



## Denver Zoning Code Text Amendment Accessory Dwelling Units (ADUs) in Denver CITY COUNCIL DRAFT - 05/26/2023

The ADUs in Denver project builds on adopted city policy to evaluate how ADUs are designed, how they fit in with different types of neighborhoods, and how updates to the zoning code may reduce barriers to creating ADUs. The project will **not** rezone any properties.

After a year of work with an Advisory Committee, focus groups, and the public through surveys and open houses, this document presents a proposed Denver Zoning Code text amendment to address project recommendations. The proposed zoning code text amendment was posted for community review and revised prior to starting the adoption process that includes public hearings with the Denver City Council and Planning Board. The City Council must approve adoption of any proposed zoning code amendment.

This technical text amendment is accompanied by a more user-friendly 'ADUs in Denver Strategy Report' available on the [ADUs in Denver project web page](#) (click on 'Latest News')

The proposed regulations are planned for consideration by City Council on June 5, 2023 and will apply to all new development projects going forward. This document contains the Denver Zoning Code (DZC) City Council Review Draft to implement these proposed regulatory tools detailed in the updated ADUs in Denver Strategy Report. These regulatory changes are paired with a Denver Revised Municipal Code (DRMC) text amendment, and the DRMC Public Review Draft can be found on the project web page. This City Council Review Draft includes proposed amendments to Denver Zoning Code Articles 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, and 13 that are intended to:

1. Reduce barriers to ADU construction.
2. Create context sensitive building form standards.
3. Correct minor errors and omissions from other recently adopted zoning code text amendments. These appear throughout the draft.

### Mark-Up Document Conventions:

- Text in red underline is proposed new language.
- Text in ~~red strikethrough~~ is proposed deleted language.
- Text in blue is moved from another location.
- Text in ~~blue strikethrough~~ was deleted from its original 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 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.

**Comments may be submitted by June 2, 2023 on this version of the proposed amendments to the Denver Zoning Code. In addition to commenting on this version of the proposal, interested individuals and organizations will have the opportunity to comment during public hearings in front of Denver City Council on June 5, 2023.**

# **ARTICLE 1. GENERAL PROVISIONS**

ACCESSORY USES AND STRUCTURES - NUMBER ALLOWED PER ZONE LOT					
Applicable Accessory Building Forms	Applicable Zone Districts	Applicable Uses	Maximum # Accessory Uses per Zone Lot	Detached Accessory Structures per Zone Lot	Specific Requirements
Detached Accessory Dwelling Unit	All Zone Districts Where Building Form is Permitted	Detached Accessory Dwelling Unit Use with or without any other Permitted Accessory Use	No Limit <del>except Maximum 1 "Detached Accessory Dwelling Unit" Use</del>	No Limit - Subject to Specific Requirements at right	See Section 11.8.2 for additional requirements for the Accessory Dwelling Unit use. Maximum one Accessory Structure of any building form with vehicle access doors per dwelling unit per Zone Lot
		All Other Permitted Accessory Uses	No Limit	No Limit - Subject to Specific Requirements at right	Maximum one Accessory Structure of any building form with vehicle access doors per dwelling unit per Zone Lot
All Other Accessory Building Forms	All Zone Districts Where Building Form is Permitted	All Permitted Accessory Uses	No Limit	No Limit - Subject to Specific Requirements at right	Maximum one Accessory Structure of any building form with vehicle access doors per dwelling unit per Zone Lot

## B. Allowed Increases on Zone Lot with Certain Existing Accessory Structures in SU- and TU-Zone Districts

### 1. Applicability and Qualifying Conditions for Exception

In the SU and TU zone districts, an existing Accessory Structure meeting the requirements of this Section 1.2.3.5.B may be used in its entirety as an additional Primary Structure to contain only one Single Unit Dwelling primary use. To qualify, the existing Accessory Structure:

- Shall be originally constructed as an Accessory Structure prior to February 11, 1955;
- Shall be located on the same Zone Lot as an existing Primary Structure; and
- Shall contain more than 1 Story above finished grade, where such upper story:
  - Has at least 4 feet between the floor level of the story and the ceiling joists; and
  - Contains either:
    - A minimum of 70-square feet in gross floor area not less than 7-feet in any horizontal dimension and that has at least 7-feet net floor-to-ceiling height throughout that area; or
    - For stories with sloped ceilings, a minimum of 70-square feet in gross floor area that has at least 5-feet net floor-to-ceiling height throughout that area and that has at least 7-feet net floor-to-ceiling height over half that area.

### 2. Primary Building Form Assignment for Qualifying Existing Accessory Structures

A qualifying existing Accessory Structure may be assigned a Primary Building form of either Suburban House, Urban House, or Tandem House, as allowed in the applicable zone district, except that the Tandem House building form is allowed in a SU zone district for structures meeting the requirements of this Section 1.2.3.5.B. When assigning the Tandem House building form, the existing Accessory Structure may be designated either Tandem House structure #1 or Tandem House structure #2.

## DIVISION 1.4 BUILDING FORM STANDARDS - GENERAL PROVISIONS

### SECTION 1.4.1 INITIAL ASSIGNMENT OF BUILDING FORM TO A NEW STRUCTURE

#### 1.4.1.1 Intent

To facilitate development of new structures consistent with this Code's purpose and intent, and with Denver's Comprehensive Plan.

#### 1.4.1.2 Applicability

This section shall apply to development of all structures on a zone lot, except for Fences and Walls, in all zone districts except the D-C, D-TD, D-LD, D-AS, OS-A, DIA, AIO, and O-1 zone districts.

#### 1.4.1.3 Initial Assignment of Building Form to a New Structure

For each new Structure, the applicant shall select, or assign a building form to apply to govern development, provided:

- A. The building form is allowed in the subject zone district; and
- B. Where the building form standards include requirements for minimum Zone Lot Size, minimum Zone Lot Width, and/or other siting or geographic limitations, the subject Zone Lot shall comply with all such dimensional, siting, and/or geographic limitations.
- C. For structures on a Nonconforming Zone Lot, as defined in Article 13, the building form selected shall also comply with the requirements of Division 12.10, Nonconforming Zone Lots.
- D. Fences and Walls shall not be assigned a building form.

#### 1.4.1.4 Compliance with Building Form Standards

Development of a new structure on a Zone Lot other than a Fence or Wall shall comply with all standards in this Code for the building form selected. Development of Fences or Walls shall comply with the standards stated in Division 10.5, Landscaping, Fences, Walls and Screening.

### SECTION 1.4.2 INITIAL ASSIGNMENT OF BUILDING FORM TO AN EXISTING STRUCTURE

#### 1.4.2.1 Intent

To facilitate redevelopment and reuse of existing structures consistent with this Code's purpose and intent, and with Denver's Comprehensive Plan.

#### 1.4.2.2 Applicability

This section shall apply to development involving an existing primary or detached accessory structure being modified, enlarged, or altered for the first time under Denver Zoning Code rules, ~~except that Section 1.4.2.3.B, Compliance with Initially Assigned Building Form Standards Not Required, shall not apply to the initial assignment of the Detached Accessory Dwelling Unit building form to an existing detached accessory structure.~~

#### 1.4.2.3 Initial Assignment of Building Form to Existing Structure

For each existing Structure, the applicant shall select or assign a building form to apply to govern development according to this Section 1.4.2.3.

**A. Building Form is Allowed and Zone Lot is Conforming**

The applicant shall select or assign a building form to an existing structure, provided:

1. The building form is allowed in the subject zone district, and
2. The subject Zone Lot complies with the minimum Zone Lot Size (area), Width, and/or other siting or geographic limitations for the selected building form, and is otherwise a Conforming Zone Lot.
3. Existing Fences and Walls shall not be assigned a building form.

**B. Nonconforming Zone Lots**

If the subject zone lot is a Nonconforming Zone Lot, it may only be developed (and a building form assigned) according to the rules for Nonconforming Zone Lots stated in Division 12.10 of this Code.

**C. Compliance with Building Form Standards**

**1. Full Compliance Not Required**

Under an applicant-assigned initial building form, the existing Structure is not required to comply with all the selected building form standards, except that the subject Conforming Zone Lot shall comply with the selected building form's standards for minimum Zone Lot Size (area), minimum Zone Lot Width, and/or other siting or geographic limitations for the selected building form, as applicable.

**2. Future Use and Development May Be Considered**

This Section allows an applicant to assign a building form to their existing Structure based not only on what is allowed in the zone district and on the subject Zone Lot, but also what the applicant intends to do with the Structure in the future.

**Example:** An existing primary structure was legally constructed in 1965 under Former Chapter 59 (FC59) and has been continuously maintained and used as a single-unit dwelling. The structure is in an E-TU-B zone district. The zone lot is 4,500 sf. and 35 feet wide. The current owner wants to enlarge the existing structure and establish a new two-unit dwelling use. The primary structure building forms available to choose from based on the zone district and subject zone lot dimensions are Urban House, Duplex, and Tandem House. The applicant can choose any of these forms, regardless of the existing structure's current use or degree of compliance with any of the three building forms. Here, even though the structure is currently being used for single-unit dwelling use, and therefore would violate the Duplex building form's use limitation standard, the owner may choose to apply the Duplex form to the existing structure to most closely accommodate their future development plan to convert the structure to a two-unit dwelling use.

**Important Note:** While the existing structure does not need to comply with all the standards per the initially assigned building form, that means in some cases, the existing structure after development may be deemed "Compliant" or "Nonconforming" under Divisions 12.6 or 12.8 of this Code if one or more pre-existing building elements violate the selected building form standards.

**3. Existing Fences and Walls**

Development involving an existing Fence or Wall shall comply with the standards stated in Division 10.5, Landscaping, Fences, Walls and Screening.

**D. Zoning Administrator Authority to Make Initial Assignment of Building Form**

In the following circumstances, the Zoning Administrator may make the initial assignment of building form to an existing Structure:

1. In an application for a Zone Lot Amendment, the Zoning Administrator may assign a building form to an existing Structure that will be affected by the Zone Lot Amendment to determine whether the amendment can be approved without creating any new, nonconforming building elements (e.g., setback or bulk).
2. In zoning enforcement actions, the Zoning Administrator may assign a building form to an existing structure to determine the nature or extent of zoning code violations (e.g., a violation of the permitted use of a detached garage).
3. When assigning the initial building form to an existing Structure in the limited circumstances above, the Zoning Administrator shall assign a building form allowed in the subject zone district and allowed on the subject Zone Lot (the Zone Lot shall comply with the assigned form's minimum Zone Lot Size (area), Zone Lot Width requirements), and which results in the least amount and/or degree of Structure or building form nonconformities, including use.

**SECTION 1.4.3 COMBINING BUILDING FORM STANDARDS**

Combining standards from different building forms for the same structure is prohibited unless expressly allowed by this Code.

**SECTION 1.4.4 CHANGING BUILDING FORMS**

At an Applicant's request, a Structure with an existing assigned building form may be assigned a different permitted building form if:

- A. The structure fully conforms with all applicable standards of the new building form; or
- B. The existing assigned building form is no longer a permitted building form in the applicable zone district; or
- C. The structure was assigned any detached accessory structure building form other than Detached Accessory Dwelling Unit as part of a permit application approved prior to July 1, 2023 and Detached Accessory Dwelling Unit is the new building form proposed for assignment.

**SECTION 1.4.5 APPLICABLE BUILDING FORM STANDARDS FOR DETACHED STRUCTURES WITH BUILDING CONNECTOR**

**1.4.5.1 Intent**

To provide clarity and conditions for how to apply building form standards when a physical connection (e.g., a below-grade tunnel or an above-grade breezeway) between two or more structures exists.

**1.4.5.2 Applicability**

Primary Structures with a Suburban House, Urban House, Duplex, Tandem House, Row House, Garden Court, or Town House building form and their associated Accessory Structures.

**1.4.5.3 Standard**

Except as specifically allowed below, a Detached Structure shall be disconnected without contact from any other Structure by an uninterrupted vertical separation from below grade to sky. A separate building form shall be selected and assigned to each such Detached Structure in accordance with Division 1.4 of this Code.

**1.4.5.4 Exception for Detached Structures with Building Connector**

The vertical separation between one or more Detached Primary Structures or between one Detached Primary Structure and its Detached Accessory Structures may be interrupted by a Building Connector meeting the following requirements. A Building Connector meeting the following requirements shall not be considered a Common Wall between such Structures:

- A. A building form allowed in the subject zone district for Accessory Structures shall be selected and assigned to the Building Connector. The Building Connector shall comply with all applicable standards for the building form selected.
- B. The Building Connector shall be separated from the interiors of the Detached Structures it serves by the Exterior Walls and doors of the Detached Structures it serves.
- C. The Building Connector shall be used exclusively as a pedestrian trafficway between the Detached Structures it connects, without any provisions for storage, furnishings, or other uses.

## **ARTICLE 2. USING THE CODE**



## 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:

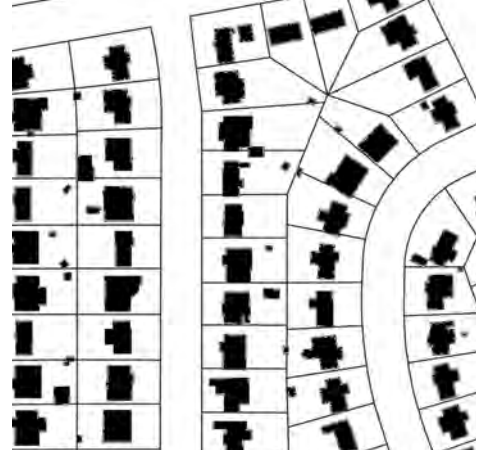
SUBURBAN NEIGHBORHOOD CONTEXT		URBAN EDGE NEIGHBORHOOD CONTEXT		URBAN NEIGHBORHOOD CONTEXT	
S-SU-A	Single Unit A	E-SU-A	Single Unit A	U-SU-A	Single Unit A
<u>S-SU-A1</u>	<u>Single Unit A1</u>	<u>E-SU-A1</u>	<u>Single Unit A1</u>	U-SU-A1	Single Unit A1
S-SU-D	Single Unit D	E-SU-B	Single Unit B	U-SU-A2	Single Unit A2
<u>S-SU-D1</u>	<u>Single Unit D1</u>	E-SU-B1	Single Unit B1	U-SU-B	Single Unit B
S-SU-Fx	Single Unit Fx	E-SU-D	Single Unit D	U-SU-B1	Single Unit B1
S-SU-F	Single Unit F	E-SU-Dx	Single Unit Dx	U-SU-B2	Single Unit B2
S-SU-F1	Single Unit F1	E-SU-D1	Single Unit D1	U-SU-C	Single Unit C
<u>S-SU-F1A</u>	<u>Single Unit F1A</u>	E-SU-D1x	Single Unit D1x	U-SU-C1	Single Unit C1
<u>S-SU-F1x</u>	<u>Single Unit F1x</u>	E-SU-G	Single Unit G	U-SU-C2	Single Unit C2
S-SU-lx	Single Unit lx	E-SU-G1	Single Unit G1	U-SU-E	Single Unit E
S-SU-I	Single Unit I	E-TU-B	Two Unit B	U-SU-E1	Single Unit E1
<u>S-SU-I1</u>	<u>Single Unit I1</u>	E-TU-C	Two Unit C	U-SU-H	Single Unit H
<u>S-SU-I1x</u>	<u>Single Unit I1x</u>	E-RH-2.5	Row House 2.5	U-SU-H1	Single Unit H1
S-RH-2.5	Row House 2.5	E-MU-2.5	Multi Unit 2.5	U-TU-B	Two Unit B
S-MU-3	Multi Unit 3	E-RX-3	Residential Mixed Use 3	U-TU-B2	Two Unit B2
S-MU-5	Multi Unit 5	E-RX-5	Residential Mixed Use 5	U-TU-C	Two Unit C
S-MU-8	Multi Unit 8	E-CC-3x	Commercial Corridor 3x	U-RH-2.5	Row House 2.5
S-MU-12	Multi Unit 12	E-CC-3	Commercial Corridor 3	U-RH-3A	Row House 3A
S-MU-20	Multi Unit 20	E-MX-2x	Mixed Use 2x	U-RX-3	Residential Mixed Use 3
S-CC-3x	Commercial Corridor 3x	E-MX-2A	Mixed Use 2A	U-RX-5	Residential Mixed Use 5
S-CC-3	Commercial Corridor 3	E-MX-2	Mixed Use 2	U-MX-2x	Mixed Use 2x
S-CC-5x	Commercial Corridor 5x	E-MX-3A	Mixed Use 3A	U-MX-2	Mixed Use 2
S-CC-5	Commercial Corridor 5	E-MX-3	Mixed Use 3	U-MX-3	Mixed Use 3
S-MX-2x	Mixed Use 2x	E-MS-2x	Main Street 2x	U-MS-2x	Main Street 2x
S-MX-2A	Mixed Use 2A	E-MS-2	Main Street 2	U-MS-2	Main Street 2
S-MX-2	Mixed Use 2	E-MS-3	Main Street 3	U-MS-3	Main Street 3
S-MX-3A	Mixed Use 3A	E-MS-5	Main Street 5	U-MS-5	Main Street 5
S-MX-3	Mixed Use 3				
S-MX-5A	Mixed Use 5A				
S-MX-5	Mixed Use 5				
S-MX-8A	Mixed Use 8A				
S-MX-8	Mixed Use 8				
S-MX-12A	Mixed Use 12A				
S-MX-12	Mixed Use 12				
S-MS-3	Main Street 3				
S-MS-5	Main Street 5				

*Note: This text amendment proposes to add several new zone districts that would allow ADUs, as shown in red underline in the table above. The ADUs in Denver project will not propose to rezone any properties to these new zone districts. They will, however, be available for property-owner or City Council-initiated rezonings in the future to allow such rezoning proposals to preserve context-appropriate standards for their neighborhoods, such as minimum lot size or limitations on home occupations.*

*All rezoning proposals must be approved by City Council in a public hearing.*

# ARTICLE 3. SUBURBAN (S-) NEIGHBORHOOD CONTEXT

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### ARTICLE 3. SUBURBAN (S-) NEIGHBORHOOD CONTEXT

