

PUD-G 18



4348 N Columbine St, 2500 E 44th Ave, 4301 & 4349 N Elizabeth St.

CHAPTER 1. ESTABLISHMENT AND INTENT

SECTION 1.1 PUD-G 18 ESTABLISHED

The provisions of this PUD-G 18 zone district apply to the subject area depicted on the Official Zoning Map with the label PUD-G 18, and legally described as Lots 1 Through 16, Block E, Mouat’s Resubdivision of Part of Swansea, and Block 67, 1st Addition to Swansea, City and County of Denver, State of Colorado.

SECTION 1.2 PUD-G 18 SPECIFIC INTENT

The specific intent of PUD-G 18 is to accomodate two rows of alley-loaded residential development under the U-TU-B zone district, recognizing that the subject block is significantly narrower than the surrounding blocks that have two rows of alley-loaded residential development.

CHAPTER 2. URBAN NEIGHBORHOOD CONTEXT DESCRIPTION

All development within PUD-G 18 shall conform to the Denver Zoning Code (“DZC”), Division 5.1, Urban Neighborhood Context Description, as amended from time to time, except as modified in this PUD-G 18.

CHAPTER 3. DISTRICTS

All development in this PUD-G 18 shall conform to the DZC, Division 5.2, Districts, as specifically applicable to the U-TU-B Zone District, as amended from time to time, and except as modified in this PUD-G 18.

CHAPTER 4. DESIGN STANDARDS

Development in this PUD-G 18 shall comply with the design standards in the DZC, Division 5.3 as specifically applicable to the U-TU-B Zone District, as amended from time to time, with the following modifications and exceptions.

SECTION 4.1 PRIMARY BUILDING FORM STANDARDS

Development in this PUD-G 18 shall comply with the Duplex Building form standards in Section 5.3.3 of the DZC, as amended from time to time, with the exceptions and modifications set forth below.

4.1.1 Maximum Height and Siting

Height and Siting Building Form Standards shall conform to the standards in the U-TU-B Zone District, except as set forth below.

| HEIGHT | PUD G 18 |
|---|------------------------------------|
| Stories, front 65% / rear 35% of zone lot depth (max) | 2.5/2.5 |
| Feet, front 65% / rear 35% of zone lot depth (max) | 30'/30' |
| Bulk Plane Vertical Height at Side interior and Side street zone lot line in front 65% / rear 35% of zone lot depth | 17'/17' |
| SITING | PUD G 18 |
| ZONE LOT | |
| Zone Lot Size (min) | 2,800 sf |
| SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH | Greater than 40' and less than 75' |
| Primary Street, where block sensitive setback does not apply (min): | 8' |
| Side Street (min) | 3' |
| Side Interior (min) | 3' |
| Rear, alley/no alley | 5'/20' |
| Building Coverage per Zone Lot, including all accessory structures (max) | 70% |
| PARKING BY ZONE LOT WIDTH | |
| Vehicle Access | From Alley only |

CHAPTER 5. USES AND REQUIRED MINIMUM PARKING

All development in this PUD-G 18 shall conform to the DZC, Division 5.4, Uses and Required Minimum Parking, as specifically applicable to the U-TU-B Zone District, as amended from time to time, and except as modified in this PUD-G 18.

SECTION 5.1 ARTICLE 1 OF THE DENVER ZONING CODE

5.1.1 Applicability

Development in this PUD-G 18 shall conform to Article 1, General Provisions of the DZC, as amended from time to time.

SECTION 5.2 ARTICLE 10 OF THE DENVER ZONING CODE

5.2.1 Applicability

Development in this PUD-G 18 shall conform to Article 10, General Design Standards, of the DZC, as amended from time to time.

SECTION 5.3 ARTICLE 11 OF THE DENVER ZONING CODE

5.3.1 Applicability

Development in this PUD-G 18 shall conform to Article 11, Use Limitations and Definitions, of the DZC, as amended from time to time.

SECTION 5.4 ARTICLE 12 OF THE DENVER ZONING CODE

5.4.1 Applicability

Development in this PUD-G 18 shall conform to Article 12, Zoning Procedures and Enforcement, of the DZC, as amended from time to time.

SECTION 5.5 ARTICLE 13 OF THE DENVER ZONING CODE

5.5.1 Applicability

Development in this PUD-G 18 shall conform to Article 13, Rules of Measurement and Definitions, of the DZC, as amended from time to time.