



Denver Zoning Code Text Amendment #7  
E-SU-B1 TEXT AMENDMENT

LAND USE, TRANSPORTATION AND INFRASTRUCTURE COMMITTEE DRAFT  
SEPTEMBER 24, 2020

This document contains the review draft of a proposed text amendment to create a new E-SU-B1 zone district. Councilwoman Amanda Sandoval has requested this amendment as part of a legislative rezoning to allow accessory dwelling units (ADUs) in all single-unit zone districts in the Chaffee Park neighborhood. This area includes 412 parcels that are currently zoned E-SU-B.

This LUTI review draft includes proposed amendments to Article 2 (adding E-SU-B1 to the list of established zone districts), Article 4 (updates to the Residential Districts, Detached Accessory Building Form Standards, and Use Table, etc.), Article 10 (Single unit zone district sign standards), and Article 13 (protected district list). Note that the text amendment number was listed as #8 in previous drafts, but it has been updated to #7 to reflect the anticipated timing for consideration of this text amendment by City Council.

**LUTI Draft Document Conventions**

- Text in red underline is proposed new language.
- Text in ~~red strikethrough~~ is proposed deleted language.
- Text in ~~blue strikethrough~~ is being moved from one section/location to another.
- Text in blue, no strikethrough, has been moved from another section/location.
- Only pages with changes relevant to this text amendment are included in the review file. You may wish to look at other sections for additional context.
- While efforts are made to ensure document quality, cross-referenced section numbers, figure numbers, page numbers, and amendment numbers may appear incorrect since both new and old text appears in a review draft. These will be corrected in the final, “clean” version of the text amendment that is filed for adoption by City Council.
- Additionally, please note that coordination will continue throughout the process to ensure constancy of approach and administration with other ongoing text amendments. If other ongoing text amendments are adopted after the Planning Board draft, the final, “clean” version of the text amendment that is filed for adoption by City Council will be updated to reflect the other adopted text amendment.

Visit [www.denvergov.org/textamendments](http://www.denvergov.org/textamendments) to learn more about this proposed text amendment. Please send any questions or comments to Elizabeth Weigle at [elizabeth.weigle@denvergov.org](mailto:elizabeth.weigle@denvergov.org).

**Other Denver Zoning Code Text Amendments in Progress**

The text in this document reflects changes to the Denver Zoning Code as amended through September 12, 2019. The changes indicated here do not reflect the anticipated Text Amendment #8 (Group Living uses).

**ALL INTERESTED PERSONS AND ORGANIZATIONS SHOULD EXPRESS THEIR CONCERNS OR SUPPORT AT THE PUBLIC HEARING BEFORE CITY COUNCIL.**

## DIVISION 1.5 ESTABLISHMENT OF ZONE DISTRICTS

The following are the zone districts organized by context:

### 1.5.1.1 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-Fx	Single Unit Fx	<u>E-SU-B1</u>	<u>Single Unit B1</u>	U-SU-A2	Single Unit A2
S-SU-F	Single Unit F	E-SU-D	Single Unit D	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-lx	Single Unit lx	E-SU-D1	Single Unit D1	U-SU-B2	Single Unit B2
S-SU-l	Single Unit l	E-SU-D1x	Single Unit D1x	U-SU-C	Single Unit C
S-RH-2.5	Row House 2.5	E-SU-G	Single Unit G	U-SU-C1	Single Unit C1
S-MU-3	Multi Unit 3	E-SU-G1	Single Unit G1	U-SU-C2	Single Unit C2
S-MU-5	Multi Unit 5	E-TU-B	Two Unit B	U-SU-E	Single Unit E
S-MU-8	Multi Unit 8	E-TU-C	Two Unit C	U-SU-E1	Single Unit E1
S-MU-12	Multi Unit 12	E-RH-2.5	Row House 2.5	U-SU-H	Single Unit H
S-MU-20	Multi Unit 20	E-MU-2.5	Multi Unit 2.5	U-SU-H1	Single Unit H1
S-CC-3x	Commercial Corridor 3x	E-RX-3	Residential Mixed Use 3	U-TU-B	Two Unit B
S-CC-3	Commercial Corridor 3	E-RX-5	Residential Mixed Use 5	U-TU-B2	Two Unit B2
S-CC-5x	Commercial Corridor 5x	E-CC-3x	Commercial Corridor 3x	U-TU-C	Two Unit C
S-CC-5	Commercial Corridor 5	E-CC-3	Commercial Corridor 3	U-RH-2.5	Row House 2.5
S-MX-2x	Mixed Use 2x	E-MX-2x	Mixed Use 2x	U-RH-3A	Row House 3A
S-MX-2A	Mixed Use 2A	E-MX-2A	Mixed Use 2A	U-RX-3	Residential Mixed Use 3
S-MX-2	Mixed Use 2	E-MX-2	Mixed Use 2	U-RX-5	Residential Mixed Use 5
S-MX-3A	Mixed Use 3A	E-MX-3A	Mixed Use 3A	U-MX-2x	Mixed Use 2x
S-MX-3	Mixed Use 3	E-MX-3	Mixed Use 3	U-MX-2	Mixed Use 2
S-MX-5A	Mixed Use 5A	E-MS-2x	Main Street 2x	U-MX-3	Mixed Use 3
S-MX-5	Mixed Use 5	E-MS-2	Main Street 2	U-MS-2x	Main Street 2x
S-MX-8A	Mixed Use 8A	E-MS-3	Main Street 3	U-MS-2	Main Street 2
S-MX-8	Mixed Use 8	E-MS-5	Main Street 5	U-MS-3	Main Street 3
S-MX-12A	Mixed Use 12A			U-MS-5	Main Street 5
S-MX-12	Mixed Use 12				
S-MS-3	Main Street 3				
S-MS-5	Main Street 5				

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## DIVISION 4.2 DISTRICTS (E-SU-, E-TU-, E-RH-, 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
<u>E-SU-B1</u>	<u>Single Unit B1</u>
E-SU-D	Single Unit D
E-SU-Dx	Single Unit Dx
E-SU-D1	Single Unit D1
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-RH-2.5	Row House 2.5
E-MU-2.5	Multi Unit 2.5
E-CC-3	Commercial Corridor 3
E-CC-3x	Commercial Corridor 3x
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-3	Residential Mixed Use 3
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, -B1, -D, -DX, -D1, -D1x, -G, -G1, E-TU-B, -C, E-RH-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 row 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.
- D. The regulations provide certainty to property owners, developers, and neighborhoods about the limits of what is allowed in a residentially-zoned area. These regulations are also intended to reinforce desired development patterns in existing neighborhoods while accommodating reinvestment.

#### 4.2.2.2 Specific Intent

##### A. Single Unit A (E-SU-A)

E-SU-A is a single unit district allowing only urban houses with a minimum zone lot area of 3,000 square feet. This district requires the shallowest setbacks and highest lot coverage in the Urban Edge Neighborhood Context.

##### B. Single Unit B (E-SU-B)

E-SU-B is a single unit district allowing only urban houses with a minimum zone lot area of 4,500 square feet.

##### C. Single Unit B1 (E-SU-B1)

E-SU-B1 is a single unit district allowing only urban houses and detached accessory dwelling units with a minimum zone lot area of 4,500 square feet.

##### D. Single Unit D (E-SU-D)

E-SU-D is a single unit district allowing only urban houses with a minimum zone lot area of 6,000 square feet.

##### E. Single Unit Dx (E-SU-Dx)

E-SU-Dx is a single unit district allowing suburban and urban houses with a minimum zone lot area of 6,000 square feet.