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## DIVISION 3.2 DISTRICTS (S-SU-, S-RH-, 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
<u>S-SU-A1</u>	<u>Single Unit A1</u>
S-SU-D	Single Unit D
<u>S-SU-D1</u>	<u>Single Unit D1</u>
S-SU-F	Single Unit F
S-SU-Fx	Single Unit Fx
S-SU-F1	Single Unit F1
<u>S-SU-F1A</u>	<u>Single Unit F1A</u>
<u>S-SU-F1x</u>	<u>Single Unit F1x</u>
S-SU-I	Single Unit I
S-SU-Ix	Single Unit Ix
<u>S-SU-I1</u>	<u>Single Unit I1</u>
<u>S-SU-I1x</u>	<u>Single Unit I1x</u>
S-RH-2.5	Row 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
S-CC-3x	Commercial Corridor 3x
S-CC-5	Commercial Corridor 5
S-CC-5x	Commercial Corridor 5x
S-MX-2	Mixed Use 2
S-MX-2x	Mixed Use 2x
S-MX-2A	Mixed Use 2A
S-MX-3	Mixed Use 3
S-MX-3A	Mixed Use 3A
S-MX-5	Mixed Use 5
S-MX-5A	Mixed Use 5A
S-MX-8	Mixed Use 8
S-MX-8A	Mixed Use 8A
S-MX-12	Mixed Use 12
S-MX-12A	Mixed Use 12A
S-MS-3	Main Street 3
S-MS-5	Main Street 5

*Note: This text amendment proposes to add several new suburban zone districts that would allow ADUs, as shown in red underline at left. The ADUs in Denver project will not propose to rezone any properties to these new zone districts. They will, however, be available for property-owner or City Council-initiated rezonings in the future to allow such rezoning proposals to preserve context-appropriate standards for their neighborhoods, such as minimum lot size or limitations on home occupations.*

*All rezoning proposals must be approved by City Council in a public hearing.*

## SECTION 3.2.2 RESIDENTIAL DISTRICTS (S-SU-A, A1, -D, D1, -F, -Fx, -F1, F1A, F1X, -I, -Ix, I1, I1X, S-RH-2.5, S-MU-3, 5, 8, 12, 20)

### 3.2.2.1 General Purpose

- A. The intent of the Residential districts is to promote and protect residential neighborhoods within the character of the Suburban 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 promote a consistent pattern of one to two story suburban houses where the wider part of the building orients to the street and access is provided by front-loaded garages. While lot sizes vary, lot coverage is typically low creating generous setbacks and yard space. The standards of the row house and multi unit districts promote existing and future patterns of multiple buildings on a single Zone Lot. These building forms include duplex, row house and apartments sometimes organized around common open space and parking areas with an internal circulation system.
- C. These standards recognize common residential characteristics within the Suburban Neighborhood Context but accommodate variation by providing a range of Residential Zone Districts.
- D. The regulations provide a consistent framework to property owners, developers, and neighborhood residents to reinforce desired development patterns, encourage affordable housing, and accommodate reinvestment in residential districts.
- E. These Residential districts capture parts of the city typically platted and developed in the mid-to late 1900s.

### 3.2.2.2 Specific Intent

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

S-SU-A is a single unit district allowing suburban houses with a minimum zone lot area of 3,000 square feet. This district requires the shallowest setbacks and highest lot coverage in the Suburban Neighborhood Context. Access may be from the street or from an alley.

#### B. Single Unit A1 (S-SU-A1)

S-SU-A1 is a single unit district allowing suburban houses with a minimum zone lot area of 3,000 square feet and accessory dwelling units.

#### C. Single Unit D (S-SU-D)

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

#### D. Single Unit D1 (S-SU-D1)

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

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

S-SU-F is a single unit district allowing suburban houses with a minimum zone lot area of 8,500 square feet.

#### F. Single Unit Fx (S-SU-Fx)

S-SU-Fx is a single unit district allowing suburban houses with a minimum zone lot area of 8,500 square feet. The primary distinction between this zone district and S-SU-F is there are more limitations on home occupations.

*Note: This text amendment proposes to add several new suburban zone districts that would allow ADUs, as shown in red underline at right and on the following page. The ADUs in Denver project will not propose to rezone any properties to these new zone districts. They will, however, be available for property-owner or City Council-initiated rezonings in the future to allow such rezoning proposals to preserve context-appropriate standards for their neighborhoods, such as minimum lot size or limitations on home occupations.*

*All rezoning proposals must be approved by City Council in a public hearing.*

**G. Single Unit F1 (S-SU-F1)**

S-SU-F1 is a single unit district allowing suburban houses with a minimum zone lot area of 8,500 square feet. ~~Tandem houses and detached accessory dwelling units, are also allowed on lots that are at least 150 feet deep.~~

**H. Single Unit F1A (S-SU-F1A)**

S-SU-F1A is a single unit district allowing suburban houses with a minimum zone lot area of 8,500 square feet and detached accessory dwelling units. The primary distinction between this zone district and S-SU-F1 is that tandem houses are not an allowed building form.

**I. Single Unit F1x (S-SU-F1x)**

S-SU-F1x is a single unit district allowing suburban houses with a minimum zone lot area of 8,500 square feet and detached accessory dwelling units. The primary distinction between this zone district and S-SU-F1 is that tandem houses are not an allowed building form and there are more limitations on home occupations. The primary distinction between this zone district and S-SU-F1A is there are more limitations on home occupations.

**J. 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.

**K. 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.

**L. Single Unit I1 (S-SU-I1)**

S-SU-I1 is a single unit district allowing suburban houses with a minimum zone lot area of 12,000 square feet and accessory dwelling units.

**M. Single Unit I1x (S-SU-I1x)**

S-SU-I1x is a single unit district allowing suburban houses with a minimum zone lot area of 12,000 square feet and accessory dwelling units. The primary distinction between this zone district and S-SU-I1 is there are more limitations on home occupations.

**N. Row House 2.5 (S-RH-2.5)**

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

**O. 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, row house, and 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 next 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.

## SECTION 3.3.3 PRIMARY BUILDING FORM STANDARDS

### 3.3.3.1 Applicability

All development, except detached accessory structures, in all the Suburban Neighborhood Context zone districts.

### 3.3.3.2 District Specific Standards Summary

The table below states the building forms allowed in each zone district. The table also summarizes the maximum number of structures allowed per Zone Lot, which is stated in more detail in Section 1.2.3.5 (Number of Uses and Structures Allowed per Zone Lot).

See also Division 1.4, Building Form Standards - General Provisions, for additional standards related to initial assignment of building form standards to new and existing structures and for rules governing combining or changing building forms.

Suburban (S-) 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 Restaurants	General	Shopfront
Max Number of Primary Structures per Zone Lot		1*		1*	2	No Maximum							
RESIDENTIAL ZONE DISTRICTS													
Single Unit (SU)	S-SU-A, <u>A1</u> , -D, <u>D1</u> , -F, -Fx, <u>F1, F1A, F1x</u> , -I, -Ix, <u>I1, I1x</u>	■			●								
	S-SU-F1	■			■								
Row House (RH)	S-RH-2.5	■		■		■							
Multi Unit (MU)	S-MU-3, -5, 8, 12, 20	■		■		■			■				
MIXED USE COMMERCIAL ZONE DISTRICTS													
Commercial Corridor (CC)	S-CC-3, -3x, -5, -5x									□	□	■	
Mixed Use (MX)	S-MX-2x											■	■
	S-MX-2, -3, -5, -8, -12									□	□	■	■
	S-MX-2A, -3A, -5A, -8A, -12A											■	■
Main Street (MS)	S-MS-3, -5									□	□		■

■ = Allowed □ = Allowed subject to geographic limitations

● = Tandem House building form allowed subject to exception stated in Section 1.2.3.5.B

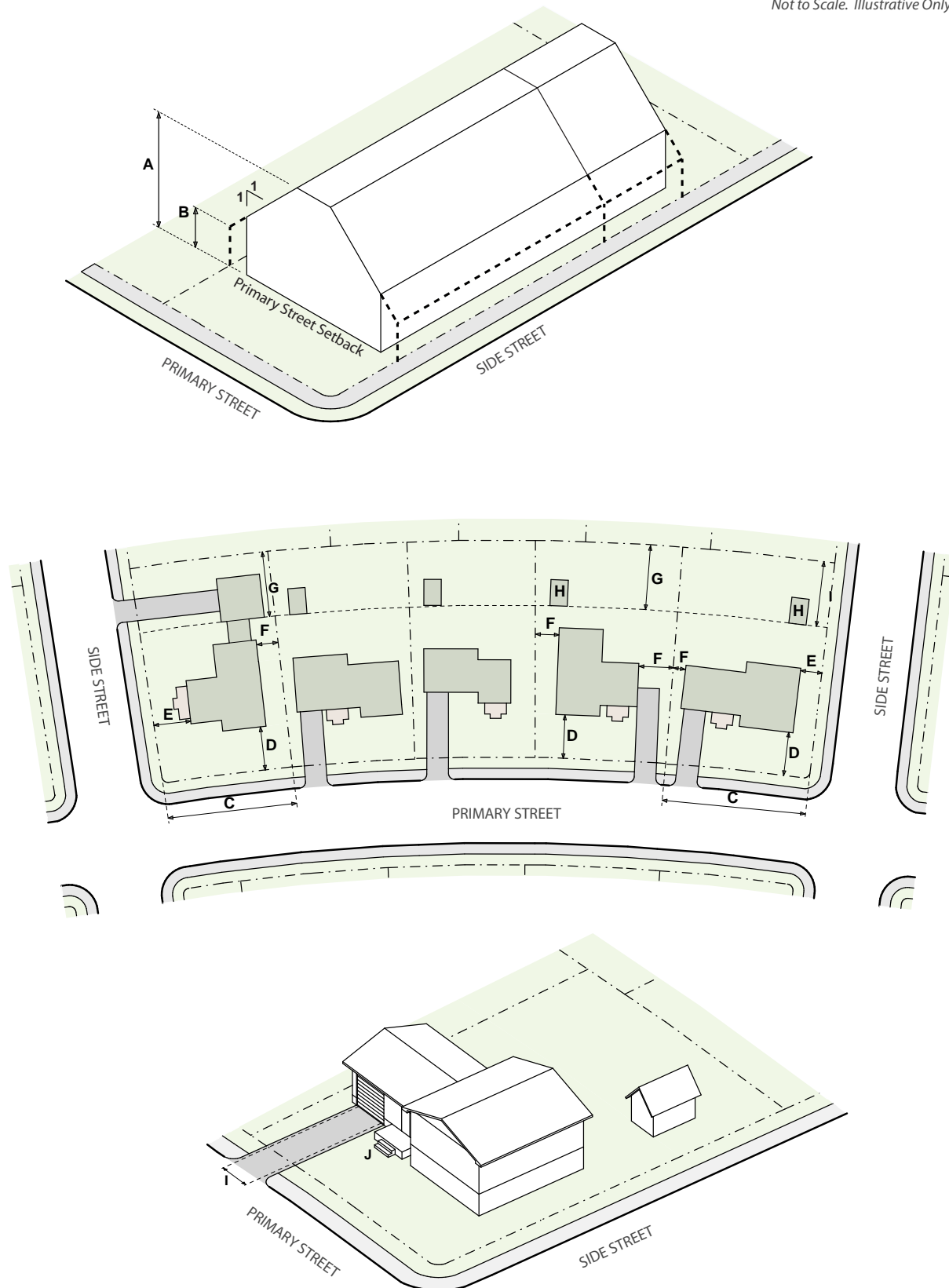
\*No Maximum # of primary structures per zone lot in the S-RH and S-MU Zone Districts.



### 3.3.3.3 District Specific Standards

#### A. Suburban House

Not to Scale. Illustrative Only.





# SUBURBAN HOUSE

				S-SU-F S-SU-Fx S-SU-F1 <u>S-SU-F1A</u> <u>S-SU-F1x</u>	S-SU-I S-SU-Ix <u>S-SU-I1</u> <u>S-SU-I1x</u>	S-RH-2.5	S-MU-3, -5, -8, -12, -20
HEIGHT		S-SU-A <u>S-SU-A1</u>	S-SU-D <u>S-SU-D1</u>				
A	Stories, front 65% / rear 35% of zone lot depth (max)	2.5/2.5	2.5/2.5	2.5/2.5	3/3	2.5/2.5	3/3
A	Feet, front 65% / rear 35% of zone lot depth (max)	30'/30'	30'/30'	30'/30'	30'/30'	30'/30'	32'/32'
Feet, 100% of zone lot depth, permitted height increase (max)				1' for every 5' increase in Zone Lot width over 50' up to a maximum height of 35'			
B	Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line in front 65% / rear 35% of zone lot depth	10'/10'	10'/10'	10'/10'	10'/10'	10'/10'	na
	Bulk Plane Slope from Side Interior and Side Street Zone Lot Line	45°	45°	45°	45°	45°	na
				S-SU-F S-SU-Fx S-SU-F1 <u>S-SU-F1A</u> <u>S-SU-F1x</u>	S-SU-I S-SU-Ix <u>S-SU-I1</u> <u>S-SU-I1x</u>	S-RH-2.5	S-MU-3, -5, -8, -12, -20
SITING		S-SU-A <u>S-SU-A1</u>	S-SU-D <u>S-SU-D1</u>				
ZONE LOT							
	Zone Lot Size (min)	3,000 sf	6,000 sf	8,500 sf	12,000 sf	6,000 sf	6,000 sf
C	Zone Lot Width (min)	25'	50'	62.5'	62.5'	50'	50'
		All S-SU, RH, -MU Districts					
SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH		25' or Less	Greater than 25' and less than 62'		62' or Greater		
D	Primary Street (min)	15'	For -MU Districts: Calculated per Sec. 13.1.5.9 or 20', whichever is less For all other Districts: Calculated per Sec. 13.1.5.9				
E	Side Street (min)	3'	5'				
F	Side Interior (min)	3'	5'				
G	Rear, alley/no alley (min)	12'/20'	12'/20'				
	Building Coverage per Zone Lot, including all accessory structures (max)	50%	50%				
PARKING BY ZONE LOT WIDTH							
	Parking and Drive Lot Coverage in Primary Street Setback (max)	Maximum 16-feet wide measured parallel to the Primary Street zone lot line for any length, or 33% of the zone lot area within the Primary Street setback, whichever is greater					
	Vehicle Access	From Alley; or Street access allowed when no Alley present (See Sec. 3.3.7.6)					
H	DETACHED ACCESSORY STRUCTURES	See Sec. 3.3.4					
		All S-SU, RH, -MU Districts					
DESIGN ELEMENTS							
BUILDING CONFIGURATION							
	Rooftop and/or Second Story Decks	See Section 3.3.5.2					
	Attached Garage Allowed	(1) Shall not be located closer to the minimum Primary Street setback line than the Primary Street-facing façade(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 provided no permitted height increase has been applied to the Attached Garage.					
I	Primary Street-Facing Attached Garage Door Width in front 50% of zone lot depth (max)	35% of the entire width of the Primary Street-facing façade 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'	na	10'	na
STREET LEVEL ACTIVATION							
J	Pedestrian Access, Primary Street	Entry Feature					
USES		All S-SU, -RH, -MU Districts					
		Primary Uses shall be limited to Single Unit Dwelling and permitted Congregate Living, Residential Care and Nonresidential uses. See Division 3.4 Uses and Parking.					

See Sections 3.3.5 - 3.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

### 3.3.4.4 District Specific Standards Summary

The table below states the building forms allowed in each zone district. The table also summarizes the maximum number of structures allowed per Zone Lot, which is stated in more detail in Section 1.2.3.5 (Number of Uses and Structures Allowed per Zone Lot).

See also Division 1.4, Building Form Standards - General Provisions, for additional standards related to initial assignment of building form standards to new and existing structures and for rules governing combining or changing building forms.

