental to and supportive of the conservation purpose of the zone district, such as visitor's/educational center, are allowed.

SECTION 9.3.3 PRIMARY BUILDING BUILDING FORM STANDARDS

9.3.3.1 Primary Building Forms in the OS-A District

In the OS-A zone district, the City Council shall have final approval authority over the form of certain building according to D.R.M.C., Chapter 39 (Parks). For all other buildings or structures, the Manager of Parks and Recreation shall determine all applicable building form standards.

DIVISION 9.4 OVERLAY ZONE DISTRICTS

SECTION 9.4.1 GENERAL INTENT

Overlay zone districts are generally intended, in special and unique cases, to provide a vehicle to supplement otherwise generally applicable zone district standards with additional use or design limits, allowances, and prohibitions.

SECTION 9.4.2 OVERLAY ZONE DISTRICTS ESTABLISHED

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

OVERLAY ZONE DISTRICTS	
CO-	Conservation Overlay District
UO-	Use Overlay District
DO-	Design Overlay District

9.4.2.1 Process to Establish Overlay Zone Districts - Text Amendment & Rezoning Required

Creation of an overlay zone district shall be by text amendment according to Section 12.4.11, Text Amendment, to codify the standards established within the overlay, and by an official map amendment (rezoning) according to Section 12.4.10.

9.4.2.2 Effect of Underlying Zone District Designation

All of the provisions of the underlying zone district shall be in full force and effect, unless such provisions are specifically varied by the provisions of the applicable overlay zone district; provided, however, except in an approved use overlay zone district (-UO), an overlay zone district shall not be used to add to the specific permitted uses in the underlying district, nor shall it be used to prohibit specific permitted uses in the underlying district.

9.4.2.3 Effect of Overlay Zone District Designation

All zoning applications within a specific overlay zone district shall comply with the applicable provisions of that overlay zone district, and the underlying zone district, and shall be reviewed under this Code to assure such compliance. Where the provisions of the overlay zone district are different from (e.g., in the case of an overlay use district), or more restrictive than (e.g., in the case of a neighborhood conservation overlay zone district) the provisions of the underlying zoning designation, the provisions of the overlay zone district shall apply. A change in the underlying zone district does not change the content or applicability of the overlay zone provisions.

SECTION 9.4.3 CONSERVATION OVERLAY DISTRICT (CO-)

9.4.3.1 Purpose

The Conservation Overlay District is intended to provide a vehicle to initiate and implement programs for the revitalization or conservation of specific areas within Denver possessing distinctive features, identity, or character worthy of retention and enhancement. A Conservation Overlay District takes effect through adoption of area specific standards that will facilitate maintenance and protection of the area character and the development of vacant or underused lots. The overlay may also be used to establish specific design guidelines that are more detailed than the standards of this Code for use during review of development within the overlay zone district.

9.4.3.2 Minimum Requirements for Establishment

In addition to the minimum criteria for official map amendment applications specified in Article 12, Section 12.4.10, an application for a rezoning to apply a Conservation Overlay District shall comply with the following provisions:

A. Multiple Conservation Overlays Prohibited

A property may only be located within one Conservation Overlay District.

B. Application Requirements

An application to rezone to a Conservation Overlay District shall include, in addition to other rezoning submittal requirements, the following information:

1. A statement of purpose and an explanation of how the zone district criteria stated in this Section are met.
2. An ordinance and map indicating the boundaries of all lots in the proposed Conservation Overlay District and the underlying zone districts contained within the proposed overlay zone district.
3. A Conservation Overlay District map and such other textual and graphic material as may be necessary to indicate and govern building forms and features, site development requirements, circulation, off-street parking and modifications to underlying zone district development and design standards.

C. Review Criteria for Approval of District

In addition to the review criteria applicable to rezonings stated in Section 12.4.10 of this Code and to text amendments stated in Section 12.4.11 of this Code, the Conservation Overlay District shall meet one or more of the following criteria:

1. The district contains distinctive building features, such as period of construction, style, size, scale, detailing, mass, color and material; and/or
2. The district contains distinctive site planning and natural features, such as lot platting, building lot coverage, street layout, setbacks, alleyways, sidewalks, creek beds, parks and gardens.