##### F. Single Unit D1 (E-SU-D1)

E-SU-D1 is a single unit district allowing only urban houses and detached accessory dwelling units with a minimum zone lot area of 6,000 square feet.

##### G. Single Unit D1x (E-SU-D1x)

E-SU-D1x is a single unit district allowing suburban houses, urban houses and detached accessory dwelling units with a minimum zone lot area of 6,000 square feet. Setbacks and lot coverage standards accommodate front and side yards similar to E-SU-Dx and allow a detached accessory dwelling unit in the rear yard.

##### H. Single Unit G (E-SU-G)

E-SU-G is a single unit district allowing suburban and urban houses with a minimum zone lot area of 9,000 square feet. The wider lots result in the largest side setbacks in the Urban Edge Neighborhood Context.

##### I. Single Unit G1 (E-SU-G1)

E-SU-G1 is a single unit district allowing suburban houses, urban houses and detached accessory dwelling units with a minimum lot area of 9,000 square feet. Setbacks accommodate front and side yards similar to E-SU-G and allow an detached accessory dwelling unit in the rear yard.

##### J. Two Unit B (E-TU-B)

E-TU-B allows up to two units on a minimum zone lot area of 4,500 square feet. Allowed building forms are the urban house, detached accessory dwelling unit, duplex and tandem house building forms.



### SECTION 4.3.3 PRIMARY BUILDING FORM STANDARDS

#### 4.3.3.1 Applicability

All development, except detached accessory structures, in all the Urban Edge Neighborhood Context zone districts

#### 4.3.3.2 General Standards

- A. Combining standards from different building forms for the same structure is prohibited, except where expressly allowed.
- B. At an applicant’s request, a primary structure with an existing assigned building form may be assigned a different permitted building form if:
  - 1. The structure fully conforms with all applicable standards of the new building form; or,
  - 2. The existing assigned building form is no longer a permitted form in the applicable zone district.

#### 4.3.3.3 District Specific Standards Summary

The maximum number of structures per zone lot and building forms allowed by zone district is summarized below:

Urban Edge (E-) Neighborhood Context Zone Districts		Building Forms											
		Suburban House	Urban House	Duplex	Tandem House	Row House	Garden Court	Town House	Apartment	Drive Thru Services	Drive Thru Restaurant	General	Shopfront
Max Number of Primary Structures Per Zone Lot		1*	1*	1*	2	No Maximum							
RESIDENTIAL ZONE DISTRICTS													
Single Unit (SU)	E-SU-A, -B, -D		■										
	E-SU-B1, -D1		■										
	E-SU-Dx, -G	■	■										
	E-SU-D1x, -G1	■	■										
Two Unit (TU)	E-TU-B, -C		■	■	■								
Row House (RH)	E-RH-2.5	■	■	■	■	■							
Multi Unit (MU)	E-MU-2.5	■	■	■	■		■	■	■				
COMMERCIAL MIXED USE ZONE DISTRICTS													
Residential Mixed Use (RX)	E-RX-3, -5							■				■	
Commercial Corridor (CC)	E-CC-3, -3x								□	□	■	■	
Mixed Use (MX)	E-MX-2x							■			■	■	
	E-MX-2, -2A, 3, 3A							■	□	□	■	■	
Main Street (MS)	E-MS-2x							■				■	
	E-MS-2, -3, -5							■	□	□		■	

■ = Allowed □ = Allowed subject to geographic limitations \*See Section 1.2.3.5 for exceptions

## URBAN HOUSE

		E-SU-A	E-SU-B <u>E-SU-B1</u>	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-RH-2.5 E-MU-2.5
<b>HEIGHT</b>									
Stories, front 65% / rear 35% of zone lot depth (max)		2.5/1	2.5/1	2.5/1	2.5/1	2.5/1	2.5/1	2.5/1	2.5/1
A/B	Feet, front 65% / rear 35% of zone lot depth (max)	30'/17'	30'/17'	30'/17'	30'/17'	30'/17'	30'/17'	30'/17'	30'/17'
	Feet, front 65% of zone lot depth, permitted height increase	1' for every 5' increase in lot width over 50' up to a maximum height of 35'							
	Feet, rear 35% of zone lot depth, permitted height increase	1' for every 3' increase in side setback up to a maximum height of 19'							
C/D	Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot in front 65% / rear 35% of zone lot depth	17'/10'	17'/10'	17'/10'	17'/10'	17'/10'	17'/10'	17'/10'	17'/10'
	Bulk Plane Slope from Side Interior and Side Street Zone Lot	45°	45°	45°	45°	45°	45°	45°	45°
<b>SITING</b>									
<b>ZONE LOT</b>									
Zone Lot Size (min)		3,000 sf	4,500 sf	6,000 sf	6,000 sf	9,000 sf	4,500 sf	5,500 sf	4,500 sf
E	Zone Lot Width (min)	25'	35'	50'	50'	62.5'	35'	50'	35'
		<b>All E-SU, TU, RH, MU Districts</b>							
<b>SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH</b>		<b>30' or less</b>	<b>Greater than 30' and up to 40'</b>		<b>Greater than 40' and less than 75'</b>		<b>75' or Greater</b>		
F	Primary Street, block sensitive setback required	yes	yes		yes		yes		
F	Primary Street, where block sensitive setback does not apply (min)	20'	20'		20'		20'		
G	Side Street (min)	3'	5'		5'		7.5'		
H	Side Interior (min)	3'	3' min one side/ 10' min combined		5'		10'		
I	Rear, alley/no alley (min)	12'/20'	12'/20'		12'/20'		12'/20'		
Building Coverage per Zone Lot, including all accessory structures (max)		50%	37.5%		37.5%		37.5%		
<b>PARKING BY ZONE LOT WIDTH</b>									
Parking and Drive Lot Coverage in Primary Street Setback (max)		2 Spaces and 320 sf	2 Spaces and 320 sf		33%		33%		
Vehicle Access		From Alley; or Street access allowed when no Alley present (See Sec 4.3.7.6)							
J	<b>DETACHED ACCESSORY STRUCTURES</b>	see Sec. 4.3.4							
<b>DESIGN ELEMENTS</b>									
<b>BUILDING CONFIGURATION</b>									
Rooftop and/or Second Story Decks		See Section 4.3.5.2							
Attached Garage Allowed		(1) Shall not be located closer to the minimum Primary Street setback line than the Primary Street facing facade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. (2) May follow the Detached Garage building form for Side Street, Side Interior and Rear setbacks							
Primary Street-Facing Attached Garage Door Width in first 50% of lot depth(max)		35% of the entire width of the Primary Street facing facade of the primary structure or 16', whichever is greater							
Upper Story Stepback, for any portion of building with Low-Slope Roof, above 25': Primary Street (min)		10'	10'	10'	10'	10'	10'	10'	10'
<b>STREET LEVEL ACTIVATION</b>									
K	Pedestrian Access, Primary Street	Entry Feature							
<b>USES</b>		<b>All E-SU, TU, RH, MU Districts</b>							
		Primary Uses shall be limited to Single Unit Dwelling and permitted Group Living and Nonresidential uses. See Division 4.4 Uses and Parking							
See Sections 4.3.5 - 4.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions									

**4.3.4.4 District Specific Standards Summary**

The maximum number of structures per zone lot and building forms allowed by zone district is summarized below:

Urban Edge (E-) Neighborhood Context Zone Districts		Max Number of Detached Accessory Structures per Zone Lot	Building Forms			
			Detached Accessory Dwelling Unit	Detached Garage	Other Detached Accessory Structures	Detached Accessory Structures
Single Unit (SU)	E-SU-A, -B, -D, -G	no max*		■	■	
	E-SU-B1, -D1, -G1	no max*	■	■	■	
	E-SU-Dx	no max*		■	■	
	E-SU-D1x	no max*	■	■	■	
Two Unit (TU)	E-TU-B, -C	no max*	■	■	■	
Row House (RH)	E-RH-2.5	no max*	■	■	■	
Multi Unit (MU)	E-MU-2.5	no max*	■	■	■	
Residential Mixed Use (RX)	E-RX-3, -5	no max*				■
Commercial Corridor (CC)	E-CC-3, -3x	no max				■
Mixed Use (MX)	E-MX-2x	no max				■
	E-MX-2, -2A, 3, 3A	no max				■
Main Street (MS)	E-MS-2x	no max				■
	E-MS-2, -3, -5	no max				■

■ = Allowed □ = Allowed subject to limitations \*One per dwelling unit for structures with vehicle access doors, See Section 1.2.3.5





### DETACHED ACCESSORY DWELLING UNIT

<b>HEIGHT</b>		<b>E-SU-B1</b>	<b>E-SU-D1</b>	<b>E-SU-D1x</b>	<b>E-SU-G1</b>	<b>E-TU-B</b>	<b>E-TU-C</b>	<b>E-RH-2.5 E-MU-2.5</b>
<b>A</b>	Stories (max)	1.5	1.5	1.5	1.5	1.5	1.5	1.5
<b>A</b>	Feet (max)	24'	24'	24'	24'	24'	24'	24'
<b>B</b>	Bulk Plane Vertical Height at Side interior and side street zone lot line	10'	10'	10'	10'	10'	10'	10'
	Bulk Plane Slope from Side interior and side street zone lot line	45°	45°	45°	45°	45°	45°	45°

<b>SITING ZONE LOT</b>		<b>E-SU-B1</b>	<b>E-SU-D1</b>	<b>E-SU-D1x</b>	<b>E-SU-G1</b>	<b>E-TU-B</b>	<b>E-TU-C</b>	<b>E-RH-2.5 E-MU-2.5</b>
	Zone Lot Size (min)	4,500 sf	6,000 sf	6,000 sf	9,000 sf	4,500 sf	5,500 sf	4,500 sf
	Exemption from Maximum Building Coverage (Lesser of)	50%/ 500 sf	50%/ 500 sf	50%/ 500 sf	50%/ 500 sf	50%/ 500 sf	50%/ 500 sf	50%/ 500 sf

An exemption from the maximum building coverage shall be given for a portion of the zone lot area occupied by the detached ADU form. The exemption shall be in the amount of 50% of the area of the zone lot occupied by the detached ADU building, up to a maximum credit of 500 sf. To qualify, the ADU form shall comply with minimum 15' building separation, as measured according to Article 13, and at least 80% of the Street Level GFA of the ADU form shall be used for vehicle parking.

Additional Standards See Section 4.3.4.3

#### SETBACKS

	Location	Located in the rear 35% of the zone lot depth						
<b>C</b>	Side Interior and Side Street (min)	5'	5'	5'	5'	5'	5'	5'
		If exceeding one story or 17' must be located adjoining the southern most side setback line						
<b>D</b>	Rear (min)	5'	5'	5'	5'	5'	5'	5'

#### PARKING

Vehicle Access From Alley; or Street access allowed when no Alley present see Sec. 4.3.7.6 for exceptions

#### **E-SU-B1, E-SU-D1, E-SU-D1x, E-SU-G1** By Zone Lot Size

	6,000 sf or Less	Greater than 6,000 sf and up to 7,000 sf	Greater than 7,000 sf	E-TU-B, E-TU-C, E-RH-2.5, E-MU-2.5
<b>DESIGN ELEMENTS</b>				
<b>BUILDING CONFIGURATION</b>				

	Building Footprint (max)	650 sf	864 sf	1,000 sf	1,000 sf	
	Habitable Space (max)	650 sf	864 sf	1,000 sf	na	
<b>E</b>	Overall Structure Length (max)	36'	36'	36'	36'	
	Rooftop and/or Second Story Decks	Not allowed - See Section 4.3.5.2				

#### USES

**E-SU-B1; E-SU-D1, -D1x; E-SU-G1; E-TU-B, -C; E-RH-2.5; E-MU-2.5**

Accessory Uses Only Accessory to a Primary Single Unit Dwelling Use, including accessory dwelling unit where permitted.

See Division 4.4 for permitted Accessory Uses

See Sections 4.3.5 - 4.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

## DETACHED GARAGE

<b>HEIGHT</b>		E-SU-A	E-SU-B <u>E-SU-B1</u>	E-SU-D	E-SU-Dx	E-SU-G	E-TU-B	E-TU-C	E-RH-2.5 E-MU-2.5
<b>A</b>	Stories (max)	1	1	1	1	1	1	1	1
<b>A</b>	Feet (max)	17'	17'	17'	17'	17'	17'	17'	17'
<b>B</b>	Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line	10'	10'	10'	10'	10'	10'	10'	10'
	Bulk Plane Slope from Side Interior and Side Street Zone Lot Line	45°	45°	45°	45°	45°	45°	45°	45°

<b>SITING</b>		E-SU-A	E-SU-B <u>E-SU-B1</u>	E-SU-D	E-SU-Dx	E-SU-G	E-TU-B	E-TU-C	E-RH-2.5 E-MU-2.5
<b>ZONE LOT</b>									
	Exemption from Maximum Building Coverage (Lesser of)	50%/500 sf	50%/500 sf	50%/500 sf	50%/500 sf	50%/500 sf	50%/500 sf	50%/500 sf	50%/500 sf
		An exemption from the maximum building coverage shall be given for a portion of the zone lot area occupied by the detached garage form. The exemption shall be in the amount of 50% of the area of the zone lot occupied by the detached garage building, up to a maximum credit of 500 sf. To qualify, the detached garage form shall comply with minimum 15' building separation, as measured according to Article 13, and at least 80% of the Street Level GFA of the garage form shall be used for vehicle parking.							

Additional Standards See Sections 4.3.4.3

### SETBACKS

<b>C</b>	Setback from Primary Street Facing Facade of Primary Structure (min)					10'			
<b>D</b>	Side Street (min)					5'			
<b>D</b>	Side Interior (min), for structure entirely in rear 35% of zone lot*					0'			
<b>D</b>	Side Interior (min), for structure not entirely in rear 35% of zone lot					5'			
	Side Interior (min), for structure not entirely in rear 35% of zone lot, where Zone Lot Width is 30' or less					3'			
<b>E</b>	Rear, no alley (min)					5'			
<b>E</b>	Rear, where garage doors face alley (min)					5'			
<b>E</b>	Rear, where garage doors do not face alley (min)					0'			
	Vehicle Access	From Alley; or Street access allowed when no Alley present see Sec. 4.3.7.6 for exceptions							

<b>DESIGN ELEMENTS</b>		E-SU-A	E-SU-B <u>E-SU-B1</u>	E-SU-D	E-SU-Dx	E-SU-G	E-TU-B	E-TU-C	E-RH-2.5 E-MU-2.5
<b>BUILDING CONFIGURATION</b>									
	Building Footprint (max)	1,000 sf	1,000 sf	1,000 sf	1,000 sf	1,000 sf	864 sf** per unit	864 sf** per unit	864 sf per unit
<b>F</b>	Overall Structure Length (max)	36'	36'	36'	36'	36'	36' per unit	36' per unit	no max
<b>G</b>	Allowed Number of Primary Street Facing Vehicular Access Doors in the front 50% of the lot depth (max)	3	3	3	3	3	3	3	3
<b>G</b>	Cumulative Width of All Primary Street Facing Vehicular Access Doors in the front 50% of the lot depth (max)	28'	28'	28'	28'	28'	28'	28'	no max