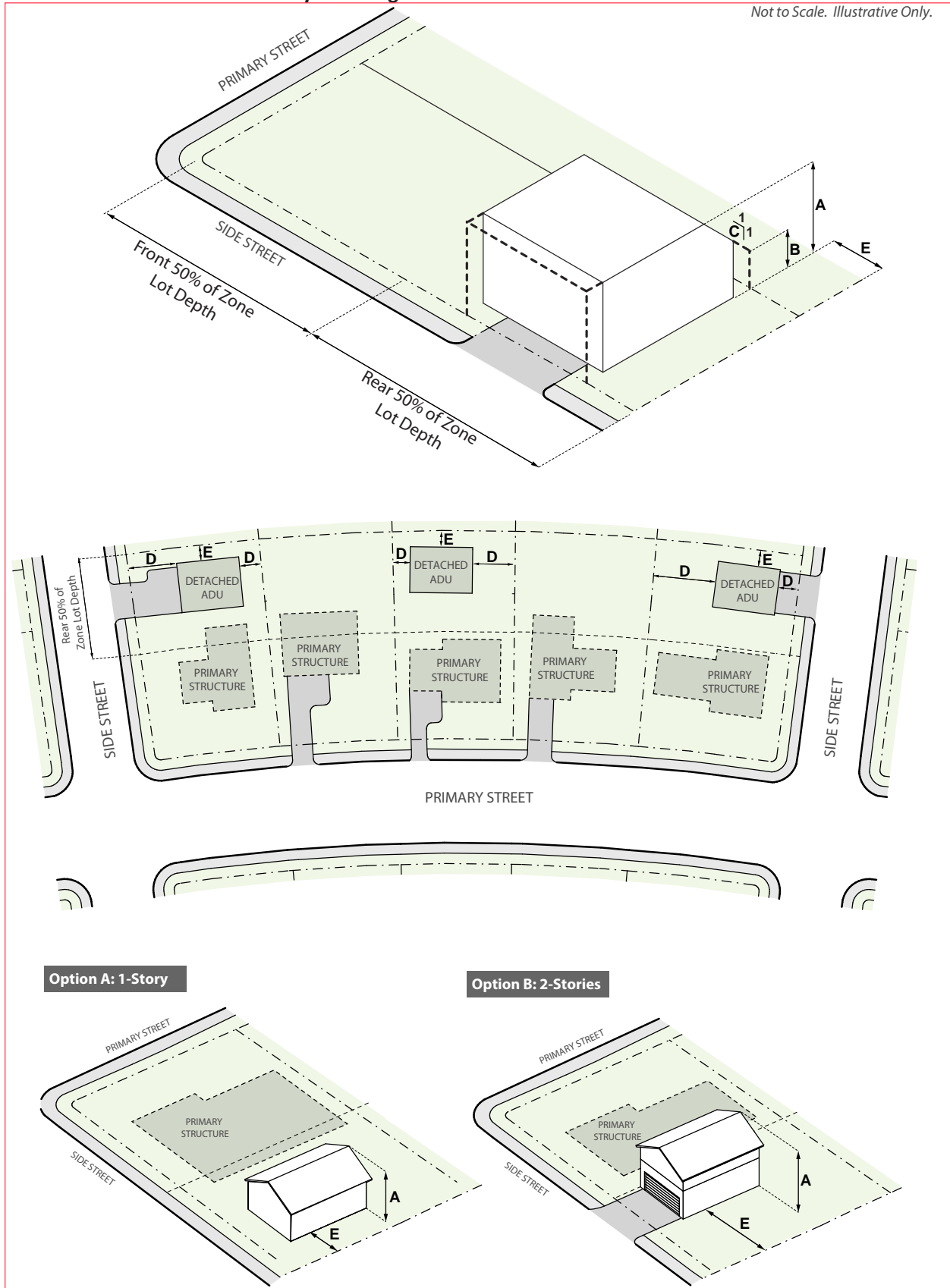
Suburban (S-) Neighborhood Context Zone Districts		Max Number of Detached Accessory Structures per Zone Lot	Building Forms			
			Detached Accessory Dwelling Unit	Detached Garage	Other Detached Accessory Structures	Detached Accessory Structures
Single Unit (SU)	S-SU-A, -D, -F, -Fx, -I, -Ix	no max*		■	■	
	S-SU- <u>A1, -D1, -F1, -F1A, F1x, -I1, -I1x</u>	no max*	■	■	■	
Row House(RH)	S-RH-2.5	no max*	■	■	■	
Multi Unit (MU)	S-MU-3, -5, 8, 12, 20	no max*	■	■	■	
Commercial Corridor (CC)	S-CC-3, -3x, -5, -5x	no max				■
Mixed Use (MX)	S-MX-2x	no max				■
	S-MX-2, -3, -5, -8, -12	no max				■
	S-MX-2A, -3A, -5A, -8A, -12A	no max				■
Main Street (MS)	S-MS-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

### 3.3.4.5 District Specific Standards

#### A. Detached Accessory Dwelling Unit

Not to Scale. Illustrative Only.



## DETACHED ACCESSORY DWELLING UNIT

	S-SU-A1, -D1, -F1, -F1A, -F1x, -I1, I1x			
	Option A: 1-story*	Option B: 2-stories*	S-RH-2.5	S-MU-3, -5, -8, -12, -20
<b>HEIGHT</b>				
A Stories (max)	1-51	1-52	1-52	1-52
A Feet (max)	24'17'	24'	24'	24'
B Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line	10'	10'	10'	na
C Bulk Plane Slope from Side Interior and Side Street Zone Lot Line	45°	45°	45°	na

	S-SU-A1, -D1, -F1, -F1A, -F1x, -I1, I1x			
	Option A: 1-story*	Option B: 2-stories*	S-RH-2.5	S-MU-3, -5, -8, -12, -20
<b>SITING</b>				
<b>ZONE LOT</b>				
Zone Lot Size (min)	8,500-sf	8,500-sf	6,000-sf	6,000-sf
Zone Lot Depth (min)	150'	150'	na	na
Additional Standards	See Section 3.3.4.3			
<b>SETBACKS</b>				
Location of Structure	Located in the rear 35% 50% of the zone lot depth			
D Side Interior and Side Street for lots 25' wide or less (min)	3'	3'	3'	3'
Side Interior and Side Street for lots greater than 25' wide and less than 62' wide (min)	5'	5'	5'	5'
Side Interior and Side Street for lots 62' wide or greater (min)	5'7.5'	5'7.5'	5'	5'
E Rear (min)	5'10'	5'20'	5'	5'
<b>PARKING</b>				
Vehicle Access	From Alley; or Street access allowed when no Alley present See 3.3.7.6 for exceptions			

	S-SU-A1, -D1, -F1, -F1A, -F1x, -I1, I1x			
	Option A or B By Zone Lot Size			
	67,000 sf or Less	Greater than 6,000-sf and up to 7,000-sf	Greater than 7,000 sf	S-RH-2.5, S-MU-3, -5, -8, -12, -20
<b>DESIGN ELEMENTS</b>				
<b>BUILDING CONFIGURATION</b>				
Building Footprint (max)	650-sf 864 sf per unit	864-sf per unit	1,000 sf	1,000 sf per unit
Limitation on Gross Floor Area of the Accessory Dwelling Unit Use	See Section 11.8			
E Overall Structure Length (max)	36'	36'	36'	36'
Rooftop and/or Second Story Decks	Not allowed - See Section 3.3.5.2			

## USES

All S-SU-F1; S-RH-2.5; All S-MU

All-Day Event No-end-time An Accessory Dwelling Unit use must be concurrently permitted and approved for occupancy in this building form. The Accessory Dwelling Unit use may be combined with other Uses Accessory to Primary Residential Uses Only

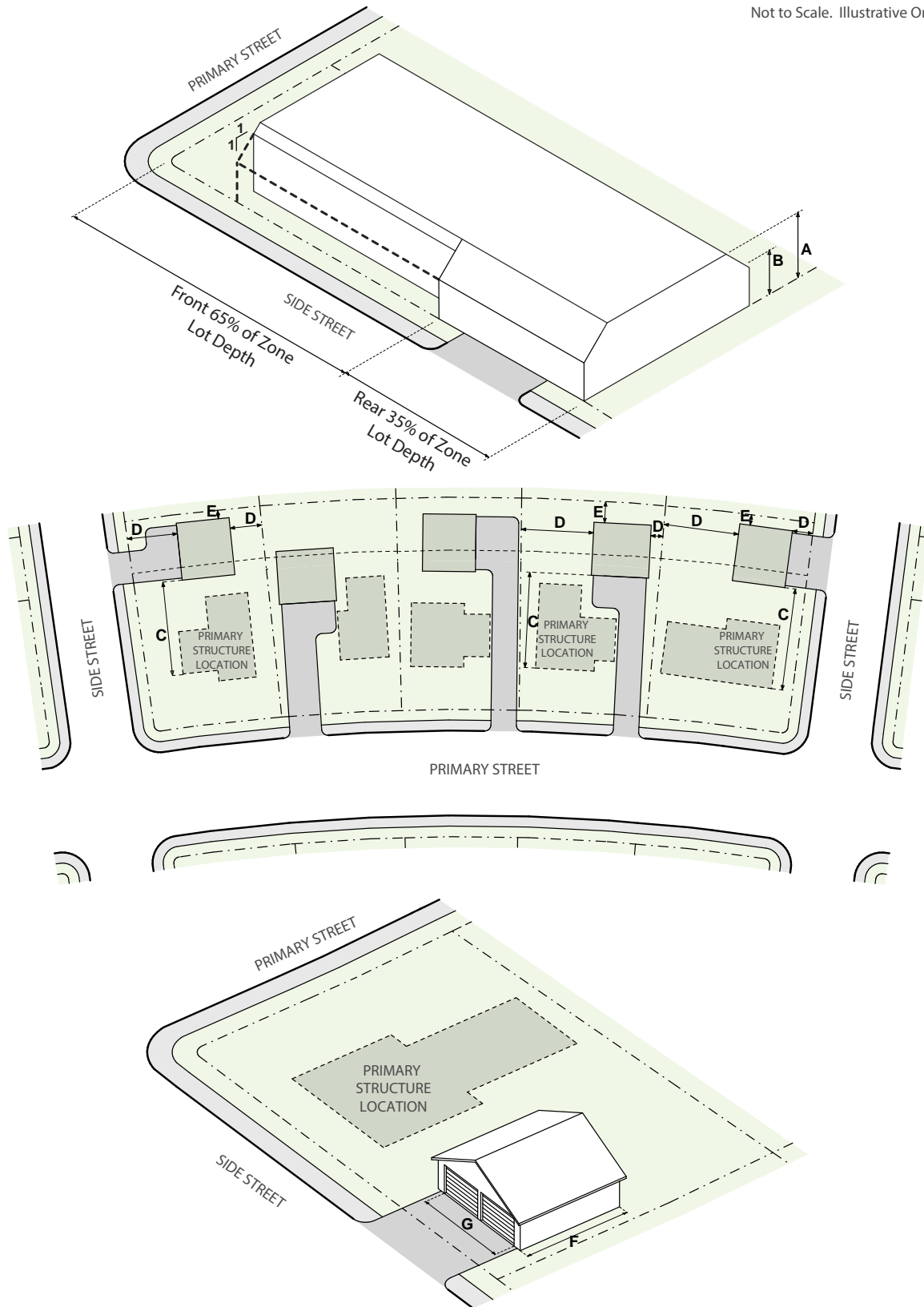
See Division 3.4 for permitted Uses Accessory to Primary Residential Uses

See Sections 3.3.4.3 and 3.3.5 - 3.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

\*Standards in the "Option A" column may not be combined with standards in the "Option B" column. For example, If using Option B height standards to construct a two-story structure, the structure must also follow the Option B siting standards that require a minimum 20' rear setback.

## B. Detached Garage

Not to Scale. Illustrative Only.



## DETACHED GARAGE

		S-SU-A S-SU-D, S-SU-F S-SU-F1 S-SU-I S-SU-Ix All S-SU	S-RH-2.5	S-MU-3, 5, -8, -12, -20
HEIGHT				
A	Stories (max)	1	1	1
A	Feet (max)	17'	17'	17'
B	Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line	10'	10'	na
	Bulk Plane Slope from Side Interior and Side Street Zone Lot Line	45°	45°	na

		S-SU-A S-SU-D, S-SU-F S-SU-F1 S-SU-I S-SU-Ix All S-SU	S-RH-2.5	S-MU-3, 5, -8, -12, -20
SITING				
Additional Standards		See Section 3.3.4.3		
SETBACKS				
C	Location of Structure	Located a minimum of 10' behind 75% of the total width of the Primary Street-facing facade(s) of one Primary Structure; see Section 13.1.5.12 for applicable location standard when there are multiple Primary Structures on one Zone Lot		
D	Side Street (min)	5'	5'	5'
D	Side Interior (min), for structure entirely in rear 35% of zone lot**	0'	0'	0'
	Side Interior (min), for structure not entirely in rear 35% of zone lot	5'	5'	5'
	Side Interior (min), for structure not entirely in rear 35% of zone lot, where Zone Lot Width is 30' or less	3'	3'	3'
E	Rear, no alley (min)	5'	5'	5'
	Rear, alley, where garage doors face alley (min)	5'	5'	5'
	Rear, alley, where garage doors do not face alley (min)	0'	0'	0'
PARKING				
Vehicle Access		From Alley; or Street access allowed when no Alley present See 3.3.7.6 for exceptions		

		S-SU-A S-SU-D, S-SU-F S-SU-F1 S-SU-I S-SU-Ix All S-SU	S-RH-2.5	S-MU-3, 5, -8, -12, -20
DESIGN ELEMENTS				
BUILDING CONFIGURATION				
	Building Footprint (max)	1,000 sf	864 sf per unit*	864 sf per unit*
F	Overall Structure Length (max)	36'	no max	no max
	Allowed Number of Primary Street Facing Vehicular Access Doors in the front 50% of the lot depth (max)	3	no max	no max
G	Cumulative Width of All Primary Street Facing Vehicular Access Doors in the front 50% of the lot depth (max)	28'	no max	no max
USES		All S-SU; S-RH-2.5; All S-MU		
		Accessory Uses Only, excluding accessory dwelling unit where permitted. See Division 3.4 for permitted Accessory Uses		

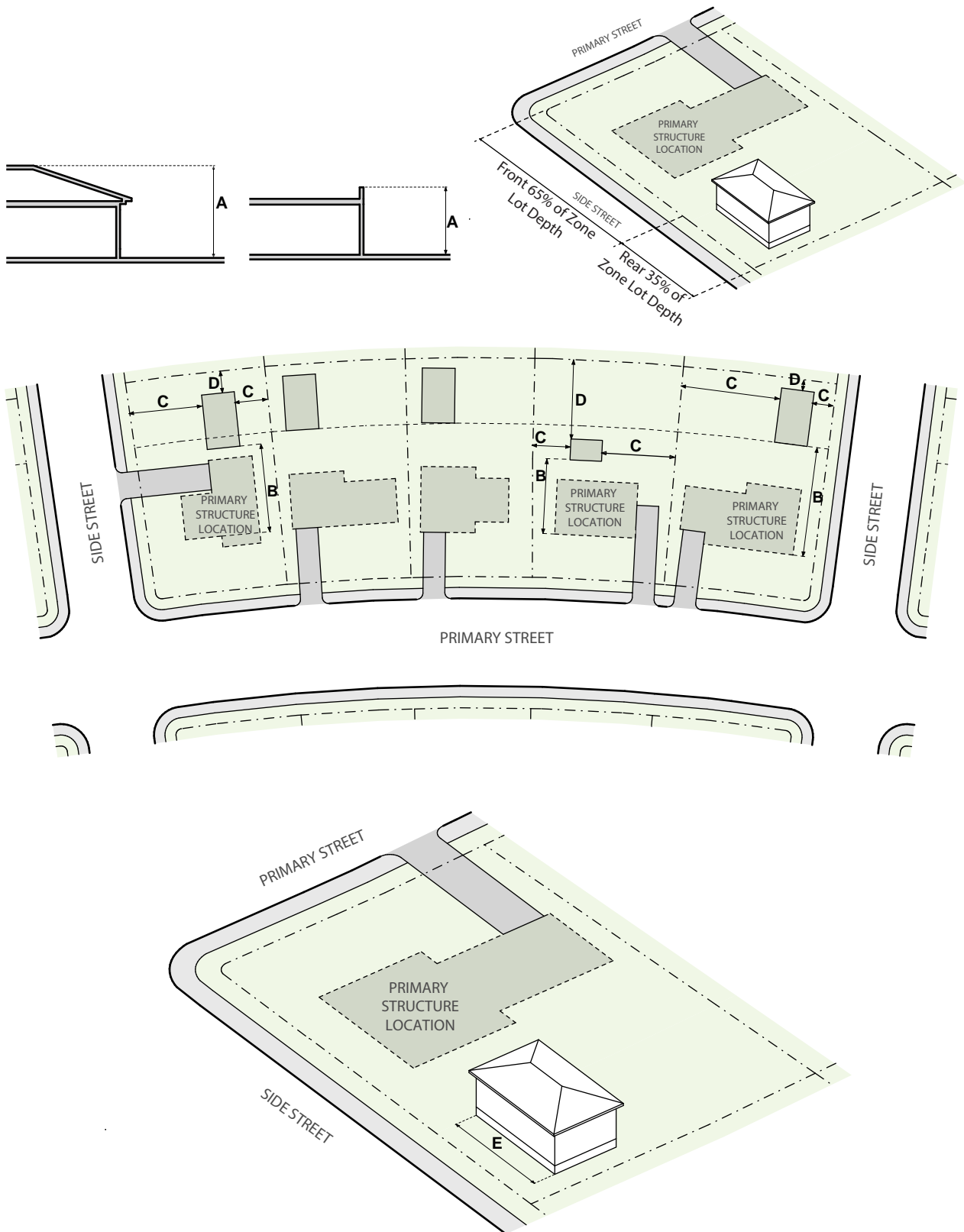
See Sections 3.3.5 - 3.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

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

\*\*Setbacks less than 5' may be subject to more restrictive Department of Transportation and Infrastructure ("DOTI"), building and fire code review - Side facing gable roof ends are not permitted where setbacks are less than 5'

### C. Other Detached Accessory Structures

Not to Scale. Illustrative Only.