9.4.3.3 Modification of Underlying Zone District Standards

A. Modification of Permitted Uses Not Allowed

Uses permitted in the underlying zone district shall not be modified in any way.

B. Modification of Standards Allowed

A Conservation Overlay District may allow for the modification of any of the following standards within this Code to enhance the area's identity and character consistent with the plan criteria stated above in Sec. 9.4.3.2.B:

1. Use Standards

Use limitations and standards otherwise applicable to permitted uses in the underlying zone district may be modified.

2. Building Form Standards

- a. Building form standards otherwise applicable to new development in the underlying zone district may be modified.
- b. A Conservation Overlay District may add new restrictions on building form and building or site design, including but not limited to restrictions on building materials and architectural style.

3. All Other Design Standards

All other development and design standards applicable to new development in the underlying zone district may be modified.

9.4.3.4 Conservation Overlay Districts Established

The following conservation overlay zone districts are established:

3. The detached garage or Detached Accessory Dwelling Unit building form shall meet the following standards:
 - a. The building footprint shall be no greater than 650 square feet;
 - b. The building shall be built in the rear one-half of the zone lot; and
 - c. The design and location of the building shall be approved by the Landmark Preservation Commission before final approval of a zoning permit.

SECTION 9.4.4 USE OVERLAY DISTRICTS (UO-)

9.4.4.1 Purpose

Use Overlay districts are a vehicle to permit or prohibit specific land uses in delineated parts of the city that otherwise are included in a variety of underlying zone districts and portions of zone districts. The purpose of the Adult Use and Billboard Use overlay zone districts created herein is to maintain the status quo of entitlement relating to the establishment, maintenance, and operation of adult uses and billboard uses as those rights existed before June 25, 2010. The purpose of the Historic Structure Use Overlay District is to encourage the continuing preservation and adaptive reuse of landmark and historic structures. Because variation of permitted uses allowed in an underlying zone district is most appropriately the focus of a legislative rezoning or an amendment to the underlying underlying zone district, future application of the use overlay zone districts created herein is strictly limited and the establishment of new use overlay zone districts is prohibited.

9.4.4.2 Modification of Underlying Zone District Standards

A. Modification of Permitted Uses and Use Standards Allowed

1. A Use Overlay District may be used to add to the specific permitted uses in the underlying zone district, or prohibit specific permitted uses in the underlying district.
2. Use standards otherwise applicable to permitted uses in the underlying zone district may be modified.

B. Applicable Standards -- Modification Not Allowed

All of the provisions of the underlying zone district shall be in full force and effect, and shall not be modified by the provisions of the applicable overlay zone district.

9.4.4.3 Use Overlay Districts Established

The following Use Overlay Districts are established:

USE OVERLAY DISTRICT NAME	ZONING MAP DESIGNATOR
Adult Use Overlay District	UO-1
Billboard Use Overlay District	UO-2
Historic Structure Use Overlay District	UO-3

9.4.4.4 Limitation on Applicability of Use Overlay Zone Districts

- A. Except for the three use overlay zone districts expressly established in Section 9.4.4.6, 9.4.4.7, and 9.4.4.8 below, no new use overlay zone districts may be established after June 25, 2010.
- B. As applied on the Official Zoning Map to properties retaining underlying zone district designations pursuant to Former Chapter 59, a use overlay district's standards shall not be applicable until such properties are rezoned (through an Official Map Amendment) to an underlying zone district pursuant to this Code.
- C. No properties may be rezoned to either the Adult Use Overlay District or to the Billboard Use Overlay District after June 25, 2010.

DIVISION 9.5 DENVER INTERNATIONAL AIRPORT ZONE DISTRICTS AND O-1 ZONE DISTRICT

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

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.