<b>USES</b>		All E-SU, -TU, -RH, -MU							
		Accessory Uses Only, excluding accessory dwelling unit where permitted. See Division 4.4 for permitted Accessory Uses							

See Sections 4.3.5 - 4.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

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

\*\*When used with a Primary Single Unit Dwelling Use, the permitted building footprint for a detached garage may be increased to 1,000 sf

**SECTION 4.4.4 DISTRICT SPECIFIC STANDARDS**

KEY: \* = Need Not be Enclosed P = Permitted Use without Limitations L = Permitted Use with Limitations NP = Not Permitted Use ZP = Zoning Permit Review  
ZPIN = Subject to Zoning Permit Review with Informational Notice ZPSE = Subject to Zoning Permit with Special Exception Review  
When no ZP, ZPIN, ZPSE listed = No Zoning Permit required

USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	E-SU-A E-SU-B <b>E-SU-B1</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-RH-2.5 E-MU-2.5	E-RX-3 E-RX-5	E-CC-3x E-CC-3	E-MX-2x E-MS-2x	E-MX-2A E-MX-2	E-MX-3A E-MX-3	E-MS-3 E-MS-5	APPLICABLE USE LIMITATIONS	
<b>RESIDENTIAL PRIMARY USE CLASSIFICATION</b>												
Household Living	Dwelling, Single Unit •No Parking Requirements	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.2.6
	Dwelling, Two Unit •Vehicle: 1/unit •Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$ 11.2.2; \$11.2.6
	Dwelling, Multi-Unit •Vehicle: 1/unit •Bicycle: 1/ 5 units (80/20)	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$ 11.2.3; \$11.2.6
	Dwelling, Live / Work •Vehicle: 1/unit •Bicycle: 1/ 5 units (80/20)	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$ 11.2.4; \$11.2.6
Group Living	Assisted Living Facility •Vehicle: .75/unit •Bicycle: No requirement	L-ZPIN	L-ZPIN	P-ZPIN	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	\$11.2.6; \$11.2.7
	Community Corrections Facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Nursing Home, Hospice •Vehicle: .75/unit •Bicycle: No requirement	NP	NP	NP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Residence for Older Adults •Vehicle: .75/unit •Bicycle: No requirement	L-ZP	L-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	\$11.2.8
	Residential Care Use, Small or Large •Vehicle: .25/unit •Bicycle: No requirement	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	\$11.2.9
	Rooming and Boarding House •Vehicle - MS only: 2 / 1,000 sf GFA •Vehicle: 4.5 / 1,000 sf GFA •Bicycle: No requirement	NP	NP	E-RH-2.5: NP E-MU-2.5: P-ZP	P-ZP	P-ZP	P-ZP	NP	NP	P-ZP	P-ZP	
	Shelter for the Homeless •Vehicle: .5/ 1,000 sf GFA •Bicycle: No requirement	L	L	L	L-ZPIN/L	L-ZPIN/L	L-ZPIN/L	L	L	L-ZPIN/L	L-ZPIN/L	\$ 11.2.11
Student Housing •Vehicle: 1/unit •Bicycle: 1/ 5 units (80/20)	NP	NP	NP	P-ZP	P-ZP	P-ZP	NP	P-ZP	P-ZP	P-ZP		

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USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	APPLICABLE ZONING DISTRICTS										APPLICABLE USE LIMITATIONS	
		E-SU-A E-SU-B <u>E-SU-B1</u> 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-RH-2.5 E-MU-2.5	E-RX-3 E-RX-5	E-CC-3x	E-CC-3	E-MX-2x E-MS-2x	E-MX-2A E-MX-2	E-MX-3A E-MX-3	E-MS-3 E-MS-5		
CIVIC, PUBLIC & INSTITUTIONAL PRIMARY USE CLASSIFICATION													
Basic Utilities	Utility, Major Impact* • Vehicle: .5/ 1,000 sf GFA • Bicycle: No requirement	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	§ 11.3.1
	Utility, Minor Impact* • Vehicle: .5/ 1,000 sf GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.3.2
Community/ Public Services	Community Center • Vehicle: .5 / 1,000 sf GFA • Bicycle: 1/ 10,000 sf GFA (0/100)	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.3.3
	Day Care Center • Vehicle: 1/ 1,000 sf GFA • Bicycle: 1/ 10,000 sf GFA (0/100)	L-ZP	L-ZP	P-ZPIN	P-ZPIN	P-ZP	P-ZP	P-ZPIN	P-ZP	P-ZP	P-ZP	P-ZP	§ 11.3.4
	Postal Facility, Neighborhood • Vehicle - MS only: 2/1,000 sf GFA • Vehicle: 2.5/ 1,000 sf GFA • Bicycle: 1/ 20,000 sf GFA (60/40)	NP	NP	NP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Postal Processing Center • Vehicle: 1/ 1,000 sf GFA • Bicycle: 1/ 20,000 sf GFA (60/40)	NP	NP	NP	P-ZP	P-ZP	P-ZP	NP	NP	P-ZP	P-ZP		
	Public Safety Facility • Vehicle: 1/ 1,000 sf GFA • Bicycle: 1/ 10,000 sf GFA (0/100)	L-ZP	L-ZP	L-ZP	L-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	§ 11.3.5
	Hospital	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Correctional Institution	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Cultural/Special Purpose/Public Parks & Open Space	Cemetery*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Library • Vehicle: 1/ 1,000 sf GFA • Bicycle: 1/ 10,000 sf GFA (0/100)	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Museum • Vehicle: 1/ 1,000 sf GFA • Bicycle: 1/ 10,000 sf GFA (0/100)	NP	NP	NP	NP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	City Park* Open Space - Conservation* • No Parking Requirements	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	

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USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	E-SU-A E-SU-B <u>E-SU-B1</u> 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-RH-2.5 E-MU-2.5 E-RX-3 E-RX-5 E-CC-3x E-CC-3 E-MX-2x E-MS-2x E-MX-2A E-MX-2 E-MS-2 E-MX-3A E-MX-3 E-MS-3 E-MS-5										APPLI-CABLE USE LIMITA-TIONS		
Education	Elementary or Secondary School • Vehicle- High School: 2/1,000 sf GFA • Bicycle - High School: 1/ 20,000 sf GFA (0/100) • Vehicle- All Others: 1/1,000 sf GFA • Bicycle-All Others: 1/ 10,000 sf GFA (0/100)	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.3.8	
Education	University or College • Vehicle: 1/ 1,000 sf GFA • Bicycle: 1/ 10,000 sf GFA (0/100)	NP	NP	NP	L-ZP	L-ZP	L-ZP	NP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.3.8	
	Vocational or Professional School • Vehicle: 1/ 1,000 sf GFA • Bicycle: 1/ 10,000 sf GFA (0/100)	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.3.8	
Public and Religious Assembly	All Types • Vehicle: .5/ 1,000 sf GFA • Bicycle: 1/ 10,000 sf GFA (0/100)	L-ZP	L-ZP	L-ZP	L-ZP	P-ZP	P-ZP	L-ZP	P-ZP	P-ZP	P-ZP	P-ZP	\$ 11.3.10	
<b>COMMERCIAL SALES, SERVICES, &amp; REPAIR PRIMARY USE CLASSIFICATION</b>														
Adult Business	All Types	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	See Section 9.4.4, Use Overlay Districts, for adult business use allowance in the UO-1 District.