## OTHER DETACHED ACCESSORY STRUCTURES

		S-SU-A S-SU-D, S-SU-F S-SU-F1 S-SU-I S-SU-Ix All S-SU	S-RH-2.5	S-MU-3, 5, -8, -12, -20
HEIGHT				
A	Stories (max)	1	1	1
A	Feet (max)	15'	15'	15'
	Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line	10'	10'	na
	Bulk Plane Slope from Side Interior and Side Street Zone Lot Line	45°	45°	na
		S-SU-A S-SU-D, S-SU-F S-SU-F1 S-SU-I S-SU-Ix All S-SU	S-RH-2.5	S-MU-3, 5, -8, -12, -20
SITING				
Additional Standards		See Section 3.3.4.3		
SETBACKS				
B	Location of Structure	Located a minimum of 10' behind 75% of the total width of the Primary Street-facing facade(s) of one Primary Structure; see Section 13.1.5.12 for applicable location standard when there are multiple Primary Structures on one Zone Lot		
C	Side Street (min)	5'	5'	5'
C	Side Interior, for structure entirely in rear 35% of zone lot (min)	0'	0'	0'
	Side Interior, for structure not entirely in rear 35% of zone lot (min)	5'	5'	5'
	Side Interior, for structure not entirely in rear 35% of zone lot (min), where Zone Lot Width is 30' or less	3'	3'	3'
D	Rear, no alley (min)	5'	5'	5'
	Rear, alley, where doors face alley (min)	5'	5'	5'
	Rear, alley, where doors do not face alley (min)	0'	0'	0'
		S-SU-A S-SU-D, S-SU-F S-SU-F1 S-SU-I S-SU-Ix All S-SU	S-RH-2.5	S-MU-3, 5, -8, -12, -20
DESIGN ELEMENTS				
BUILDING CONFIGURATION				
	Building Footprint (max)	1,000 sf	1,000 sf	1,000 sf
E	Overall Structure Length (max)	36'	36'	36'
USES		All S-SU; S-RH-2.5; All S-MU		
		Accessory Uses Only, excluding accessory dwelling unit where permitted and parking of vehicles. See Division 3.4 for permitted Accessory Uses		
See Sections 3.3.5 - 3.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions				



## SECTION 3.4.4 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  
ZPCIM = Subject to Zoning Permit Review with Community Information Meeting    ZPIN = Subject to Zoning Permit Review with Informational Notice  
ZPSE = Subject to Zoning Permit with Special Exception Review    When no ZP, ZPCIM, 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)	S-SU-A <u>S-SU-A1</u> S-SU-D <u>S-SU-D1</u> S-SU-F S-SU-F1 <u>S-SU-F1A</u> S-SU-I <u>S-SU-I1</u>	S-SU-Fx <u>F1x</u> S-SU-lx <u>S-SU-l1x</u>	S-MU-3 S-MU-5 S-MU-8 S-MU-12 S-MU-20	S-RH-2.5	S-CC-3x S-CC-5x	S-CC-3 S-CC-5	S-MX-2x	S-MX-2 S-MX-2A	S-MX-3 S-MX-3A S-MX-5 S-MX-5A S-MX-8 S-MX-8A S-MX-12 S-MX-12A	S-MS-3 S-MS-5	APPLICABLE USE LIMITATIONS
RESIDENTIAL PRIMARY USE CLASSIFICATION												
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: 1.25/unit • MS only: 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 - MS only: 1/unit • Vehicle: 1.25/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 - MS only: 1/unit • Vehicle: 1.25/unit • Bicycle: 1/ 5 units (80/20)	NP	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.2.4; \$11.2.6
Residential Care	Residential Care, Type 1 • Vehicle: .5/1,000 sf GFA • Bicycle: No requirement	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	\$11.2.7; \$11.2.8
	Residential Care, Type 2 • Vehicle: .5/1,000 sf GFA • Bicycle: No requirement	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.2.7; \$11.2.9
	Residential Care, Type 3 • Vehicle: .5/1,000 sf GFA • Bicycle: No requirement	NP	NP	NP	S-MU-3, -5: NP S-MU-8, -12, -20: L-ZPCIM	L-ZPCIM	L-ZPCIM	NP	NP	L-ZPCIM	L-ZPCIM	\$11.2.7; \$11.2.10
	Residential Care, Type 4 • Vehicle: .5/1,000 sf GFA • Bicycle: No requirement	NP	NP	NP	S-MU-3, -5: NP S-MU-8, -12, -20: L-ZPCIM	L-ZPCIM	L-ZPCIM	NP	NP	L-ZPCIM	L-ZPCIM	\$11.2.7; \$11.2.11
Congregate Living	All Types • Vehicle: 1/1,000 sf GFA • Bicycle: 1/20,000 sf GFA	NP	NP	NP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
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	\$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	\$11.3.2

KEY: \* = Need Not be Enclosed P = Permitted Use without Limitations L = Permitted Use with Limitations NP = Not Permitted Use ZP = Zoning Permit Review  
ZPCIM = Subject to Zoning Permit Review with Community Information Meeting ZPIN = Subject to Zoning Permit Review with Informational Notice  
ZPSE = Subject to Zoning Permit with Special Exception Review When no ZP, ZPCIM, 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)	S-SU-A <u>S-SU-A1</u> S-SU-D <u>S-SU-D1</u> S-SU-F S-SU-F1 <u>S-SU-F1A</u> S-SU-Ix <u>S-SU-I</u> <u>S-SU-I1x</u>	S-SU-Fx <u>S-SU-F1x</u> S-SU-Ix <u>S-SU-I1x</u>	S-RH-2.5	S-MU-3 S-MU-5 S-MU-8 S-MU-12 S-MU-20	S-CC-3x S-CC-5x	S-CC-3 S-CC-5	S-MX-2x	S-MX-2 S-MX-2A	S-MX-3 S-MX-3A S-MX-5 S-MX-5A S-MX-8 S-MX-8A S-MX-12 S-MX-12A	S-MS-3 S-MS-5	APPLICABLE USE LIMITATIONS
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	§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-ZP	P-ZP	P-ZP	P-ZPIN	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 (20/80)	P-ZP	P-ZP	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 (20/80)	NP	NP	NP	NP	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	§11.3.5
	Hospital	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Correctional Institution	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	
	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	
	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	
	City Park*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Open Space - Conservation* •No Parking Requirements	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
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	§11.3.8
	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	§11.3.8; § 11.3.9
	Vocational or Professional School •Vehicle: 1/ 1,000 sf GFA •Bicycle: 1/ 10,000 sf GFA (0/100)	NP	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.3.8

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USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	S-SU-Fx <u>S-SU-F1x</u> S-SU-Ix <u>S-SU-I1x</u>	S-SU-A <u>S-SU-A1</u> S-SU-D <u>S-SU-D1</u> S-SU-F <u>S-SU-F1</u> <u>S-SU-F1A</u> S-SU-I <u>S-SU-I1</u>	S-RH-2.5	S-MU-3 S-MU-5 S-MU-8 S-MU-12 S-MU-20	S-CC-3x S-CC-5x	S-CC-3 S-CC-5	S-MX-2x	S-MX-2 S-MX-2A	S-MX-3 S-MX-3A S-MX-5 S-MX-5A S-MX-8 S-MX-8A S-MX-12 S-MX-12A	S-MS-3 S-MS-5	APPLICABLE USE LIMITATIONS
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	§ 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	See Section 9.4.4, Use Overlay Districts, for adult business use allowance in the UO-1 District.
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	NP	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	
	Sports and/or Entertainment Arena or Stadium*	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	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	NP	L-ZP	L-ZP	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: 5/1,000 sf GFA • Bicycle: 1/5,000 sf GFA (0/100)	NP	NP	NP	NP	P-ZP	P-ZP	L-ZPSE	L-ZP	P-ZP	P-ZP	§ 11.4.9

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Lodging Accommodations	Bed and Breakfast Lodging • Vehicle: 1/guest room or unit • Bicycle: 1/20,000 sf GFA (60/40)	NP	NP	NP	NP	P-ZP	P-ZP	NP	P-ZP	P-ZP	P-ZP	
	Lodging Accommodations, All Others • Vehicle: 1/guest room or unit • Bicycle: 1/20,000 sf GFA (60/40)	NP	NP	NP	NP	P-ZP	P-ZP	NP	NP	P-ZP	P-ZP	
Office	Dental / Medical Office or Clinic • Vehicle: 2/1,000 sf GFA • Bicycle: 1/20,000 sf GFA (60/40)	NP	NP	NP	NP	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 (60/40)	NP	NP	NP	NP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	

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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	NP	L-ZP	L-ZP	L-ZPIN	L-ZP	L-ZP	L-ZP	\$11.4.12; \$11.4.13
	Animal Sales and Services, All Others	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	NP	P-ZP	P-ZP	L-ZP	L-ZP	P-ZP	P-ZP	\$11.4.14
	Pawn Shop	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	NP	NP	\$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	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	NP	P-ZP	P-ZP	L-ZP/L-ZPIN	L-ZP	P-ZP	P-ZP	\$11.4.11

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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	\$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	\$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	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	NP	NP	L-ZP	NP	NP	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	
INDUSTRIAL, MANUFACTURING & WHOLESALE PRIMARY USE CLASSIFICATION												
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	\$11.5.2
	Communication Services •Vehicle: .5/ 1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	NP	S-CC-3x: L-ZP/ ZPSE S-CC-5x: P-ZP	L-ZPSE	NP	L-ZP/ZPSE	S-MX-3, -3A: L-ZP/ZPSE All Others: P-ZP	S-MS-3: L-ZP/ ZPSE S-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	\$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	\$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	\$11.5.2
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	

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Industrial Services	Food Preparation and Sales, Commercial •Vehicle: .5 / 1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	NP	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	NP	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
	Terminal, Freight, Air Courier Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Waste Related Services	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	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Recycling Collection Station	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Recycling Plant, Scrap Processor	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Wholesale, Storage, Warehouse & Distribution	Solid Waste Facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Automobile Towing Service Storage Yard*	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	L-ZP	\$11.5.23

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Wholesale, Storage, Warehouse & Distribution	Vehicle Storage, Commercial* • Vehicle: .5/ 1,000 sf GFA • Bicycle: No requirement	NP	NP	NP	NP	NP	L-ZPIN	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	
	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	\$11.5.26
AGRICULTURE PRIMARY USE CLASSIFICATION												
Agriculture	Aquaculture*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Garden, Urban* • 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	\$11.6.2
	Husbandry, Animal*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Husbandry, Plant*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Plant Nursery • Vehicle: .5 / 1,000 sf GFA • Bicycle: No requirement	NP	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.6.4
ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION												
(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
	Accessory Dwelling Unit	<u>S-SU-F1x</u> , <u>S-SU-I1x</u> only: L-ZP; All other: NP	<u>S-SU-A1</u> , <u>S-SU-D1</u> , S-SU-F1, <u>S-SU-F1A</u> , <u>S-SU-I1</u> only: L-ZP; All other: NP	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	\$11.7; \$11.8.3
	Garden*	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	\$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	\$11.7; \$10.9
	Kennel or Exercise Run*	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	\$11.7; \$11.8.8
	Second Kitchen Accessory to Single Unit Dwelling Use	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.7; \$11.8.9
	Short-term Rental	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	\$11.7; \$10.9
	Wind Energy Conversion Systems*	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	Not Applicable - See Permitted Primary Uses						\$11.8; \$11.5.13
	Yard or Garage Sales*	L	L	L	L	L	L	L	L	L	L	\$11.8; \$11.8.11



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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)	S-SU-A <del>S-SU-A1</del> S-SU-D <del>S-SU-D1</del> S-SU-F S-SU-F1 <del>S-SU-F1x</del> S-SU-Ix <del>S-SU-I1x</del> S-SU-I <del>S-SU-I1</del>	S-RH-2.5	S-MU-3 S-MU-5 S-MU-8 S-MU-12 S-MU-20	S-CC-3x S-CC-5x	S-CC-3 S-CC-5	S-MX-2x	S-MX-2 S-MX-2A	S-MX-3 S-MX-3A S-MX-5 S-MX-5A S-MX-8 S-MX-8A S-MX-12 S-MX-12A	S-MS-3 S-MS-5	APPLICABLE USE LIMITATIONS
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HOME OCCUPATIONS ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION

Home Occupations  (Parking is Not Required for Home Occupations Unless Specifically Stated in this Table or in an Applicable Use Limitations)	Adult Care Home	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.9
	Animal Care Services	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.9; §11.9.4.1
	Artist Studio	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.9; §11.9.4.2
	Child Care Home, Small	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.9; §11.9.4.3
	Child Care Home, Large	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
	Food Preparation	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.9; §11.9.4.4
	Fresh Produce and Cottage Foods Sales*	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.9; §11.9.4.5
	Limited Retail Services and Repair	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.9; §11.9.4.6
	Office, Non-Medical, Non-Dental	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.9; §11.9.4.7
	Online Retail Sales	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.9; §11.9.4.8
	Professional Studio	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.9; §11.9.4.9
	Unlisted Home Occupations	NP	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	\$11.9; §11.9.5

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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)	S-SU-A <u>S-SU-A1</u> S-SU-D <u>S-SU-D1</u> S-SU-F <u>S-SU-F1</u> S-SU-Ix <u>S-SU-F1A</u> <u>S-SU-I</u> <u>S-SU-I1x</u>	S-SU-Fx <u>S-SU-F1x</u> S-SU-Ix <u>S-SU-I1x</u>	S-MU-3 S-MU-5 S-MU-8 S-MU-12 S-MU-20	S-RH-2.5	S-CC-3x S-CC-5x	S-CC-3 S-CC-5	S-MX-2 S-MX-2A	S-MX-3 S-MX-3A S-MX-5 S-MX-5A S-MX-8 S-MX-8A S-MX-12 S-MX-12A	S-MS-3 S-MS-5	APPLICABLE USE LIMITATIONS
ACCESSORY TO PRIMARY NONRESIDENTIAL USES USE CLASSIFICATION											
Accessory to Primary Non-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; \$11.10.1
	Amusement Devices Accessory to Eating/Drinking Establishments, College/University and Theater Uses	NP	NP	NP	NP	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	L	Not Applicable - See Permitted Primary Uses	NP	NP	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	L	Not Applicable - See Permitted Primary Uses					\$11.7; \$11.10.4
	Car Wash Bay Accessory to Automobile Services	NP	NP	NP	NP	L-ZP	L-ZP	NP	NP	L-ZP	\$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	NP	L	L	NP	NP	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	\$11.7; \$11.10.8
	Emergency Vehicle Access Point	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Garden*	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-ZPIN	L/L-ZP/L-ZPIN	L/L-ZP/L-ZPIN	\$11.7; \$ 11.10.11
	Limited Commercial Sales, Services	L	L	L	L	L	L	L	L	L	\$11.7; \$11.10.12
	Nonresidential Uses in Existing Business Structures In Residential Zones - Accessory Uses	L	L	L	L	Not Applicable					\$11.7; \$11.4.6
	Occasional Sales, Services Accessory to Places of Religious Assembly*	L	L	L	L	L	L	L	L	L	\$11.7; \$11.10.13
	Outdoor Eating and Serving Area Accessory to Eating/Drinking Establishment Use*	NP	NP	NP	NP	L-ZP/ZPSE	L-ZP/ZPSE	L-ZP/ZPSE	L-ZP/ZPSE	L-ZP/ZPSE	\$11.7; \$11.10.14
	Outdoor Entertainment Accessory to an Eating/Drinking Establishment Use*	NP	NP	NP	NP	L-ZPIN/ZPSE	L-ZPIN/ZPSE	NP	NP	L-ZPIN/ZPSE	\$11.7; \$11.10.15
	Outdoor Retail Sale and Display*	NP	NP	NP	NP	L-ZP/ZPSE	L-ZP/ZPSE	NP	L-ZP/ZPSE	L-ZP/ZPSE	\$11.7; \$11.10.16
	Outdoor Storage, General*	NP	NP	NP	NP	L-ZP	L-ZP	NP	NP	L-ZP	\$11.7; \$11.10.18
	Outdoor Storage, Limited*	NP	NP	NP	NP	L	L	L	L	L	\$11.7; \$11.10.19
	Rental or Sales of Adult Material Accessory to a Permitted Bookstore Retail Sales Use	NP	NP	NP	NP	L	L	L	L	L	\$11.7; \$11.10.19

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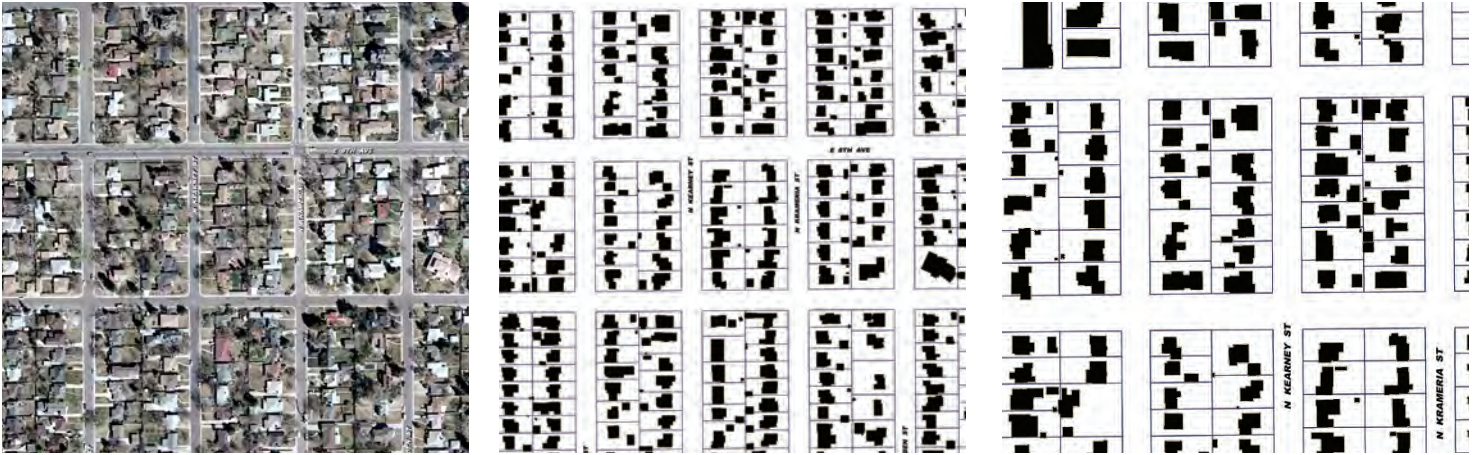
USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	S-SU-A <u>S-SU-A1</u> S-SU-D <u>S-SU-D1</u> S-SU-F S-SU-F1 <u>S-SU-F1A</u> S-SU-I <u>S-SU-I1</u> S-SU-I1x	S-SU-Fx <u>S-SU-F1x</u> S-SU-Ix <u>S-SU-I1x</u>	S-RH-2.5	S-MU-3 S-MU-5 S-MU-8 S-MU-12 S-MU-20	S-CC-3x S-CC-5x	S-CC-3 S-CC-5	S-MX-2x S-MX-2A	S-MX-3 S-MX-3A S-MX-5 S-MX-5A S-MX-8 S-MX-8A S-MX-12 S-MX-12A	S-MS-3 S-MS-5	APPLICABLE USE LIMITATIONS
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**TEMPORARY USE CLASSIFICATION**

	Unlisted Temporary Uses	L - Applicable to all Zone Districts										\$11.11.1
		Not Applicable - See Permitted Primary Uses										
Temporary Uses  (Parking is Not Required for Temporary Uses Unless Specifically Stated in this Table or in an Applicable Use Limitations)	Ambulance Service - Temporary	NP	NP	NP	L-ZP							
	Amusement / Entertainment - Temporary*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	\$11.11.2
	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	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	NP	\$11.11.11
	Outdoor Sales, Seasonal*	NP	NP	NP	NP	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	NP	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 Managed Community*	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	\$11.11.17
	Tent for Religious Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	



## ARTICLE 4. URBAN EDGE (E-) NEIGHBORHOOD CONTEXT



## Contents

### ARTICLE 4. URBAN EDGE (E-) NEIGHBORHOOD CONTEXT

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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
<u>E-SU-A1</u>	<u>Single Unit A1</u>
E-SU-B	Single Unit B
E-SU-B1	Single Unit B1
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, -A1, -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 a consistent framework to property owners, developers, and neighborhood residents to reinforce desired development patterns, encourage affordable housing, and accommodate reinvestment in residential districts.