SECTION 9.5.2 DENVER INTERNATIONAL AIRPORT ZONE DISTRICT (DIA)

9.5.2.1 Building Forms

The Denver Manager of Aviation shall determine all design and development standards applicable to new development in the DIA Zone District.

9.5.2.2 Design Standards

Design and development standards governing uses and structures in the DIA Zone District shall be determined by the Denver Manager of Aviation .

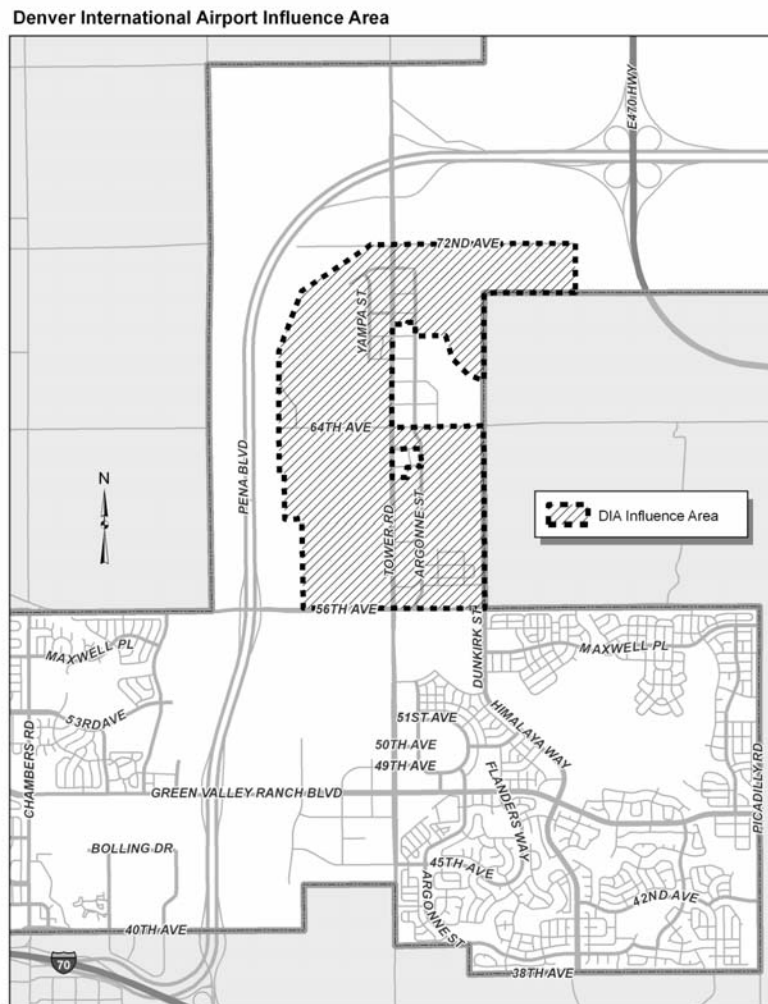
9.5.2.3 Allowed Uses in the DIA Zone District

See Section 9.5.5.1, Allowed Uses in the DIA Zone District.

SECTION 9.5.3 DIA INFLUENCE AREA OVERLAY ZONE (AIO-)

9.5.3.1 DIA Influence Area

The DIA Influence Area is defined as the land area located north of 56th Avenue in the City and County of Denver’s DIA statistical neighborhood, as shown in the figure below, and on the Official Map.



DIVISION 9.6 PLANNED UNIT DEVELOPMENT DISTRICT (PUD)

SECTION 9.6.1 PLANNED UNIT DEVELOPMENT DISTRICT (PUD)