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		E-SU-G1	E-TU-C	E-MU-2.5	E-RX-5	E-CC-3x	E-MS-2x	E-MS-2	E-MX-3	E-MS-5										
Arts, Recreation & Entertainment	Arts, Recreation and Entertainment Services, Indoor • Vehicle - Artist Studio: 0.3/1000 sf GFA • Vehicle - All Others - MS only: 2/1,000 sf GFA • Vehicle - All Others: 2.5/ 1,000 sf GFA • Bicycle: 1/20,000 sf GFA (20/80)	NP	NP	NP	P-ZP	P-ZP	P-ZP								L-ZPIN	L-ZP	P-ZP	P-ZP		§ 11.4.2
	Arts, Recreation and Entertainment Services, Outdoor* • Vehicle - MS only: 2/1,000 sf GFA • Vehicle: 2.5/ 1,000 sf GFA • Bicycle: 1/20,000 sf GFA (20/80)	NP	NP	NP	NP	L-ZPSE	L-ZP								NP	L-ZPSE	L-ZPSE	L-ZPSE		§ 11.4.3
	Event Space with Alternate Parking and Loading* • Vehicle: No requirement • Bicycle: No requirement	NP	NP	NP	NP	NP	NP	NP							NP	NP	NP	NP		
	Sports and/or Entertainment Arena or Stadium*	NP	NP	NP	NP	NP	NP	NP							NP	NP	NP	NP		
Nonresidential Uses in Existing Business Structures In Residential Zones (All Uses Shall Be Parked According to the Parking Requirement Stated in this Use Table for the Specific Nonresidential Use)		L-ZPIN	L-ZPIN	L-ZPIN	Not Applicable										§11.4.6					
Parking of Vehicles	Parking, Garage • No Parking Requirements	NP	NP	NP	P-ZP	P-ZP	P-ZP								NP	P-ZP	P-ZP	P-ZP		
	Parking, Surface* • No Parking Requirements	NP	L-ZP	L-ZP	NP	P-ZP	P-ZP								NP	NP	NP	NP		§ 11.4.8
Eating & Drinking Establishments	All Types • Vehicle - MS only: 2/1,000 sf GFA • Vehicle: 4.5/ 1,000 sf GFA • Bicycle: 1/5,000 sf GFA (0/100)	NP	NP	NP	P-ZP	P-ZP	P-ZP								L-ZPSE	L-ZP	P-ZP	P-ZP		§ 11.4.9
Lodging Accommodations	Bed and Breakfast Lodging • Vehicle: 1/guest room or unit • Bicycle: 1/ 20,000 sf GFA (60/40)	NP	NP	NP	P-ZP	P-ZP	P-ZP								NP	P-ZP	P-ZP	P-ZP		
Lodging Accommodations	Lodging Accommodations, All Others • Vehicle: 1/ guest room or unit • Bicycle: 1/ 20,000 sf GFA (60/40)	NP	NP	NP	P-ZP	P-ZP	P-ZP								NP	NP	P-ZP	P-ZP		

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		E-SU-G1	E-TU-C	E-MU-2.5	E-RX-5																
Office	Dental / Medical Office or Clinic •Vehicle: 2/ 1,000 sf GFA •Bicycle: 1/20,000 sf GFA (20/80)	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.4.10	
	Office, All Others •Vehicle: 2/ 1,000 sf GFA •Bicycle: 1/20,000 sf GFA (20/80)	NP	NP	NP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	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 •Vehicle - MS only: 2/1,000 sf GFA •Vehicle: 2.5/ 1,000 sf GFA •Bicycle: 1/20,000 sf GFA (20/80)	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZPIN	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.4.11; §11.4.12	
	Animal Sales and Services, All Others	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP		
	Food Sales or Market •Vehicle - MS only: 2/1,000 sf GFA •Vehicle: 2.5/ 1,000 sf GFA •Bicycle: 1/20,000 sf GFA (20/80)	NP	NP	NP	L-ZP	P-ZP	P-ZP	L-ZP	L-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	§11.4.11; §11.4.14	
	Pawn Shop	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP		
	Retail Sales, Service & Repair -- Outdoor* •Vehicle - MS only: 2/1,000 sf GFA •Vehicle: 2.5/ 1,000 sf GFA •Bicycle: 1/20,000 sf GFA (20/80)	NP	NP	NP	NP	NP	L-ZP	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	§11.4.11; §11.4.16
	Retail Sales, Service & Repair - Firearms Sales •Vehicle - MS only: 2/1,000 sf GFA •Vehicle: 2.5/ 1,000 sf GFA •Bicycle: 1/20,000 sf GFA (20/80)	NP	NP	NP	NP	NP	P-ZP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P-ZP	
	Retail Sales, Service & Repair, All Others •Vehicle - MS only: 2/1,000 sf GFA •Vehicle: 2.5/ 1,000 sf GFA •Bicycle: 1/20,000 sf GFA (20/80)	NP	NP	NP	P-ZP	P-ZP	P-ZP	L-ZP/L-ZPIN	L-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	§11.4.11

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USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	E-SU-A	E-SU-B	E-SU-B1	E-SU-D	E-SU-D1	E-SU-Dx	E-SU-D1x	E-SU-G	E-TU-B	E-RH-2.5	E-RX-3	E-CC-3x	E-CC-3	E-MX-2x	E-MX-2A	E-MX-3A	E-MS-3	E-MS-5	APPLICABLE USE LIMITATIONS	
		E-SU-G1	E-TU-C	E-MU-2.5	E-RX-5	E-MS-2x	E-MX-2	E-MX-3	E-MS-3												
Vehicle / Equipment Sales, Rentals, Service & Repair	Automobile Emissions Inspection Facility •Vehicle: .5/ 1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	NP	P-ZP	P-ZP	NP	L-ZP	P-ZP	P-ZP	NP	L-ZP	P-ZP	P-ZP	NP	L-ZP	P-ZP	P-ZP	§ 11.4.17	
	Automobile Services, Light •Vehicle: .5/ 1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	NP	L-ZP	L-ZP	NP	L-ZPSE	L-ZP	L-ZP	NP	L-ZPSE	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.4.18; §11.4.19	
	Automobile Services, Heavy •Vehicle: .5/ 1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	NP	NP	L-ZP/ ZPSE	NP	NP	NP	NP	L-ZP/ ZPSE	NP	NP	NP	NP	NP	L-ZP/ ZPSE	L-ZP/ ZPSE	§11.4.18; §11.4.20	
	Automobile / Motorcycle / Light Truck Sales, Rentals, Leasing; Pawn Lot or Vehicle Auctioneer* •Vehicle: .5/ 1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	L-ZP	NP	L-ZP	NP	NP	NP	NP	L-ZP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.4.21	
	Heavy Vehicle/ Equipment Sales, Rentals & Service* •Vehicle: .5/ 1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	NP	NP	P-ZPSE	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
<b>INDUSTRIAL, MANUFACTURING &amp; WHOLESALE PRIMARY USE CLASSIFICATION</b>																					
Communications and Information	Antennas Not Attached to a Tower* •No Parking Requirements	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.5.2	
	Communication Services •Vehicle: .5/ 1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	L-ZP/ ZPSE	L-ZP/ ZPSE	L-ZP/ ZPSE	NP	L-ZP/ ZPSE	L-ZP/ ZPSE	L-ZP/ ZPSE	L-ZP/ ZPSE	L-ZP/ ZPSE	L-ZP/ ZPSE	L-ZP/ ZPSE	L-ZP/ ZPSE	L-ZP/ ZPSE	L-ZP/ ZPSE	L-ZP/ ZPSE	E-MS-3: L-ZP/ ZPSE; E-MS-5 P-ZP	§ 11.5.1
	Telecommunications Towers* •No Parking Requirements	L-ZP/ZPIN/ ZPSE	L-ZP/ ZPIN/ ZPSE	L-ZP/ZPIN/ ZPSE	L-ZP/ ZPIN/ ZPSE	L-ZP/ ZPIN/ ZPSE	L-ZP/ ZPIN/ ZPSE	L-ZP/ ZPIN/ ZPSE	L-ZP/ ZPIN/ ZPSE	L-ZP/ ZPIN/ ZPSE	L-ZP/ ZPIN/ ZPSE	L-ZP/ ZPIN/ ZPSE	L-ZP/ ZPIN/ ZPSE	L-ZP/ ZPIN/ ZPSE	L-ZP/ ZPIN/ ZPSE	L-ZP/ ZPIN/ ZPSE	L-ZP/ ZPIN/ ZPSE	L-ZP/ ZPIN/ ZPSE	L-ZP/ ZPIN/ ZPSE	L-ZP/ ZPIN/ ZPSE	§ 11.5.2
	Telecommunications Tower - Alternative Structure* •No Parking Requirements	L-ZP/ZPIN	L-ZP/ ZPIN	L-ZP/ZPIN	L-ZP/ ZPIN	L-ZP/ ZPIN	L-ZP/ ZPIN	L-ZP/ ZPIN	L-ZP/ ZPIN	L-ZP/ ZPIN	L-ZP/ ZPIN	L-ZP/ ZPIN	L-ZP/ ZPIN	L-ZP/ ZPIN	L-ZP/ ZPIN	L-ZP/ ZPIN	L-ZP/ ZPIN	L-ZP/ ZPIN	L-ZP/ ZPIN	L-ZP/ ZPIN	§ 11.5.2
	Telecommunication Facilities -- All Others* •No Parking Requirements	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	§ 11.5.2