#### 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 A1 (E-SU-A1)**

E-SU-A1 is a single unit district allowing only urban houses with a minimum zone lot area of 3,000 square feet and detached accessory dwelling units.

**C. 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.

**D. Single Unit B1 (E-SU-B1)**

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

**E. 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.

**F. 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.

**G. Single Unit D1 (E-SU-D1)**

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

**H. Single Unit D1x (E-SU-D1x)**

E-SU-D1x is a single unit district allowing suburban houses; and urban houses with a minimum zone lot area of 6,000 square feet and accessory dwelling units.~~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.

**I. 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.

**J. Single Unit G1 (E-SU-G1)**

E-SU-G1 is a single unit district allowing suburban houses; and urban houses with a minimum zone lot area of 9,000 square feet and accessory dwelling units.~~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.



**K. 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 and accessory dwelling units. Allowed building forms are the urban house, detached accessory dwelling unit, duplex and tandem house building forms.

**L. Two Unit C (E-TU-C)**

E-TU-C allows up to two units on a minimum zone lot area of 5,500 square feet and accessory dwelling units. Allowed building forms are the urban house, detached accessory dwelling unit, duplex and tandem house building forms.

**M. Row House 2.5 (E-RH-2.5)**

E-RH-2.5 is a multi unit district and allows suburban house, urban house, detached accessory dwelling unit, duplex, tandem house and row house building forms up to two and a half stories in height.

**N. 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, row house, garden court, town house and apartment building forms up to two and a half stories in height depending on building form.

## **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 next 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; encourages affordable housing, 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)**

### **4.2.4.1 General Purpose**

- 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.



## 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 District Specific Standards Summary

The table below states the building forms allowed in each zone district. The table also summarizes the maximum number of structures allowed per Zone Lot, which is stated in more detail in Section 1.2.3.5 (Number of Uses and Structures Allowed per Zone Lot).

See also Division 1.4, Building Form Standards - General Provisions, for additional standards related to initial assignment of building form standards to new and existing structures and for rules governing combining or changing building forms.

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- <u>A1</u> , -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

● = Tandem House building form allowed subject to exception stated in Section 1.2.3.5.B

\*See Section 1.2.3.5 for exceptions

## URBAN HOUSE

		E-SU-A	E-SU-B	E-SU-D	E-SU-Dx	E-SU-G	E-RH-2.5		
HEIGHT		E-SU-A1	E-SU-B1	E-SU-D1	E-SU-D1x	E-SU-G1	E-TU-B	E-TU-C	E-MU-2.5
A/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
	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 Zone 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°

		E-SU-A	E-SU-B	E-SU-D	E-SU-Dx	E-SU-G			E-RH-2.5
E	SITING	E-SU-A1	E-SU-B1	E-SU-D1	E-SU-D1x	E-SU-G1	E-TU-B	E-TU-C	E-MU-2.5
	ZONE LOT								
	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
	Zone Lot Width (min)	25'	35'	50'	50'	62.5'	35'	50'	35'

	<b>SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH</b>	All E-SU, TU, RH, MU Districts			
		30' or less	Greater than 30' and up to 40'	Greater than 40' and less than 75'	75' or Greater
F	Primary Street (min)	For -MU Districts: Calculated per Sec. 13.1.5.9 or 20', whichever is less For all other Districts: Calculated per Sec. 13.1.5.9			
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>	
J	Parking and Drive Lot Coverage in Primary Street Setback (max)	Maximum 16-foot wide measured parallel to the Primary Street zone lot line for any length, or 33% of the zone lot area within the Primary Street setback, whichever is greater
	Vehicle Access	From Alley; or Street access allowed when no Alley present (See Sec 4.3.7.6)
<b>DETACHED ACCESSORY STRUCTURES</b>		See Sec. 4.3.4

DESIGN ELEMENTS	E-SU-A	E-SU-B	E-SU-D	E-SU-Dx	E-SU-G	E-RH-2.5		
	E-SU-A1	E-SU-B1	E-SU-D1	E-SU-D1x	E-SU-G1	E-TU-B	E-TU-C	E-MU-2.5
BUILDING CONFIGURATION								
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 façade(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 provided no permitted height increase has been applied to the Attached Garage							
Primary Street-Facing Attached Garage Door Width in front 50% of zone lot depth(max)	35% of the entire width of the Primary Street-facing façade 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>	All E-SU, TU, RH, MU Districts
		Primary Uses shall be limited to Single Unit Dwelling and permitted Congregate Living, Residential Care 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 table below states the building forms allowed in each zone district. The table also summarizes the maximum number of structures allowed per Zone Lot, which is stated in more detail in Section 1.2.3.5 (Number of Uses and Structures Allowed per Zone Lot).

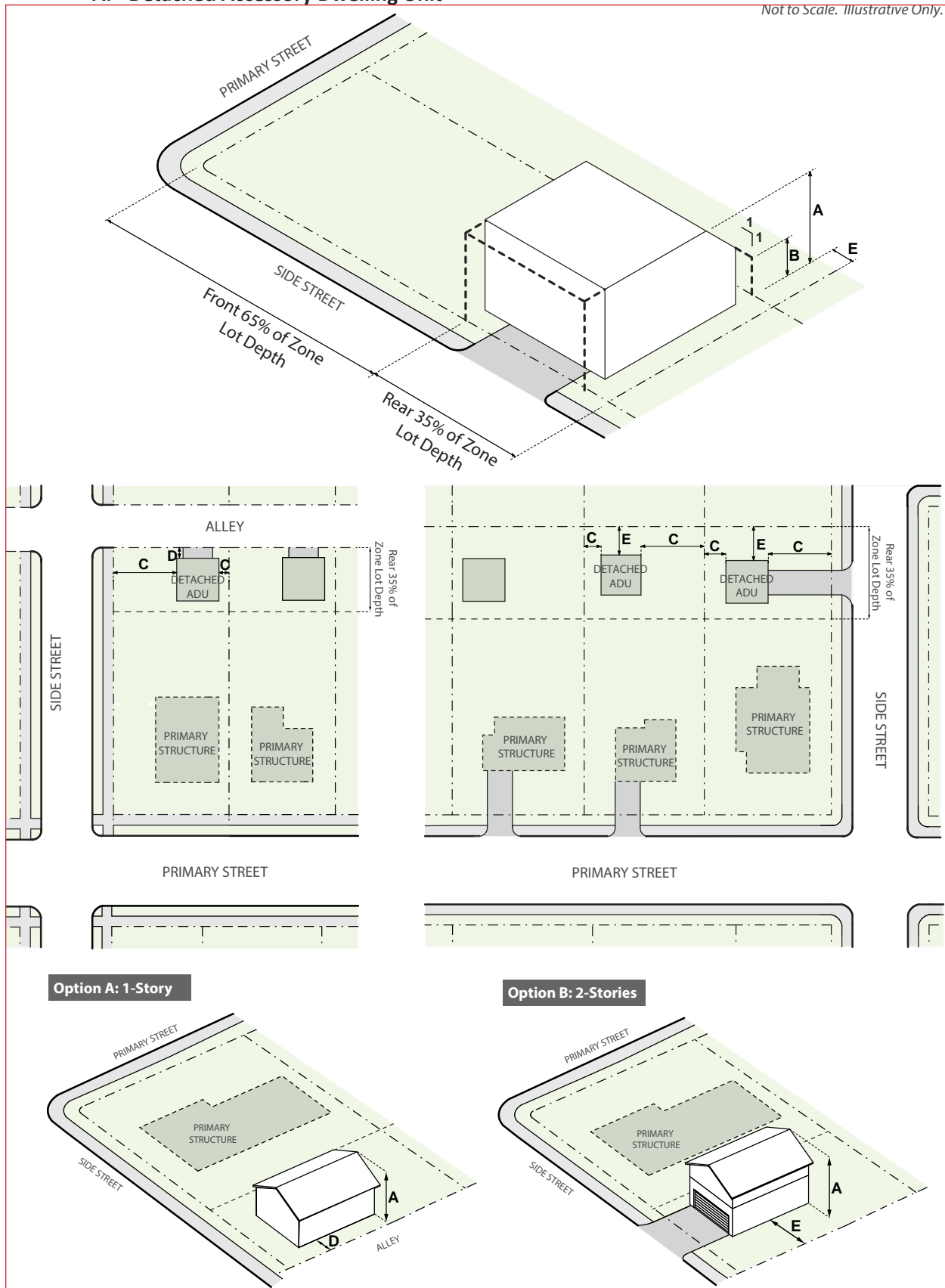
See also Division 1.4, Building Form Standards - General Provisions, for additional standards related to initial assignment of building form standards to new and existing structures and for rules governing combining or changing building forms.

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-A1, -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

#### 4.3.4.5 District Specific Standards

##### A. Detached Accessory Dwelling Unit



# DETACHED ACCESSORY DWELLING UNIT

		E-SU-A1, E-SU-B1, E-SU-D1, E-SU-D1x, E-SU-G1		E-TU-B, E-TU-C, E-RH-2.5, E-MU-2.5	
HEIGHT		Option A: 1-story*	Option B: 2-stories*		
A	Stories (max)	1	1-52	1-52	
A	Feet (max)	17'	24'	24'	
B	Bulk Plane Vertical Height at Side Interior and Side-Street Zone Lot Line	Lots 40' wide or less: 12' Lots greater than 40' wide: 10'			
	Bulk Plane Slope from Side Interior and Side Street Zone Lot Line	45°			

	E-RH-2.5 E-SU-A1, E-SU-B1, E-SU-D1, E-SU-D1x, E-SU-G1E-TU-B E-TU-C E-MU-2.5						
SITING							
ZONE LOT							
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
Exception from Maximum Building Coverage	See Section 4.3.7.5						
Additional Standards	See Section 4.3.4.3						
SETBACKS							
Location of Structure	Located in the rear 35% of the zone lot depth						
	Option A: 1-story*		Option B: 2-stories*				
C Side Interior and Side Street <u>for lots 340' wide or less (min)</u>	3'		3'		3'	3'	3'
C Side Interior and Side Street <u>for lots greater than 340 wide (min)</u>	5'		5'		5'	5'	5'
D Rear, <u>Alley abutting Rear Zone Lot Line (min)</u>	5'		5'		5'	5'	5'
E <u>Rear, no Alley abutting Rear Zone Lot Line (min)</u>	5'		12'		5'	5'	5'
PARKING							
Vehicle Access	From Alley; or Street access allowed when no Alley present See Sec. 4.3.7.6 for exceptions						

DESIGN ELEMENTS	E-SU-A1, E-SU-B1, E-SU-D1, E-SU-D1x, E-SU-G1 By Zone Lot Size			E-TU-B, E-TU-C, E-RH-2.5, E-MU-2.5
	67,000 sf or Less	Greater than 6,000-sf and up to 7,000-sf	Greater than 7,000 sf	
BUILDING CONFIGURATION				
Building Footprint (max)	650-sf864 sf per unit	864-sf	1,000 sf per unit	1,000 sf per unit
Limitation on Gross Floor Area of a Accessory Dwelling Unit Use	See Section 11.8			
E Overall Structure Length (max)	36'	36'	36'	36'
Rooftop and/or Second Story Decks, no Alley abutting Rear Zone Lot Line	Not allowed - See Section 4.3.5.2			
Rooftop and/or Second Story Decks, Alley abutting Rear Zone Lot Line	Allowed - See Section 4.3.5.2			

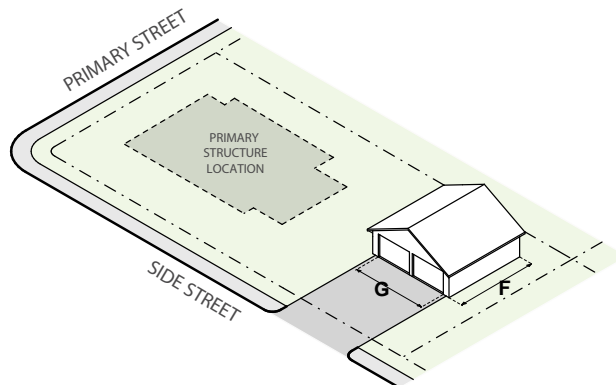
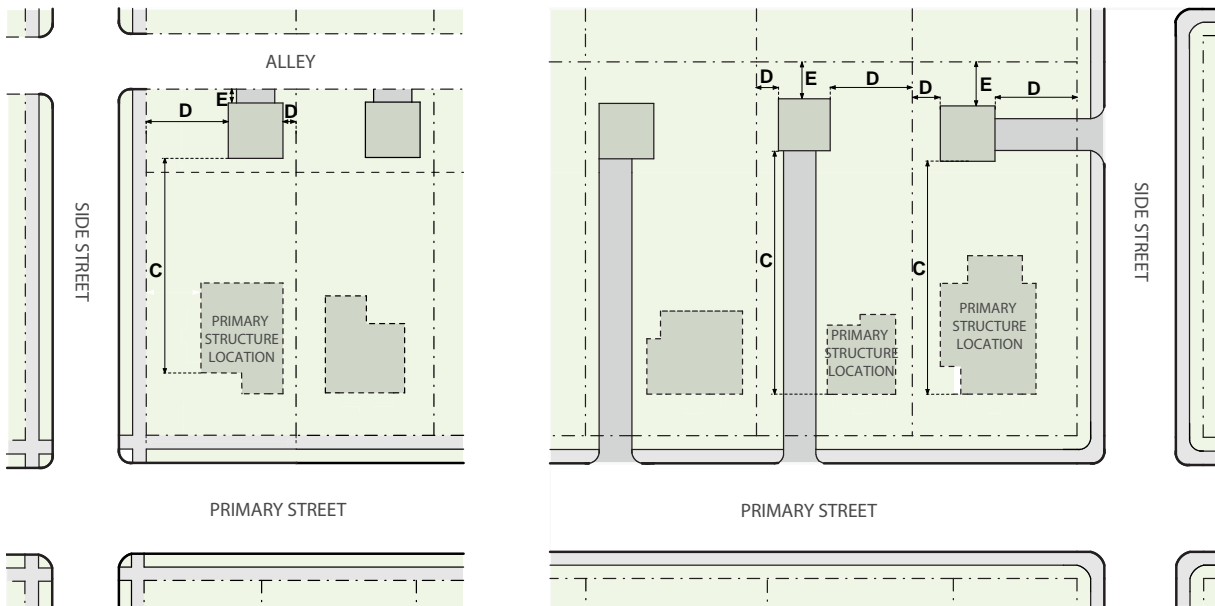
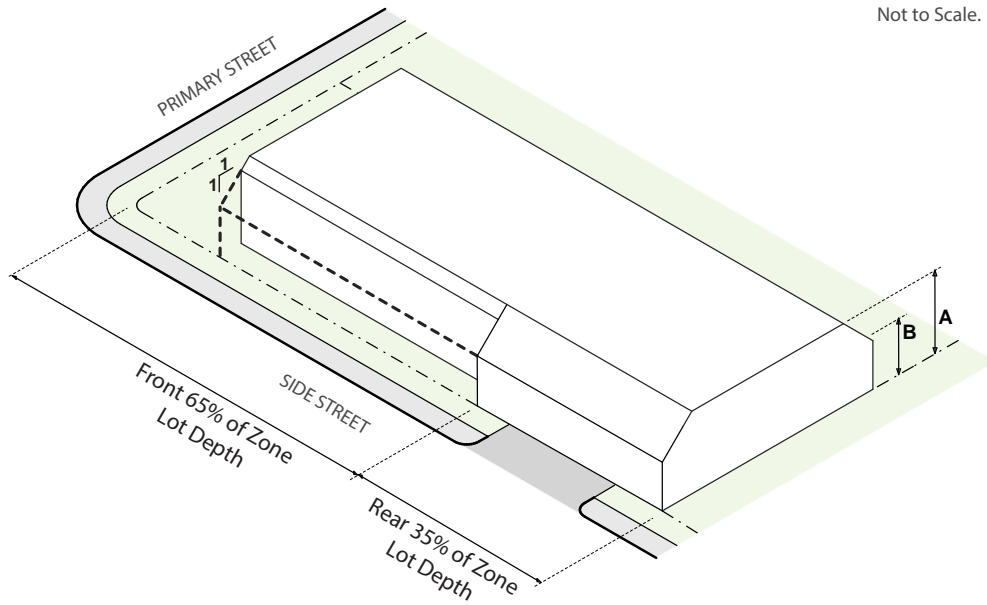
USES	E-SU-A1; E-SU-B1; E-SU-D1, -D1x; E-SU-G1; E-TU-B, -C; E-RH-2.5; E-MU-2.5					
	Must include an Accessory Dwelling Unit use, which may be combined with other Uses Accessory to Primary Residential Uses <del>Only</del> See Division 4.4 for permitted Uses Accessory to Primary Residential Uses					

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

\*Standards in the "Option A" column may not be combined with standards in the "Option B" column. For example, If using Option B height standards to construct a two-story structure, the structure must also follow the Option B siting standards that require a minimum 12' rear setback where there is no Alley abutting the Rear Zone Lot Line.

## B. Detached Garage

Not to Scale. Illustrative Only.



## DETACHED GARAGE

HEIGHT		E-SU-A E-SU-A1	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
A	Stories (max)	1	1	1	1	1	1	1	1
A	Feet (max)	17'	17'	17'	17'	17'	17'	17'	17'
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°
SITING		E-SU-A E-SU-A1	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
ZONE LOT									
Exception from Maximum Building Coverage		See Section 4.3.7.5							
Additional Standards		See Sections 4.3.4.3							
SETBACKS									
C	Location of Structure	Located a minimum of 10' behind 75% of the total width of the Primary Street-facing facade(s) of one Primary Structure; see Section 13.1.5.12 for applicable location standard when there are multiple Primary Structures on one Zone Lot							
D	Side Street (min)	5'							
D	Side Interior (min), for structure entirely in rear 35% of zone lot*	0'							
D	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'							
E	Rear, no alley (min)	5'							
E	Rear, where garage doors face alley (min)	5'							
E	Rear, where garage doors do not face alley (min)	0'							
PARKING									
Vehicle Access		From Alley; or Street access allowed when no Alley present See Sec. 4.3.7.6 for exceptions							
DESIGN ELEMENTS		E-SU-A E-SU-A1	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
BUILDING CONFIGURATION									
	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
F	Overall Structure Length (max)	36'	36'	36'	36'	36'	36' per unit	36' per unit	no max
G	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
G	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

USES		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 4.3.5 SUPPLEMENTAL DESIGN STANDARDS

### 4.3.5.1 Surface Parking Between the Building and the Primary/Side Street

#### A. Intent

Allow for the functional siting of Buildings and Surface Parking while continuing to minimize the impacts of Surface Parking on the pedestrian experience.