9.6.1.1 General Purpose and Intent

- A. The general purpose of a Planned Unit Development Zone District (“PUD District”) District is to provide an alternative to conventional land use regulations, combining use, density, site plan and building form considerations into a single process, and substituting procedural protections for the more prescriptive requirements in this Code. The PUD District is intended to respond to unique and extraordinary circumstances, where more flexible zoning than what is achievable through a standard zone district is desirable and multiple variances, waivers, and conditions can be avoided.
- B. “Unique and extraordinary circumstances” that justify use of a PUD District include, but are not limited to, the following:
 1. Where a development site has special physical characteristics, including but not limited to irregular or odd-shaped lots, or lots with significant topographical barriers to standard development or construction practices;
 2. Where a customized zoning approach is necessary to protect and preserve the character of a historic structure or historic district;
 3. Where a development site is subject to an existing PUD and rezoning to a new PUD District will bring the site closer to conformance with current zoning regulations and adopted plans; or
 4. Where the proposed scale or timing of a development project demands a more customized zoning approach to achieve a successful, phased development.
- C. A PUD District is not intended as either a vehicle to develop a site inconsistent with the applicable neighborhood context and character, or solely as a vehicle to enhance a proposed development’s economic feasibility.
- D. In return for the flexibility in site design with respect to the arrangement, heights, and setbacks of buildings, densities, open space and circulation elements, development under a PUD District should provide significant public benefit not achievable through application of a standard zone district, including but not limited to diversification in the use of land; innovation in development; more efficient use of land and energy; exemplary pedestrian connections, amenities, and considerations; and development patterns compatible in character and design with nearby areas and with the goals and objectives of the Comprehensive Plan.

9.6.1.2 Application Process

A. Rezoning Required

Creation of a PUD District shall be by an official map amendment (rezoning) according to the process and review criteria stated in Section 12.4.10, Official Map Amendment, of this Code.

B. Concurrent Processing

At the applicant’s option, and with the Manager’s approval, a site development plan for one or more stages of a General PUD District Plan (see Section 9.6.1.3 below) may be submitted with the filing of a PUD District rezoning application, according to Section 12.3.3.9, Concurrent Applications.

C. Vested Rights

City Council approval of a PUD District confers vested property rights, as stated in Section 9.76.1.5, Vested Property Rights, below.

9.6.1.3 Requirement for PUD District Plan

All applications for rezoning to a PUD District shall contain the information and representations required by this Division 9.6 and by Section 12.4.10 (Official Map Amendment), and a PUD District Plan that complies with the following:

A. Choice of PUD District Plan Type

1. General PUD District Plan

If development is to proceed in phases or over an extended period of time, or if more general zoning is desired prior to preparation of more detailed site development and pre-construction plans, the applicant may submit a “General PUD District Plan” covering the entire PUD District area. After the PUD District rezoning with a General PUD District Plan is approved, one or more site development plans shall be submitted for each phase of development and shall follow the general development concept established in the General PUD District Plan. See Section 12.4.3, Site Development Plan, for the procedure and review criteria applicable to site development plans.

2. Detailed PUD District Plan

If development is not to be completed in phases or over an extended period of time, or if an applicant is prepared to submit more detailed site development plan or pre-construction plans, the applicant may submit a “Detailed PUD District Plan” covering the entire PUD District area. After the PUD District rezoning with a Detailed PUD District plan is approved, the Detailed PUD District Plan shall constitute a site development plan, enabling the applicant to proceed directly to final zoning / building permit approval (no intervening site development plan review step under Section 12.4.3).

B. PUD District Plan Contents -- Permitted Uses and Procedures

All PUD District Plans shall specify allowable primary, accessory and temporary uses, and may specify applicable use and development review procedures, in compliance with the following standards.

1. A PUD District Plan shall permit any use which is a permitted use in any zone district when such use is provided for, enumerated, and approved in the PUD District Plan.
2. All use limitations and standards in this Code shall apply to the uses in the PUD District unless expressly waived or modified in the PUD District Plan.
3. A PUD District Plan may subject the establishment of an allowed use or the development of an allowed building form to any procedure established in Article 12 of this Code, including Zoning Permit Review with Information Notice, Special Exception review, Site Development Plan review, or Administrative Adjustment. However, a PUD District Plan shall not establish or include any use or development review procedure different from a procedure established in Article 12 of this Code.
4. A PUD District Plan may provide for future amendment by subarea, platted lots, or metes and bounds parcels, as allowed in Section 9.6.1.4, Amendments to Approved PUD District Plans.