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USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	APPLICABLE USE LIMITATIONS										
		E-SU-A E-SU-B <u>E-SU-B1</u> 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-RH-2.5 E-MU-2.5	E-RX-3 E-RX-5	E-CC-3x E-CC-3	E-MX-2x E-MS-2x	E-MX-2A E-MX-2 E-MS-2	E-MX-3A E-MX-3	E-MS-3 E-MS-5		
Industrial Services	Contractors, Special Trade - General • Vehicle: .5/ 1,000 sf GFA • Bicycle: No requirement	NP	NP	NP	NP	NP	L-ZP	NP	NP	L-ZP	L-ZP	§ 11.5.3
	Contractors, Special Trade - Heavy/ Contractor Yard*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Food Preparation and Sales, Commercial • Vehicle: .5 / 1,000 sf GFA • Bicycle: No requirement	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZPIN	L-ZPIN	L-ZP	L-ZP	§ 11.5.5
	Laboratory, Research, Development and Technological Services • Vehicle: .5 / 1,000 sf GFA • Bicycle: No requirement	NP	NP	NP	NP	NP	L-ZP	NP	NP	L-ZP	L-ZP	§ 11.5.6
	Service/Repair, Commercial • Vehicle: .5 / 1,000 sf GFA • Bicycle: No requirement	NP	NP	NP	NP	NP	L-ZP	NP	NP	L-ZP	L-ZP	§ 11.5.7
Manufacturing and Production	Manufacturing, Fabrication & Assembly -- Custom • Vehicle: .5 / 1,000 sf GFA • Bicycle: No requirement	NP	NP	NP	L-ZPIN	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.5.8
	Manufacturing, Fabrication & Assembly -- General • Vehicle: .5 / 1,000 sf GFA • Bicycle: No requirement	NP	NP	NP	NP	NP	L-ZP/ ZPSE	NP	NP	L-ZP/ ZPSE	L-ZP/ ZPSE	§11.5.9
	Manufacturing, Fabrication & Assembly -- Heavy	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Mining & Extraction and Energy Producing Systems	Oil, Gas -- Production, Drilling*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Sand or Gravel Quarry*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Wind Energy Conversion Systems* • No Parking Requirements	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	§ 11.5.13
Transportation Facilities	Airport*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Helipad, Helistop, Heliport* • No Parking Requirements	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZP	L-ZP	L-ZPIN	L-ZPIN	L-ZP	L-ZP	§ 11.5.14
	Railroad Facilities*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Railway Right-of-Way* • No Parking Requirements	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Terminal, Station or Service Facility for Passenger Transit System • Vehicle: .5/ 1,000 sf GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	§ 11.5.16
Waste Related Services	Terminal, Freight, Air Courier Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Automobile Parts Recycling Business*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Junkyard*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Recycling Center Recycling Collection Station	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	

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USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	SPECIFIC USE TYPE										APPLICABLE USE LIMITATIONS	
		E-SU-A E-SU-B <u>E-SU-B1</u> 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-RH-2.5 E-MU-2.5	E-RX-3 E-RX-5	E-CC-3x	E-CC-3	E-MX-2x E-MS-2x	E-MX-2A E-MX-2 E-MS-2	E-MX-3A E-MX-3	E-MS-3 E-MS-5		
Waste Related Services	Recycling Plant, Scrap Processor	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Solid Waste Facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Wholesale, Storage, Warehouse & Distribution	Automobile Towing Service Storage Yard*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Mini-storage Facility • Vehicle: 0.1/ 1,000 sf GFA • Bicycle: No requirement	NP	NP	NP	NP	P-ZP	P-ZP	NP	NP	L-ZP	NP	NP	§ 11.5.23
	Vehicle Storage, Commercial* • Vehicle: .5/ 1,000 sf GFA • Bicycle: No requirement	NP	NP	NP	NP	NP	L-ZPIN	NP	NP	NP	NP	NP	§ 11.5.24
	Wholesale Trade or Storage, General • Vehicle: .5/ 1,000 sf GFA • Bicycle: No requirement	NP	NP	NP	NP	NP	P-ZPIN	NP	NP	NP	NP	NP	
	Wholesale Trade or Storage, Light • Vehicle: .5 / 1,000 sf GFA • Bicycle: No requirement	NP	NP	NP	NP	L-ZP/ ZPIN/ ZPSE	L-ZP/ ZPIN/ ZPSE	NP	NP	L-ZP/ ZPIN/ ZPSE	L-ZP/ ZPIN/ ZPSE	NP	§ 11.5.26
<b>AGRICULTURE PRIMARY USE CLASSIFICATION</b>													
Agriculture	Aquaculture*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Garden, Urban*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.6.2
	Husbandry, Animal*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Husbandry, Plant*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Plant Nursery • Vehicle: .5 / 1,000 sf GFA • Bicycle: No requirement	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.6.5

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USE CATEGORY	SPECIFIC USE TYPE											APPLI-CABLE USE LIMITA-TIONS	
	• Vehicle Parking Reqmt: # spaces per unit of measurement	E-SU-A											
		E-SU-B											
		<u>E-SU-B1</u>											
	• Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility	E-SU-D											
	/% Required Spaces in Fixed Facility)	E-SU-D1											
		E-SU-Dx											
		E-SU-D1x											
		E-SU-G	E-TU-B	E-RH-2.5	E-RX-3	E-CC-	E-MX-2x	E-MX-2A	E-MX-3A	E-MS-3			
		E-SU-G1	E-TU-C	E-MU-2.5	E-RX-5	3x	E-CC-3	E-MS-2x	E-MX-2	E-MX-3	E-MS-5		

ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION

USE CATEGORY	SPECIFIC USE TYPE	L - Applicable to all Zone Districts										APPLI-CABLE USE LIMITA-TIONS	
		Unlisted Accessory Uses											
Accessory to Primary Residential Uses  (Parking is Not Required for Accessory Uses Unless Specifically Stated in this Table or in an Applicable Use Limitation)	Accessory Dwelling Unit	E-SU-B1, -D1, -D1x, -G1 only: L-ZP All other: NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$ 11.7; \$ 11.8.2
	Domestic Employee	L	L	L	L	L	L	L	L	L	L	L	\$11.7; \$11.8.3
	Garden*	L	L	L	L	L	L	L	L	L	L	L	\$ 11.7; \$ 11.8.4
	Keeping of Household Animals*	L/L-ZPIN	L/L-ZPIN	L/L-ZPIN	L/L-ZPIN	L/L-ZPIN	L/L-ZPIN	L/L-ZPIN	L/L-ZPIN	L/L-ZPIN	L/L-ZPIN	L/L-ZPIN	\$ 11.7; \$ 11.8.5
	Keeping and Off-Street Parking of Vehicles, Motorcycles, Trailers & Recreational Vehicles*	L	L	L	L	L	L	L	L	L	L	L	\$ 11.7; \$ 10.9
	Kennel or Exercise Run*	L	L	L	L	L	L	L	L	L	L	L	\$ 11.7; \$ 11.8.6
	Limited Commercial Sales, Services Accessory to Multi-Unit Dwelling Use	NP	NP	NP	L-ZP	Not Applicable - See Permitted Primary Uses						\$ 11.7; \$ 11.8.7	
	Outdoor Storage, Residential*	L	L	L	L	L	L	L	L	L	L	L	\$11.7; \$11.8.8
	Second Kitchen Accessory to Single Unit Dwelling Use	L-ZP	L-ZP	L-ZP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	NP	NP	\$ 11.7; \$ 11.8.9
	Short-term Rental	L	L	L	L	L	L	L	L	L	L	L	\$ 11.7; \$ 11.8.10
	Vehicle Storage, Repair and Maintenance*	L	L	L	L	L	L	L	L	L	L	L	\$ 11.7; \$ 10.9
	Wind Energy Conversion Systems*	L-ZP/ZPSE	L-ZP/ZPSE	L-ZP/ZPSE	L-ZP/ZPSE	Not Applicable - See Permitted Primary Uses						\$ 11.7, \$ 11.5.13	
	Yard or Garage Sales*	L	L	L	L	L	L	L	L	L	L	L	\$ 11.7; \$ 11.8.11

HOME OCCUPATIONS ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION

USE CATEGORY	SPECIFIC USE TYPE	L - Applicable to all Zone Districts										APPLI-CABLE USE LIMITA-TIONS	
Home Occupations  (Parking is Not Required for Home Occupations Unless Specifically Stated in this Table or in an Applicable Use Limitations)	Child Care Home, Large	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	\$ 11.9; \$11.9.3
	All Other Types	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$ 11.9; \$11.9.4
	Unlisted Home Occupations	L-ZPIN - Applicable to all Zone Districts										\$ 11.9; \$ 11.9.5	

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USE CATEGORY	SPECIFIC USE TYPE	APPLI-CABLE USE LIMITA-TIONS									
	• Vehicle Parking Reqmt: # spaces per unit of measurement	E-SU-A									
		E-SU-B									
		<u>E-SU-B1</u>									
	• Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	E-SU-D									
		E-SU-D1									
		E-SU-Dx	E-MX-2x	E-MX-2A	E-MX-3A						
		E-SU-D1x	E-MX-2x	E-MX-2	E-MX-3						
		E-SU-G	E-TU-B	E-RH-2.5	E-RX-3	E-CC-	E-MS-	E-MX-2	3A	E-MS-3	
		E-SU-G1	E-TU-C	E-MU-2.5	E-RX-5	3x	E-CC-3	2x	E-MS-2	E-MX-3	E-MS-5

ACCESSORY TO PRIMARY NONRESIDENTIAL USES USE CLASSIFICATION

USE CATEGORY	SPECIFIC USE TYPE	L - Applicable to all Zone Districts										APPLI-CABLE USE LIMITA-TIONS
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	NP	NP	NP	L-ZP	L-ZP	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	Not Applicable - See Permitted Primary Uses	L	Not Applicable - See Permitted Primary Uses	NP	NP	Not Applicable - See Permitted Primary Uses	Not Applicable - See Permitted Primary Uses	§ 11.7; § 11.10.3
	Book or gift store; media recording and production facilities accessory to public libraries, museums, places of religious assembly, colleges or universities	L	L	L	Not Applicable - See Permitted Primary Uses							§ 11.7; § 11.10.4
	Car Wash Bay Accessory to Automobile Services	NP	NP	NP	L-ZP	L-ZP	L-ZP	NP	NP	L-ZP	NP	§ 11.7; § 11.10.5
	College accessory to a Place for Religious Assembly	L	L	L	Not Applicable - See Permitted Primary Uses			L	Not Applicable - See Permitted Primary Uses			§ 11.7; § 11.10.6
	Conference Facilities Accessory to Hotel Use	NP	NP	NP	L	L	L	NP	NP	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	NP	L-ZP	L-ZP	NP	L-ZP	L-ZP	L-ZP	§ 11.7; § 11.10.8
	Emergency Vehicle Access Point	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Garden*	L	L	L	L	L	L	L	L	L	L	§ 11.7; § 11.10.10
Keeping of Animals	L/L-ZPIN	L/L-ZPIN	L/L-ZPIN	L/L-ZPIN	L/L-ZP/L-ZPIN	L/L-ZP/L-ZPIN	L/L-ZP/L-ZPIN	L/L-ZP/L-ZPIN	L/L-ZP/L-ZPIN	L/L-ZP/L-ZPIN	§ 11.7; § 11.10.11	
Nonresidential Uses in Existing Business Structures In Residential Zones - Accessory Uses	L	L	L	Not Applicable - See Permitted Primary Uses	Not Applicable						§ 11.4.6	

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USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt: # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	APPLICABLE USE LIMITATIONS										
		E-SU-A E-SU-B E-SU-B1 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-RH-2.5 E-MU-2.5	E-RX-3 E-RX-5	E-CC-3x E-CC-3	E-MX-2x E-MS-2x	E-MX-2A E-MS-2	E-MX-3A E-MX-3	E-MS-3 E-MS-5		
Accessory to Primary Nonresidential Uses  (Parking is Not Required for Accessory Uses Unless Specifically Stated in this Table or in an Applicable Use Limitation)	Occasional Sales, Services Accessory to Places of Religious Assembly*	L	L	L	L	L	L	L	L	L	L	\$11.7; \$11.10.12
	Outdoor Eating and Serving Area Accessory to Eating/Drinking Establishment Use*	NP	NP	NP	L-ZP/ ZPSE	L-ZP/ ZPSE	L-ZP/ ZPSE	L-ZP/ ZPSE	L-ZP/ ZPSE	L-ZP/ ZPSE	L-ZP/ ZPSE	\$11.7; \$11.10.13
	Outdoor Entertainment Accessory to an Eating/Drinking Establishment Use*	NP	NP	NP	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	NP	NP	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	\$11.7; \$11.10.14
	Outdoor Retail Sale and Display*	NP	NP	NP	L-ZP/ ZPSE	L-ZP/ ZPSE	L-ZP/ ZPSE	NP	L-ZP/ ZPSE	L-ZP/ ZPSE	L-ZP/ ZPSE	\$11.7; \$11.10.15
	Outdoor Storage, General*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Outdoor Storage, Limited*	NP	NP	NP	L-ZP	L-ZP	L-ZP	NP	NP	L-ZP	L-ZP	\$11.7; \$11.10.17
	Rental or Sales of Adult Material Accessory to a Permitted Bookstore Retail Sales Use	NP	NP	NP	L	L	L	L	L	L	L	\$11.7; \$11.10.18
<b>TEMPORARY USE CLASSIFICATION</b>												
Temporary Uses (Parking is Not Required for Temporary Uses Unless Specifically Stated in this Table or in an Applicable Use Limitations)	Unlisted Temporary Uses	L - Applicable to all Zone Districts										\$ 11.11.1
	Ambulance Service - Temporary	NP	NP	NP	L-ZP	Not Applicable - See Permitted Primary Uses						\$ 11.11.2
	Amusement / Entertainment - Temporary*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Bazaar, Carnival, Circus or Special Event*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	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	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	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	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$ 11.11.7
	Health Care Center	L-ZP	L-ZP	L-ZP	L-ZP	P-ZP	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	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$ 11.11.9
	Outdoor Retail Sales - Pedestrian / Transit Mall*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Outdoor Retail Sales*	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	NP	\$ 11.11.11
	Outdoor Sales, Seasonal*	NP	NP	NP	L-ZPIN	L-ZP	L-ZP	L-ZP/ ZPIN	L-ZP/ ZPIN	L-ZP	L-ZP	\$ 11.11.12
	Parking Lot Designated for a Special Event*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$ 11.11.13
	Retail Food Establishment, Mobile*	NP	NP	NP	L-ZP	L-ZP	L-ZP	NP	L-ZP	L-ZP	NP	\$ 11.11.14
	Temporary Construction Office	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	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	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$ 11.11.16	
Temporary Tiny Home Village	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$ 11.11.17	
	Tent for Religious Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	