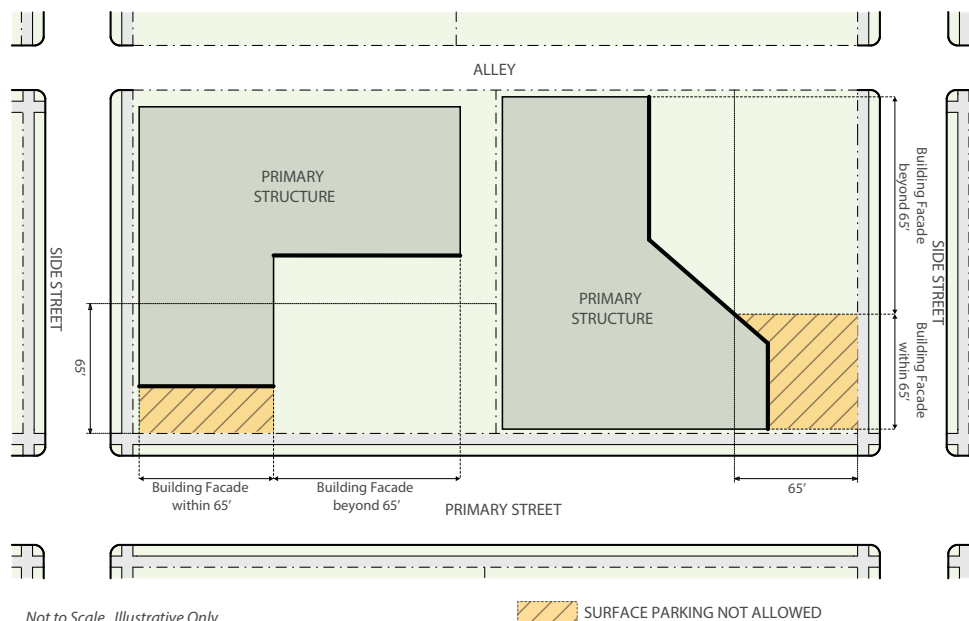
#### B. Applicability

This Section 4.3.5.1 applies to the Shopfront building form in the E-MS and E-RX zone districts.

#### C. Surface Parking Not Allowed

Where a building form specifies that Surface Parking is not allowed between a Building and a Primary Street and/or Side Street, Surface Parking shall not be located in the area directly between the applicable Street and any portion of a Building Facade set back 65 feet or less from the Zone Lot Line abutting the applicable Street and the Street. Surface Parking shall be allowed in the area directly between the applicable Street and any portion of a Building Facade set back more than 65 feet from the Zone Lot Line abutting the applicable Street and the Street.

Figure 4.



### 4.3.5.2 Rooftop and/or Second Story Decks

#### A. Intent

To protect the privacy of adjacent rear yards in low-scale residential neighborhoods and to allow for a small outdoor space for Detached Accessory Dwelling Units.

#### B. Applicability

1. All the E-SU, E-TU, E-RH, and E-MU-2.5 zone districts; and
2. All the E-MX, E-RX, and E-MS zone districts in the Town House and Garden Court building form when the Zone Lot is adjacent to a zone district with a limitation on rooftop and/or second story decks in the rear 35% of the Zone Lot depth.

#### C. Supplemental Design Standard

1. Rooftop and/or Second Story Decks are prohibited in the rear 35% of the zone lot depth except with a Detached Accessory Dwelling Unit building form.



2. A Rooftop and/or Second Story Deck with a Detached Accessory Dwelling Unit building form is subject to the following limits:
  - a. Shall only be allowed when the subject property has a rear zone lot line that abuts an Alley;
  - b. Must be sited entirely within 15 feet of the rear zone lot line abutting an Alley;
  - c. May have an upper walking surface with a maximum area of 100 square feet, including posts, railings, walls or other structural features, but excluding any above grade stairways at the Street Level connected to a Rooftop and/or Second Story Deck;
  - d. May encroach into a required setback only if the Rooftop and/or Second Story Deck complies with the additional standards stated in Sec 4.3.7.4 Setback Exceptions.; and
  - e. The upper walking surface of the Rooftop and/or Second Story Deck may not exceed 14 feet in height.
3. The Zoning Administrator may prohibit other similar structures in the rear 35% of the zone lot depth, including detached or freestanding structures, but excluding the detached accessory dwelling unit building form where allowed, when the Zoning Administrator finds the structure would have similar adverse privacy impacts as the specifically prohibited Rooftop and/or Second Story Deck.

#### 4.3.5.3 Garden Court

- A. The Garden Court shall include all of the following characteristics:
  1. Located at natural grade;
  2. Visually and physically accessible from the primary street; may be secured for private use;
  3. A minimum of 50% of the required Garden Court area shall be landscaped with live planting material, according to Section 10.5.4.6 Landscaping Material Standards;
  4. Open to the sky, except one single-story Unenclosed Porch, Canopy, or shading device per Dwelling Unit associated to a Entrance may encroach no more than 5 feet in depth into the Garden Court; and
  5. Bounded on not less than 3 sides with related Dwelling Unit facades on the same Zone Lot.
    - a. For purposes of this section, "related" shall mean either connected building facades, or multiple building facades with a maximum separation between building facades of 15 feet.

- No portion of a structure shall exceed the maximum height in stories specified in the applicable Building Form table.

### C. Exceptions

The following building features of Primary Structures and Accessory Structures are allowed to exceed height in feet, stories, bulk plane, and upper story setbacks as described in the table below, subject to the following standards.

- Unoccupied elevator penthouses, stair enclosures, and enclosed or unenclosed mechanical equipment including vertical or sloped screen walls for such equipment granted an exception for height in stories shall only be as large as necessary to achieve the intended function of the feature and shall not exceed the minimum required dimensions defined in the Denver Building and Fire Code.
- An elevator lobby granted an exception for height in stories shall be no larger in area than the area of the elevator shaft which it abuts, measured to the exterior walls.
- Unoccupied building features shall not include space for living, sleeping, eating, cooking, bathrooms, toilet compartments, closets, halls, storage, or similar space.
- Where a building feature exceeds the maximum height in feet or the maximum height in stories as allowed in this section, all standards for the applicable feature in the table below shall apply.

BUILDING FEATURES	ZONE DISTRICTS	THE AGGREGATE SHALL NOT EXCEED 33-1/3 PERCENT OF THE AREA OF THE SUPPORTING ROOF	SHALL BE SET BACK FROM THE PERIMETER OF THE BUILDING A MINIMUM OF ONE FOOT HORIZONTALLY FOR EVERY ONE FOOT OF VERTICAL HEIGHT	MAY EXCEED MAXIMUM HEIGHT IN FEET BY:	MAY EXCEED MAXIMUM HEIGHT IN STORIES BY:	MAY PROJECT THROUGH THE BULK PLANE	MAY ENCROACH INTO THE UPPER STORY SETBACK
<u>Dormers on a Detached ADU building form</u>	<u>All E- Zone Districts</u>	<u>No</u>	<u>No</u>	<u>N/A-Not applicable</u>	<u>N/A-Not applicable</u>	<u>Yes, per Section 13.1.4.3</u>	<u>N/A-Not allowed</u>
Roof Overhangs, gutters, and downspouts, each extending no more than 3-feet measured perpendicular from the exterior face of the Exterior Wall to the furthest edge of the projection	All E- Zone Districts	No	No	Any distance when attached to a feature that meets the definition of a Story	Not applicable	Any distance	Any distance
Unoccupied spires, towers, flagpoles, antennas, chimneys, flues and vents	All E- Zone Districts	No	No	28'	Not applicable	Any distance	Any distance
Unoccupied cooling towers and enclosures for tanks	All 5-Story E-RX, E-MS Zone Districts	No	Yes	28'	Not applicable	Not allowed	Not allowed
Unoccupied elevator penthouses, stair enclosures, and enclosed or unenclosed mechanical equipment including vertical or sloped screen walls for such equipment.	All 3-Story or lower E-RX, E-MX, E-MS Zone Districts in the Town House building form	Yes	Yes, from the perimeter of the portion of the building Facing the Primary Street, Side Street, Side Interior or Rear Zone Lot Line.  No, from the perimeter of the portion of the building that does not face a Zone Lot Line.	12'	1 story	Not Allowed	Not Allowed

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<b>Projecting Windows:</b> <ul style="list-style-type: none"> <li>• Shall be a minimum of 1.5' above finished floor;</li> <li>• Shall not extend floor to ceiling; and</li> <li>• No individual projection shall be more than 10' in horizontal length at the opening along the face of the building.</li> </ul>	All E- Zone Districts	Town House	1.5'	1.5'	1.5'	1.5'
		All others	1.5'	1.5'	Not allowed	1.5'
Intent: To allow for improved interior day-lighting.  <p><i>Illustrative only</i></p>	 <p><i>Not to Scale. Illustrative Only.</i></p>					
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<b>Rooftop and/or Second Story Decks</b> <ul style="list-style-type: none"> <li>• <u>All sides shall be at least 50% open except for any side abutting a building facade or fire wall.</u></li> </ul> <p><u>*Exception applies only to a Rear Zone Lot Line abutting an Alley</u></p> <p><u>Intent: To allow for second story exterior building entrances and an outdoor space allowance for detached ADU uses.</u></p>  <p><i>Illustrative only</i></p>	All E- Zone Districts	Detached Accessory Dwelling Unit	Not allowed	5'	Not allowed	5'*
	 <p><i>Not to Scale. Illustrative Only.</i></p>					

### C. Detached Accessory Dwelling Unit Building Form Exception

#### 1. Intent

To ~~provide an incentive for the provision of accessory dwelling units and~~ promote openness between buildings ~~located in the front and back of the~~ on a zZone ~~l~~ot.

#### 2. Standard

Half of the Building Footprint of the Detached Accessory Dwelling Unit building form may be excluded from the calculation of Building Coverage up to a maximum of 500-square feet, including any exception for a Detached Garage using Section 4.3.7.5.D, if: There is a minimum unobstructed zone lot depth distance of 15-feet between the closest portions of the Detached Accessory Dwelling Unit building form that are more than 30-inches above grade and the closest portions of the Primary Structure(s) on the zone lot that are more than 30-inches above grade.

- a. ~~A minimum of 80% of the street level Gross Floor Area of the Detached Accessory Dwelling Unit building form is used for vehicle storage and parking; and~~
- b. There is a minimum unobstructed zone lot depth of 15-feet between the closest portions of the Detached Accessory Dwelling Unit building form that are more than 30-inches above grade and the closest portions of the Primary Structure(s) on the zone lot that are more than 30-inches above grade.

### D. Detached Garage Building Form Exception

#### 1. Intent

To promote openness between buildings ~~located in the front and back of the~~ on a zZone ~~l~~ot.

#### 2. Standard

Half of the Building Footprint of the Detached Garage building form may be excluded from the calculation of Building Coverage up to a maximum of 500-square feet, including any exception for a Detached Accessory Dwelling Unit using Section 4.3.7.5.C, if:

- a. A minimum of 80% of the street level Gross Floor Area of the Detached Garage building form is used for vehicle storage and parking; and
- b. There is a minimum unobstructed zone lot depth distance of 15-feet between the closest portions of the Detached Garage building form that are more than 30-inches above grade and the closest portions of the Primary Structure(s) on the zone lot that are more than 30-inches above grade.

### 4.3.7.6 Vehicle Access From Alley Required - Exceptions

#### A. No Alley

Where a building form specifies “street access allowed when no Alley present”, vehicle access from the street is allowed when a Zone Lot is not bounded by an Alley.

#### B. Alley Access Required

Where a building form specifies vehicle access from Alley is required, and the Zone Lot is bounded by an Alley, any newly constructed Driveway, Off-Street Parking Area, Garage, Carport, or other parking facility shall be accessed solely from an Alley, unless the applicant can demonstrate at the time of zoning permit application that an exception stated in this Section 4.3.7.6 applies.

#### C. DOTI Approval Required for All Exceptions to Alley Access

The Department of Transportation and Infrastructure ("DOTI") shall approve all requests for an exception to required Alley access under this Section 4.3.7.6.

## 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  
ZPCIM = Subject to Zoning Permit Review with Community Information Meeting    ZPIN = Subject to Zoning Permit Review with Informational Notice  
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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 <u>E-SU-A1</u> 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-MX-2 E-MS-2	E-MX-3A E-MX-3	E-MS-3 E-MS-5	APPLI- CABLE USE LIMITA- TIONS	
RESIDENTIAL PRIMARY USE CLASSIFICATION												
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
Residential Care	Residential Care, Type 1 •Vehicle: .5/1,000 sf GFA •Bicycle: No requirement	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	\$11.2.7; \$11.2.8
	Residential Care, Type 2 •Vehicle: .5/1,000 sf GFA •Bicycle: No requirement	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.2.7; \$11.2.9
	Residential Care, Type 3 •Vehicle: .5/1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	L-ZPCIM	L-ZPCIM	L-ZPCIM	NP	NP	L-ZPCIM	L-ZPCIM	\$11.2.7; \$11.2.10
	Residential Care, Type 4 •Vehicle: .5/1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	NP	L-ZPCIM	L-ZPCIM	NP	NP	L-ZPCIM	L-ZPCIM	\$11.2.7; \$11.2.11
Congregate Living	All Types •Vehicle: 1/1,000 sf GFA •Bicycle: 1/20,000 sf GFA	NP	NP	E-RH-2.5: NP E-MU-2.5: P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	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)	E-SU-A <del>E-SU-A1</del> 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-MX-2 E-MS-2	E-MX-3A E-MX-3	E-MS-3 E-MS-5	APPLI-CABLE USE LIMITA-TIONS
<b>CIVIC, PUBLIC &amp; INSTITUTIONAL PRIMARY USE CLASSIFICATION</b>											
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	§ 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	§ 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	§ 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	§ 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	
	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	
	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	§ 11.3.5
	Hospital	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Correctional Institution	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Cemetery*	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Cultural/Special Purpose/Public Parks & Open Space	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	
	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	
	City Park*	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Open Space - Conservation* • No Parking Requirements	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	

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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	\$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	\$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	\$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	\$ 11.3.10
COMMERCIAL SALES, SERVICES, & REPAIR PRIMARY USE CLASSIFICATION											
Adult Business	All Types	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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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	
	Sports and/or Entertainment Arena or Stadium*	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, 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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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	§ 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	
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	§11.4.11; §11.4.12
	Animal Sales and Services, All Others	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	§11.4.11; §11.4.14
	Pawn Shop	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	NP	§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	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	§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 <u>E-SU-A1</u> 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-MX-2 E-MS-2	E-MX-3A E-MX-3	E-MS-3 E-MS-5	APPLI-CABLE USE LIMITA-TIONS	
Vehicle / Equip-ment 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	§ 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	§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	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	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	
INDUSTRIAL, MANUFACTURING & WHOLESALE PRIMARY USE CLASSIFICATION												
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	§ 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	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	§ 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	§ 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	§ 11.5.2

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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 & Extrac-tion and Energy Producing Sys-tems	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 Sys-tems* • 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 Faci-lity 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
	Terminal, Freight, Air Courier Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Waste Related Services	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	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	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)	E-SU-A E-SU-A1 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-MX-2 E-MS-2	E-MX-3A E-MX-3	E-MS-3 E-MS-5	APPLI-CABLE USE LIMITA-TIONS	
Waste Related Services	Recycling Plant, Scrap Processor	NP	NP	NP	NP	NP	NP	NP	NP	NP		
	Solid Waste Facility	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		
	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	§ 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	§ 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		
	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	§ 11.5.26
AGRICULTURE PRIMARY USE CLASSIFICATION												
Agriculture	Aquaculture*	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	§ 11.6.2	
	Husbandry, Animal*	NP	NP	NP	NP	NP	NP	NP	NP	NP		
	Husbandry, Plant*	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	§ 11.6.5	

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USE CATEGORY	SPECIFIC USE TYPE	E-SU-A E-SU-A1 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-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										APPLI-CABLE USE LIMITA-TIONS
	• 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)											

#### 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
	Accessory Dwelling Unit	E-SU-A1, 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	\$ 11.7, \$ 11.8.2
	Domestic Employee	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	\$ 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	\$ 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	\$ 11.7; \$ 10.9
	Kennel or Exercise Run*	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	\$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	NP	NP	\$ 11.7; \$ 11.8.9
	Short-term Rental	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	\$ 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	\$ 11.7; \$ 11.8.11

#### HOME OCCUPATIONS ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION

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	\$ 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	\$ 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	E-SU-A E-SU-A1 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-MX-2 E-MS-2	E-MX- 3A E-MX-3	E-MS-3 E-MS-5	APPLI- CABLE USE LIMITA- TIONS
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**ACCESSORY TO PRIMARY NONRESIDENTIAL USES USE CLASSIFICATION**

<p>Accessory to Primary Nonresidential Uses</p> <p>(Parking is Not Required for Accessory Uses Unless Specifically Stated in this Table or in an Applicable Use Limitation)</p>	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-ZPIN	L/L-ZP/L-ZPIN	L/L-ZP/L-ZPIN	L/L-ZP/L-ZPIN	\$11.7; § 11.10.11
	Limited Commercial Sales, Services	L	L	L	L	L	L	L	L	L	L	\$11.7; § 11.10.12
	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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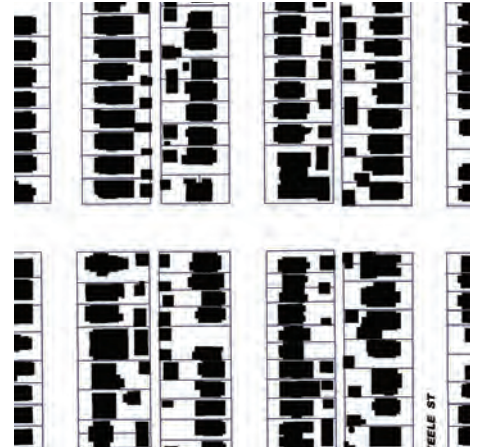
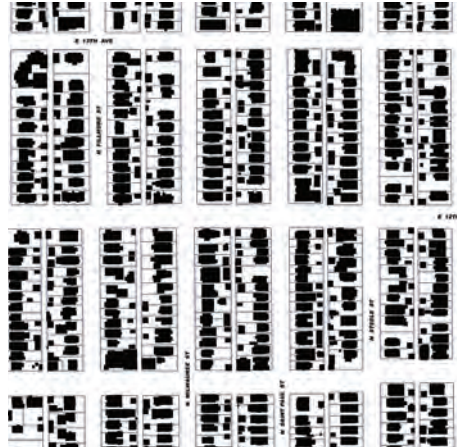
USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	E-SU-A E-SU-A1 E-SU-B E-SU-B1 E-SU-D E-SU-D1 E-SU-Dx E-SU-D1x E-SU-G E-SU-G1 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-MX-2 E-MX-3A E-MX-3 E-MS-3 E-MS-5										APPLICABLE USE LIMITATIONS
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; \$11.10.13
	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; \$11.10.14
	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; \$11.10.15
	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; \$11.10.16
	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; \$11.10.18
	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; \$11.10.19
TEMPORARY USE CLASSIFICATION												
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 Managed Community*	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	\$ 11.11.17
	Tent for Religious Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	





# ARTICLE 5. URBAN (U-) NEIGHBORHOOD CONTEXT

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promote existing and future patterns of lower scale multi unit building forms that address the street in the same manner as an urban house building form.