C. PUD District Plan Contents -- Applicable Design Standards

1. Required PUD District Plan Elements

While the level of detail will vary between a General PUD District Plan and a Detailed PUD District Plan, all PUD District Plans shall include or address the following elements, through specific standards wherever possible. All design standards stated in Article 10 of this Code shall apply in the PUD District Plan unless expressly waived or modified in the PUD District Plan.

SECTION 10.10.9 COMMERCIAL CORRIDOR, MAIN STREET 3-12 AND INDUSTRIAL SIGNS (-CC-, -MS-3-12, I-A, I-B)

10.10.9.1 General

Signs may be erected, altered and maintained only for and by a use by right in the district in which the signs are located; shall be located on the same zone lot as the use by right and shall be clearly incidental, customary and commonly associated with the operation of the use by right.

COMMERCIAL CORRIDOR MAIN STREET DISTRICTS	SUBURBAN	URBAN EDGE	URBAN	GENERAL URBAN	URBAN CENTER	DOWNTOWN	SPECIAL
	S-CC-3 S-CC-3x S-CC-5 S-CC-5x S-MS-3 S-MS-5	E-CC-3 E-CC-3x E-MS-3 E-MS-5	U-MS-3 U-MS-5	G-MS-3 G-MS-5	C-MS-5 C-MS-8 C-MS-12	D-GT	I-A I-B
Contents	Identification by letter, numeral, symbol or design of the use by right by name, use, hours of operation, services and products offered, events and prices of products and services; and/or any sign or signs that do not come within the definition of off-site commercial sign.						
Sign Types	Wall, window, ground and arcade.						
Maximum Number	Each use by right or conditional use may have the greater number of the following: 5 signs; or 3 signs for each front line of the zone lot on which the use by right or conditional use is located.						
Maximum Sign Area	<p>Dwelling, multiple unit. One square foot of sign area for each dwelling unit in a multiple unit dwelling; not, however, to exceed 192 square feet of total sign area for any use and not more than 64 square feet of sign area to be applied to any 1 street frontage.</p> <p>Each use by right other than multiple unit dwellings, hospitals, Universities and colleges. 80 square feet, or the total permitted sign area for each use by right shall be determined by one of the following provisions; provided, however, that no sign shall exceed 200 square feet in area nor shall the total sign area of any use exceed 600 square feet:</p> <ul style="list-style-type: none"> •For a zone lot having but 1 use by right. 1.5 square feet of sign area for each linear foot of front line of the zone lot for the first 100 feet of the front line and 1 square foot of sign area for each linear foot of zone lot front line thereafter; provided, however, in computing the area of such signs, the measurements of not more than 2 front lines, 1 contiguous with the other, shall be used. •For a zone lot having 2 or more uses by right. For each use by right 2.5 square feet of sign area for each horizontal linear foot of that portion of building frontage occupied by the use by right, for the first 100 feet of building frontage, then .5 square foot of sign area for each horizontal linear foot of building frontage thereafter. <p>Hospitals. 2 square feet of sign area for each 5 linear feet 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 campus. 2 square feet of sign area for each 5 linear feet 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 feet of sign area; and no sign over 50 square feet shall be located within 100 feet of the zone lot line or campus boundary.</p>						
Maximum Height Above Grade	Wall and window signs: The roof line of the building to which the sign is attached. Ground and arcade signs: 32 feet.						
Location	Shall be set back at least 5 feet from every boundary line of the zone lot in districts requiring a setback for structures; otherwise need not be set back from the boundary lines of the zone lot. Wall signs may project into the required setback space the permitted depth of the sign. In districts not requiring a building setback, wall signs attached to walls which are adjacent to a street right-of-way line may project into the right-of-way in accordance with section 49-436. In no case shall there be more than 5 signs applied to any street front.						
Illumination	May be illuminated but shall not flash, blink or fluctuate and all direct illumination shall not exceed 25 watts per bulb.						
Animation	Shall not be animated.						