**SECTION 10.10.5 SINGLE UNIT ZONE DISTRICTS SIGN STANDARDS****10.10.5.1 General**

- A. 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; provided, however, that no sign of any type shall be erected or maintained for or by a single unit dwelling except signs permitted according to Sections 10.10.3.1.A, 10.10.3.1.B, 10.10.3.1.E, 10.10.3.1.G, 10.10.3.1.I and signs identifying home occupations as regulated by Section 11.9.2.4.
- B. The sign standards contained within this Section apply to the following zone districts:

SUBURBAN NEIGHBORHOOD CONTEXT	URBAN EDGE NEIGHBORHOOD CONTEXT	URBAN NEIGHBORHOOD CONTEXT
S-SU-A	E-SU-A	U-SU-A
S-SU-D	E-SU-B	U-SU-A1
S-SU-Fx	<u>E-SU-B1</u>	U-SU-A2
S-SU-F	E-SU-D	U-SU-B
S-SU-F1	E-SU-Dx	U-SU-B1
S-SU-lx	E-SU-D1	U-SU-B2
S-SU-I	E-SU-D1x	U-SU-C
	E-SU-G	U-SU-C1
	E-SU-G1	U-SU-C2
		U-SU-E
		U-SU-E1
		U-SU-H
		U-SU-H1

**10.10.5.2 Permanent Signs**

Permanent signs shall comply with the following standards:

<b>Contents</b>	Identification by letter, numeral, symbol or design of the use by right by name, use, hours of operations, services offered and events.
<b>Sign Types</b>	Wall, window and ground.
<b>Maximum Number</b>	2 signs for each front line of the zone lot on which the use by right is located.
<b>Maximum Sign Area</b>	Public and Religious Assembly or Elementary or Secondary School: 20 square feet or 2 square feet of sign area for each 1,000 square feet of zone lot area not, however, to exceed 80 square feet of total sign area for each zone lot.  All Others: 20 square feet or 2 square feet of sign area for each 1,000 square feet of zone lot area not, however, to exceed 60 square feet of total sign area for each zone lot and provided that no one sign shall exceed 20 square feet.
<b>Maximum Height Above Grade</b>	Wall and window signs: 20' Ground signs: 6'
<b>Location</b>	Wall and window signs shall be set back from the boundary lines of the zone lot on which they are located the same distance as a building containing a use by right; provided, however, wall signs may project into the required setback space the permitted depth of the sign.  Ground signs shall be set in at least 10' from every boundary line of the zone lot.
<b>Illumination</b>	May be illuminated but only from a concealed light source, and shall not remain illuminated between the hours of 11:00 p.m. and 6:00 a.m..Flashing signs are prohibited.
<b>Animation</b>	Animated signs are prohibited.

**Permitted Structure:** See definition of “Structure, Permanent,” below.

**Person:** An individual including any receiver, guardian, personal representative, registered agent, fiduciary, or representative of any kind, and any corporation, partnership, firm, association, joint venture, or other legal entity.

**Planned Unit Development (PUD):** A zone district wherein an area of land, controlled by one or more landowners, to be developed under unified control or unified plan of development for a number of dwelling units, commercial, education, recreational, or industrial uses, or any combination of the foregoing, the plan for which does not correspond in zone lot size, building form, bulk, use, density, lot coverage, open space, or other restriction to the existing zoning regulations of this Code. See Division 9.6, Planned Unit Development District, of this Code.

**Plaza:** An open area at ground level accessible to the public at all times, and which is unobstructed from its lowest level to the sky. Any portion of a plaza occupied by landscaping, statuary, pools and open recreation facilities shall be considered to be a part of the plaza. The term “plaza” shall not include off-street loading areas, driveways, off-street parking areas.

**Porch, Front:** A one or two-story structure providing access to the primary uses within a primary building. Front porch may be covered and must be unenclosed on the primary street-facing façade of the primary building.

**Porch:** A one or two-story structure attached to a building providing access to the building. A Porch may be covered and must be at least 50% open on each side, except for sides abutting a facade or required fire wall. If a porch is not covered, it is distinguished from a patio by enclosure of the porch on all open sides by low walls or railings, except where pedestrian access is provided to access the porch.

**Premises:** A general term meaning part or all of any zone lot or part or all of any building or structure or group of buildings or structures located thereon.

**Primary Street:** See Rule of Measurement, Division 13.1.

**Private Open Space:** See Rule of Measurement, Division 13.1.

**Processing:** Any operation changing the nature of material or materials such as the chemical composition or physical qualities. Does not include operation described as fabrication.

**Professional Studio:** See “Studio, Professional.”

**Projecting Window:** For purposes of a setback encroachment, shall include bay window, box window and bow window.

**Property:** Any land, building, or other structure, or part thereof.

**Protected District:** Any one of the following zone districts:

1. S-SU-A
2. S-SU-D
3. S-SU-F
4. S-SU-Fx
5. S-SU-F1

6. S-SU-I
7. S-SU-Ix
8. S-RH-2.5
9. E-SU-A
10. E-SU-B
11. E-SU-B1
12. E-SU-D
13. E-SU-D1
14. E-SU-Dx
15. E-SU-D1x
16. E-SU-G
17. E-SU-G1
18. E-TU-B
19. E-TU-C
20. E-RH-2.5
21. E-MU-2.5
22. U-SU-A
23. U-SU-A1
24. U-SU-A2
25. U-SU-B
26. U-SU-B1
27. U-SU-B2
28. U-SU-C
29. U-SU-C1
30. U-SU-C2
31. U-SU-E
32. U-SU-E1
33. U-SU-H
34. U-SU-H1
35. U-TU-B
36. U-TU-B2
37. U-TU-C
38. U-RH-2.5
39. U-RH-3A





40. G-RH-3
41. Any zone district retained from Former Chapter 59, mapped on the Official Map, and considered a “protected Zone District” under Section 59-96 of the Former Chapter 59.

**Public Art:** Any structure or other installation meeting the definition of "Works of Public Art" in Section 20-86 of the Denver Revised Municipal Code (DRMC).