- C. These standards recognize common residential characteristics within the Urban Neighborhood Context but accommodate variation by providing eleven Residential Zone Districts.
- D. The regulations provide a consistent framework to property owners, developers, and neighborhood residents to reinforce desired development patterns, encourage affordable housing, and accommodate reinvestment in residential districts.

#### 5.2.2.2 Specific Intent

**A. Single Unit A (U-SU-A)**

U-SU-A is a single unit district allowing urban houses with a minimum zone lot area of 3,000 square feet. Blocks typically have a pattern of 25 foot wide lots. This district requires the shallowest setbacks and allows the highest lot coverage in the Urban Neighborhood Context.

**B. Single Unit A1 (U-SU-A1)**

U-SU-A1 is a single unit district allowing urban houses ~~with a minimum zone lot area of 3,000 square feet~~ and detached accessory dwelling units ~~with a minimum zone lot area of 3,000 square feet~~. Blocks typically have a pattern of 25 foot wide lots. This district requires the shallowest setbacks and allows the highest lot coverage in the Urban Neighborhood Context. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-A but allowing a detached accessory dwelling unit building form in the rear yard.

**C. Single Unit A2 (U-SU-A2)**

U-SU-A2 is a single unit district allowing urban houses with a minimum zone lot area of 3,000 square feet. Detached accessory dwelling units, duplexes and tandem houses are also allowed on certain corner lots only. Blocks typically have a pattern of 25 foot wide lots. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-A.

**D. Single Unit B (U-SU-B)**

U-SU-B is a single unit district allowing urban houses with a minimum zone lot area of 4,500 square feet. Blocks typically have a pattern of 37.5 foot wide lots.

**E. Single Unit B1 (U-SU-B1)**

U-SU-B1 is a single unit district allowing urban houses ~~with a minimum zone lot area of 4,500 square feet~~ and detached accessory dwelling units ~~with a minimum zone lot area of 4,500 square feet~~. Blocks typically have a pattern of 37.5 foot wide lots. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-B but allowing a detached accessory dwelling unit building form in the rear yard.

**F. Single Unit B2 (U-SU-B2)**

U-SU-B2 is a single unit district allowing urban houses with a minimum zone lot area of 4,500 square feet. Detached accessory dwelling units, duplexes and tandem houses are also allowed on certain corner lots. Blocks typically have a pattern of 37.5 foot wide lots. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-B.

**G. Single Unit C (U-SU-C)**

U-SU-C is a single unit district allowing urban houses with a minimum zone lot area of 5,500 square feet. Blocks typically have a consistent pattern of 50 foot wide lots.

**H. Single Unit C1 (U-SU-C1)**

U-SU-C1 is a single unit district allowing urban houses ~~with a minimum zone lot area of 5,500 square feet~~ and detached accessory dwelling units ~~with a minimum zone lot area of 5,500 square feet~~. Blocks typically have a consistent pattern of 50 foot wide lots. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-C but allowing a detached accessory dwelling unit building form in the rear yard.

**I. Single Unit C2 (U-SU-C2)**

U-SU-C2 is a single unit district allowing urban houses with a minimum zone lot area of 5,500 square feet. Detached accessory dwelling units, duplexes and tandem houses are also allowed on certain corner lots. Blocks typically have a consistent pattern of 50 foot wide lots. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-C.

**J. Single Unit E (U-SU-E)**

U-SU-E is a single unit district allowing urban houses with a minimum zone lot area of 7,000 square feet.

**K. Single Unit E1 (U-SU-E1)**

U-SU-E1 is a single unit district allowing urban houses ~~with a minimum zone lot area of 7,000 square feet~~ and detached accessory dwelling units ~~with a minimum zone lot area of 7,000 square feet~~. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-E but allowing a detached accessory dwelling unit building form in the rear yard.

**L. Single Unit H (U-SU-H)**

U-SU-H is a single unit district allowing urban houses with a minimum zone lot area of 10,000 square feet. This district requires the largest setbacks and lowest building coverage (more unobstructed open space) in the Urban Neighborhood Context.

**M. Single Unit H1 (U-SU-H1)**

U-SU-H1 is a single unit district allowing urban houses ~~with a minimum zone lot area of 10,000 square feet~~ and detached accessory dwelling units ~~with a minimum zone lot area of 10,000 square feet~~. Setbacks and building coverage standards accommodate front and side yards similar to U-SU-H but allowing a detached accessory dwelling unit building form in the rear yard.

**N. Two Unit B (U-TU-B)**

U-TU-B allows up to two units on a minimum zone lot area of 4,500 square feet ~~and accessory dwelling units~~. Urban houses are also allowed on certain smaller Zone Lots. Allowed building forms are the urban house, detached accessory dwelling unit, duplex and tandem house building forms.

**O. Two Unit B2 (U-TU-B2)**

U-TU-B2 allows up to two units on a minimum zone lot area of 4,500 square feet ~~and accessory dwelling units~~ with additional units allowed on corner lots subject to location restrictions. Urban houses are also allowed on certain smaller Zone Lots. Allowed building forms are the urban house, detached accessory dwelling unit, duplex and tandem house building forms. Row houses are also allowed on certain corner lots.

**P. Two Unit C (U-TU-C)**

U-TU-C allows up to two units on a minimum zone lot area of 5,500 square feet ~~and accessory dwelling units~~. Urban houses are also allowed on certain smaller Zone Lots. Allowed building forms are the urban house, detached accessory dwelling unit, duplex and tandem house building forms.

**Q. Row House 2.5 (U-RH-2.5)**

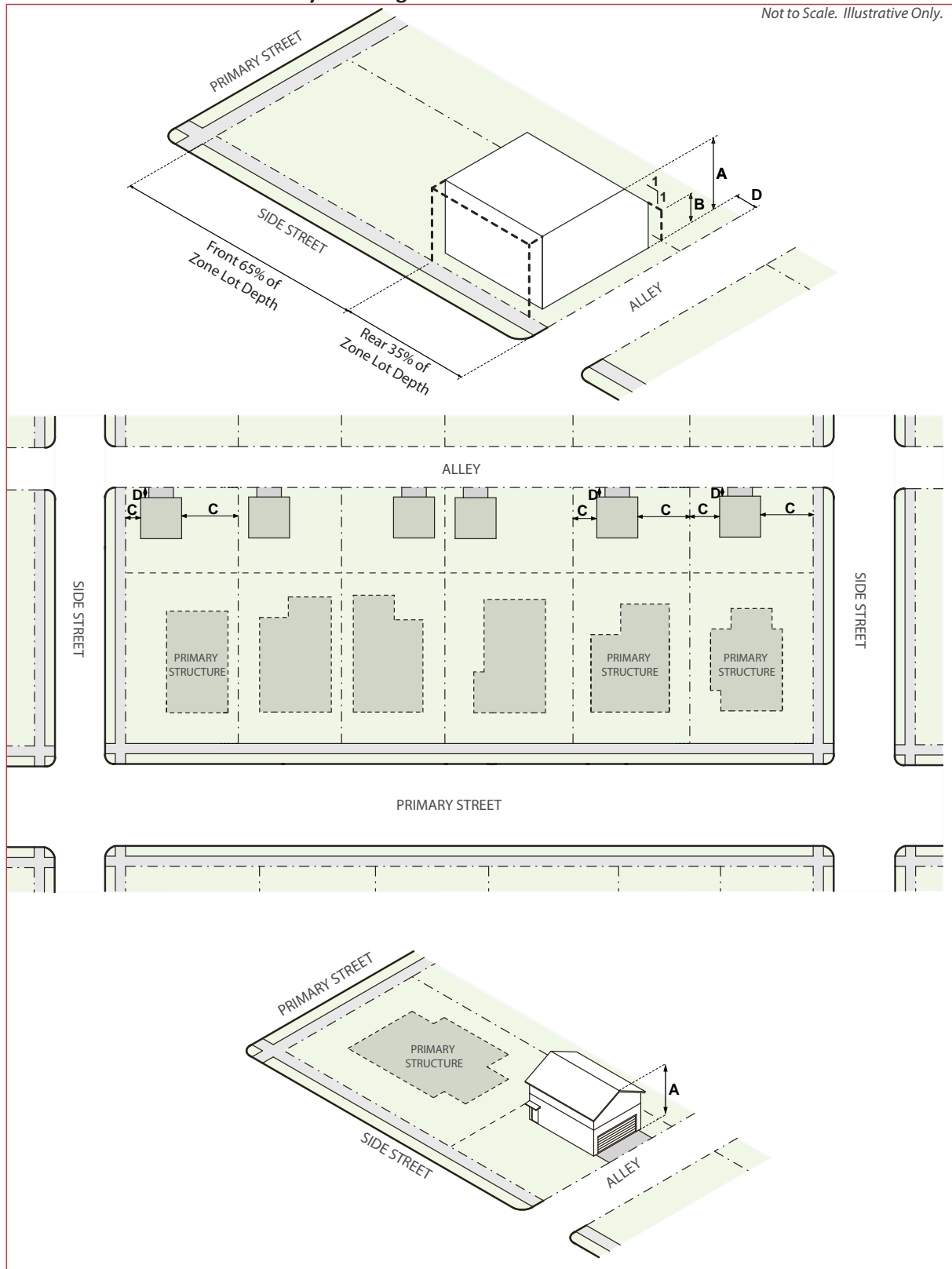
U-RH-2.5 is a multi unit district that allows up to a two and a half story row house building form. It also allows the urban house, detached accessory dwelling unit, duplex, and tandem house building forms.

**R. Row House 3A (U-RH-3A)**

U-RH-3A is a multi unit district that allows up to a two and a half story rowhouse building form. Apartments are allowed up to three stories, on certain corner lots. It also allows the urban house, detached accessory dwelling unit, duplex, and tandem house building forms.

### 5.3.4.5 District Specific Standards

#### A. Detached Accessory Dwelling Unit



## DETACHED ACCESSORY DWELLING UNIT

HEIGHT		U-SU-A1 U-SU-A2*	U-TU-B, U-TU-B2 U-SU-B1 U-SU-B2*	U-TU-C U-SU-C1 U-SU-C2*	U-SU-E1	U-SU-H1	U-RH-2.5 U-RH-3A
A	Stories (max)	<u>21.5</u>	<u>21.5</u>	<u>21.5</u>	<u>21.5</u>	<u>21.5</u>	<u>21.5</u>
A	Feet (max)	24'	24'	24'	24'	24'	24'
B	Bulk Plane Vertical Height at Side Interior <del>and Side Street</del> Zone Lot Line	<u>10'</u>	<u>10'</u>	<u>10'</u>	<u>10'</u>	<u>10'</u>	<u>10'</u>
			<u>Lots 40' wide or less: 12'</u>				<u>12'</u>
			<u>Lots greater than 40' wide: 10'</u>				
	Bulk Plane Slope from Side Interior <del>and Side Street</del> Zone Lot Line	45°	45°	45°	45°	45°	45°

SITING		U-SU-A1 U-SU-A2*	U-TU-B, U-TU-B2 U-SU-B1 U-SU-B2*	U-TU-C U-SU-C1 U-SU-C2*	U-SU-E1	U-SU-H1	U-RH-2.5 U-RH-3A
ZONE LOT							
	Zone Lot Size (min)	-3,000 sf	-4,500 sf	-5,500 sf	7,000 sf	-10,000 sf	-3,000 sf
	Exception from Maximum Building Coverage			See Section 5.3.7.5			
	Additional Standards			See Sections 5.3.4.3			
SETBACKS							
	Location of Structure		Located in the rear 35% of the zone lot depth				
C	Side Interior and Side Street (min)			Lots <u>430'</u> wide or less: 3'			<u>Lots 30' wide or less: 3'</u>
				Lots greater than <u>430'</u> wide: 5'			<u>Lots greater than 30' wide: 5' 3'</u>
	Rear, <u>no Alley abutting Rear Zone Lot Line</u>	<u>5'</u>	<u>5'</u>	<u>5'</u>	<u>5'</u>	<u>5'</u>	<u>5'</u>
D	Rear, <u>where garage doors face Alley (min)</u>	5'	5'	5'	5'	5'	5'
B	Rear, <u>where garage doors do not face Alley (min)</u>	<u>0'</u>	<u>0'</u>	<u>0'</u>	<u>0'</u>	<u>0'</u>	<u>0'</u>
PARKING							
	<u>Parking Vehicle</u> Access		From Alley; or Street access allowed when no Alley present (See Sec. 5.3.7.6 for exceptions)				

DESIGN ELEMENTS		U-SU-A1, -B1, -C1, -E1, -H1, U-SU-A2*, -B2*, -C2* By Zone Lot Size	U-TU-B, -B2, -C, U-RH-2.5 U-RH-3A
BUILDING CONFIGURATION			
	Building Footprint (max)	<u>650 sf</u> <u>864 sf per unit</u>	1,000 sf <u>per unit</u>
	<u>Limitation on Gross Floor Area of the Accessory Dwelling Unit Use</u>		See Section 11.8
E	Overall Structure Length (max)	36'	36'
	Rooftop and/or Second Story Decks, <u>no Alley abutting Rear Zone Lot Line</u>		Not allowed - See Section 5.3.5.2
	<u>Rooftop and/or Second Story Decks, Alley abutting Rear Zone Lot Line</u>		<u>Allowed - See Section 5.3.5.2</u>

USES		All U-SU, TU, RH
		<u>Must include an Accessory Dwelling Unit use, which may be combined with other Uses Accessory to Primary Residential Uses Only</u>
		See Division 5.4 for permitted Uses Accessory to Primary Residential Uses

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

\*Form is permitted ONLY on corner zone lots where at least one of the intersecting streets is a collector or arterial street, according to the functional street classifications adopted by the Department of Transportation and Infrastructure ("DOTI").

## DETACHED ACCESSORY STRUCTURES

HEIGHT		All U-RX, -MX, -MS
A	Stories (max)	1
A	Feet (max)	17'
SITING		All U-RX, -MX, -MS
Additional Standards		See Sections 5.3.4.3
SETBACKS		
B	Location of Structure	Located a minimum of 10' behind 75% of the total width of the Primary Street-facing facade(s) of one Primary Structure; see Section 13.1.5.12 for applicable location standard when there are multiple Primary Structures on one Zone Lot
C	Side Interior and Side Street (min)	5'
D	Rear, no alley (min)	5'
	Rear, alley, where garage doors face alley (min)	5'
		See Section 10.4.6 Vehicle Parking Design for standards that may be more restrictive
	Rear, alley, where garage doors do not face alley (min)	0'
DESIGN ELEMENTS		All U-RX, -MX, -MS
	Gross Floor Area (max)	10% of the Zone Lot;; provided this restriction shall not apply to Structures used for the parking of vehicles See Section 5.3.4.3
USES		All U-RX, -MX, -MS
		Accessory Uses Only See Division 5.4 Uses and Parking
See Sections 5.3.5 - 5.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions		

## SECTION 5.3.5 SUPPLEMENTAL DESIGN STANDARDS

### 5.3.5.1 Surface Parking Between the Building and the Primary/Side Street

#### A. Intent

Allow for the functional siting of Buildings and Surface Parking while continuing to minimize the impacts of Surface Parking on the pedestrian experience.

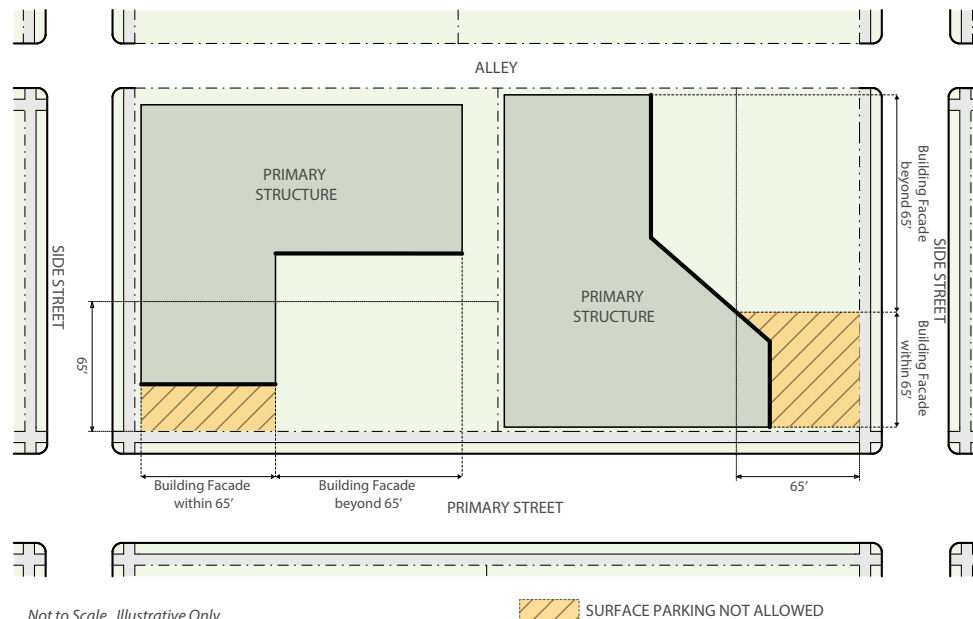
#### B. Applicability

This Section 5.3.5.1 applies to the Shopfront building form in the U-MS and U-RX zone districts.

#### C. Surface Parking Not Allowed

Where a building form specifies that Surface Parking is not allowed between a Building and a Primary Street and/or Side Street, Surface Parking shall not be located in the area directly between the applicable Street and any portion of a Building Facade set back 65 feet or less from the Zone Lot Line abutting the applicable Street and the Street. Surface Parking shall be allowed in the area directly between the applicable Street and any portion of a Building Facade set back more than 65 feet from the Zone Lot Line abutting the applicable Street and the Street.

Figure 5.



### 5.3.5.2 Rooftop and/or Second Story Decks

#### A. Intent

To protect the privacy of adjacent rear yards in low-scale residential neighborhoods and to allow for a small outdoor space for Detached Accessory Dwelling Units.

#### B. Applicability

1. All the U-SU, U-TU, and U-RH zone districts;
2. All U-RX, U-MX, and U-MS zone districts in the Town House building form when the Zone Lot is adjacent to a zone district with a limitation on rooftop and/or second story decks in the rear 35% of the Zone Lot depth.

#### C. Supplemental Design Standard

1. Rooftop and/or Second Story Decks are prohibited in the rear 35% of the zone lot depth except with a Detached Accessory Dwelling Unit building form.

TRANSPARENCY ALTERNATIVES						
ZONE DISTRICT	ZONE LOT LINE DESIGNATION	DISPLAY CASES AND AUTOMATED TELLER MACHINES (MAX)	WALL DESIGN ELEMENTS (MAX)	PERMANENT OUTDOOR EATING / SERVING AREAS (MAX)	PERMANENT ART (MAX)	COMBINATION OF ALTERNATIVES (MAX)
U-MX	Primary Street	40%	50%	60%	40%	80%
	Side Street	40%	100%, provided the wall design elements are applied to the entirety (100%) of the length of the Street Level wall.	80%	40%	80%*
U-MS	Primary Street	40%	50%	60%	40%	50%
	Side Street	40%	50%	80%	40%	50%

\*Wall design elements that are applied to the entire length of the Street Level wall may count toward up to 100% of required side street transparency.

### 5.3.6.3 Pedestrian Access (Entrance) Alternatives

#### A. Intent

To provide a clear and obvious, publicly accessible route connecting the Primary Street to the primary uses within the building.

#### B. Allowance

In U-MX and U-RX zone districts, for all building forms except the Town House building forms, one of the following may be used as an alternative to a required Entrance, provided that the alternative meets the design standards described in Section 13.1.6.3.B.4:

1. Courtyard or Plaza
2. Covered Walkway

## SECTION 5.3.7 DESIGN STANDARD EXCEPTIONS

### 5.3.7.1 Height Exceptions

#### A. Intent

To allow building features to exceed maximum height for utility purposes and/or limited recreation or building amenities in the higher intensity zone districts/larger forms.

#### B. Standard

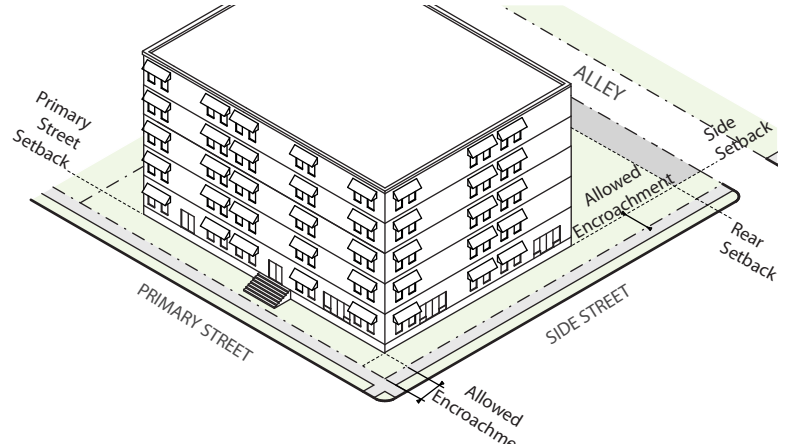




Except as specifically allowed below:

1. No portion of a structure shall project beyond the maximum height in feet specified in the applicable Building Form table.
2. No portion of a structure shall project beyond the bulk plane specified in the applicable Building Form table.
3. No portion of a structure shall exceed the maximum height in stories specified in the applicable Building Form table.

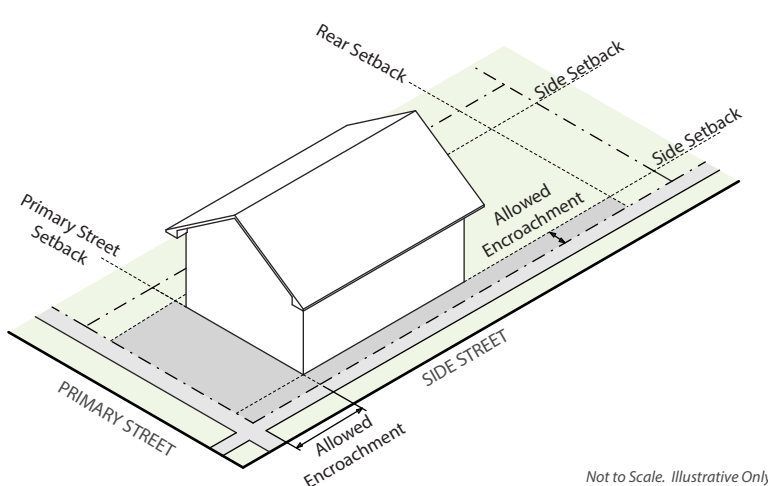

#### C. Exceptions

The following building features of Primary Structures and Accessory Structures are allowed to exceed height in feet, stories, bulk plane, and upper story setbacks as described in the table below, subject to the following standards.

1. Unoccupied elevator penthouses, stair enclosures, and enclosed or unenclosed mechanical equipment including vertical or sloped screen walls for such equipment granted an

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Shading devices: Projections from Exterior Walls intended to control light entering through windows or doors. <ul style="list-style-type: none"><li>Horizontal shading devices shall include awnings, horizontal sunshades, and other shading devices projecting in a horizontal plane</li><li>All other shading devices shall include vertical sunshades, vertical screens and combination horizontal/vertical sunshades ("eggcrate" sunshades)</li><li>Vertical screens and combination horizontal/vertical sunshades ("eggcrate" sunshades) shall be at least 50% open</li></ul>	All U- Zone Districts	All Building Forms	Horizontal shading devices: 5'	Horizontal shading devices: 3'	Horizontal shading devices: 3'	Horizontal shading devices: 10'
			All other shading devices: 1.5'	All other shading devices: 1.5	All other shading devices: 1.5	All other shading devices: 1.5
Intent: To allow for elements either integral or attached to a building which control entering light						
 Horizontal Sunshade  Awnings  Vertical Sunshades  Vertical Screen	<p><i>Illustrative only</i></p> <p><i>Not to Scale. Illustrative Only.</i></p>					



	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Mailboxes and other similar structures, including individual mailbox structures and cluster box units (CBUs)	All U-Zone Districts	All building forms	Any distance	Any distance	Not allowed	Not allowed
Intent: To allow for functional siting.	 <p>Not to Scale. Illustrative Only.</p>					
 <p><i>Illustrative only</i></p>						
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Wall-mounted fixtures, wiring, conduit, piping, and vents integral to conventional mechanical, electrical, plumbing, and fire protection systems</p> <ul style="list-style-type: none"> <li>(1) not otherwise identified as an allowed setback encroachment; and</li> <li>(2) serving permitted uses on the zone lot; and</li> <li>(3) projecting no more than 18-inches from the exterior face of the exterior wall</li> </ul> <p>Including but not limited to electrical panelboards, controllers, sensors, meters, drains, hosebibs, hydrants, fire department connections, sprinklers, alarms, dryer vents, bathroom vents, furnace vents, radon exhaust fans, lighting fixtures, and similar minor utility features approved by the Zoning Administrator</p>	All U- Zone Districts	All building forms	<p>Wall-mounted lighting fixtures and elements of fire protection systems: Any Distance</p> <p>All Others: Not Allowed</p>	Any distance	Any distance	Any distance
Intent: To allow for functional siting.						

### 5.3.7.5 Building Coverage Exception

#### A. Applicability

All U- zone districts where a building coverage standard applies.

#### B. Unenclosed Porch Exception

##### 1. Intent

To promote street activation and human scale.

##### 2. Standard

The Building Footprint of a Primary Structure occupied only by portions of an Unenclosed Porch may be excluded from the calculation of Building Coverage up to a maximum of 400 square feet for each dwelling unit if

- a. The portions of the Unenclosed Porch are located between the Primary Street zone lot line and the Primary Street-facing façade(s) of the Primary Structure (a Facade is "Street-facing" when it meets the criteria in Section 13.1.6.5 Determination of "Street-Facing" Building Elements); and
- b. The portions of the Unenclosed Porch provide access to a Primary Use within the structure.

#### C. Detached Accessory Dwelling Unit Building Form Exception

##### 1. Intent

To ~~provide an incentive for the provision of accessory dwelling units and~~ promote openness between buildings ~~located in the front and back of the~~ on a zZone ~~l~~ot.

##### 2. Standard

Half of the Building Footprint of the Detached Accessory Dwelling Unit building form may be excluded from the calculation of Building Coverage up to a maximum of 500-square feet, ~~including any exception for a Detached Garage using Section 5.3.7.5.D,~~ if: ~~There is a minimum unobstructed zone lot depth distance~~ of 15-feet between the closest portions of the Detached Accessory Dwelling Unit building form that are more than 30-inches above grade and the closest portions of the Primary Structure(s) on the zone lot that are more than 30-inches above grade.

- a. ~~A minimum of 80% of the street level Gross Floor Area of the Detached Accessory Dwelling Unit building form is used for vehicle storage and parking; and~~
- b. ~~There is a minimum unobstructed zone lot depth of 15-feet between the closest portions of the Detached Accessory Dwelling Unit building form that are more than 30-inches above grade and the closest portions of the Primary Structure(s) on the zone lot that are more than 30-inches above grade.~~

#### D. Detached Garage Building Form Exception

##### 1. Intent

To promote openness between buildings ~~located in the front and back of the~~ on a zZone ~~l~~ot.

##### 2. Standard

Half of the Building Footprint of the Detached Garage building form may be excluded from the calculation of Building Coverage up to a maximum of 500-square feet, ~~including any exception for a Detached Accessory Dwelling Unit using Section 5.3.7.5.C,~~ if:

- a. A minimum of 80% of the street level Gross Floor Area of the Detached Garage building form is used for vehicle storage and parking; and
- b. There is a minimum ~~unobstructed zone lot depth distance~~ of 15-feet between the closest portions of the Detached Garage building form that are more than 30-inches above grade and the closest portions of the Primary Structure(s) on the zone lot that are more than 30-inches above grade.

#### 5.3.7.6 Vehicle Access From Alley Required - Exceptions

##### A. No Alley

Where a building form specifies "street access allowed when no Alley present", vehicle access from the street is allowed when a Zone Lot is not bounded by an Alley.

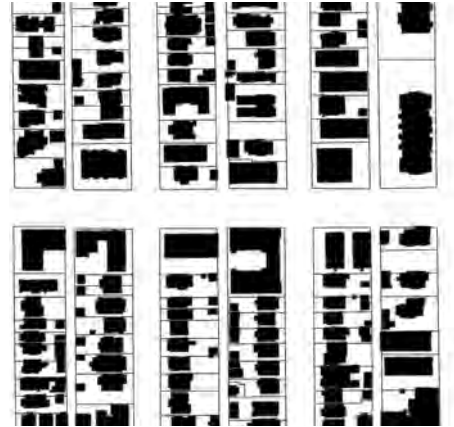
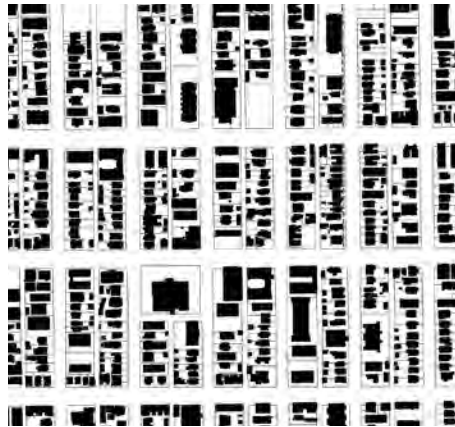
##### B. Alley Access Required

Where a building form specifies vehicle access from Alley is required, and the Zone Lot is bounded by an Alley, any newly constructed Driveway, Off-Street Parking Area, Garage, Carport, or other parking facility shall be accessed solely from an Alley, unless the applicant can demon-



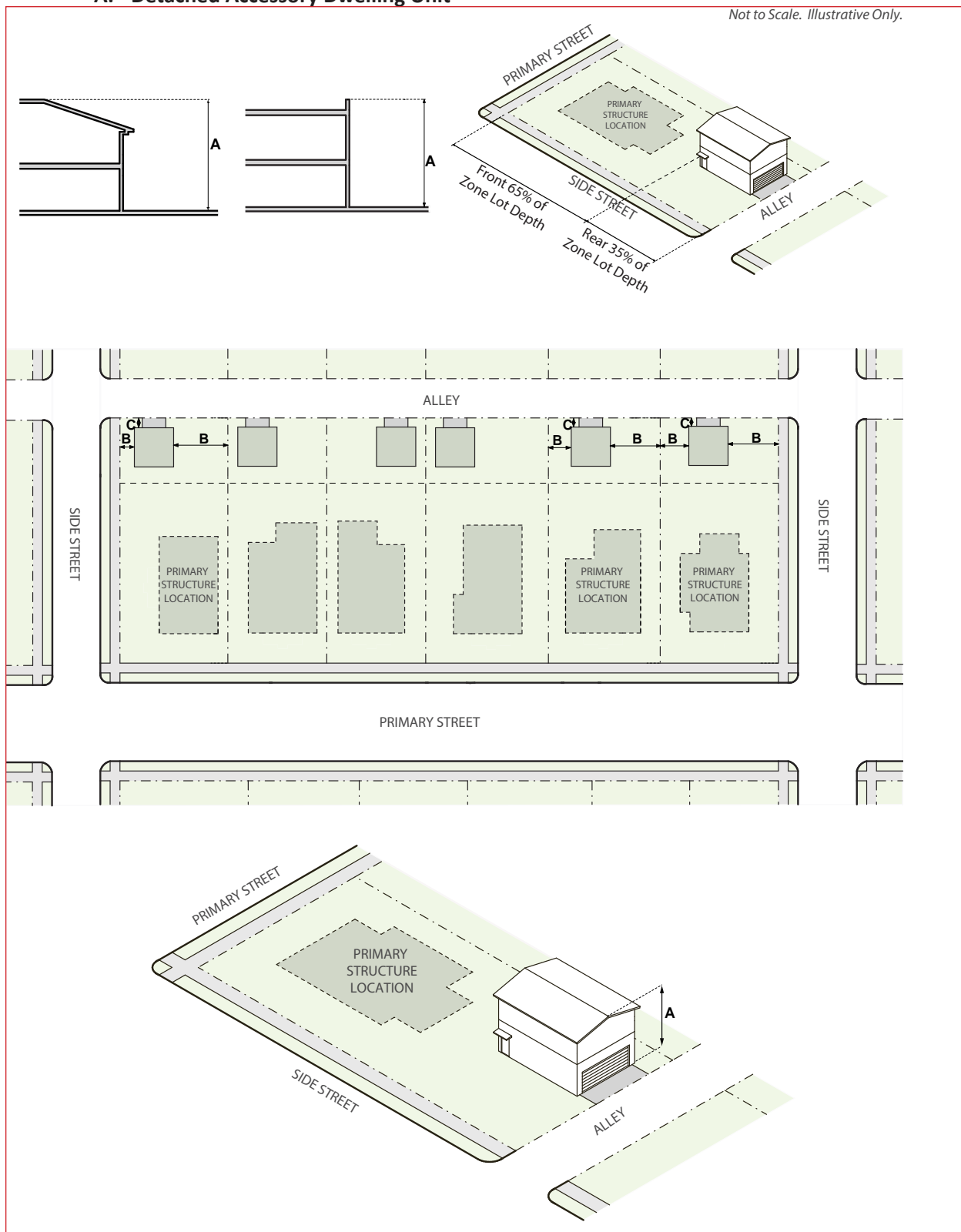
## ARTICLE 6. GENERAL URBAN (G-) NEIGHBORHOOD CONTEXT

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### 6.3.4.5 District Specific Standards

#### A. Detached Accessory Dwelling Unit



## DETACHED ACCESSORY DWELLING UNIT

HEIGHT		G-RH-3	All G-MU, -RO <u>All G-RX, -MX, -MS</u>
A	Stories (max)	<u>21.5</u>	2
A	Feet (max)	24'	24'
B	Bulk Plane Vertical Height at Side Interior <del>and Side Street</del> Zone Lot Line	<u>12'10'</u>	na
	Bulk Plane Slope from Side Interior <del>and Side Street</del> Zone Lot Line	45°	na
SITING		G-RH-3	All G-MU, -RO <u>All G-RX, -MX, -MS</u>
ZONE LOT			
Exception from Maximum Building Coverage		See Section 6.3.7.5	
<u>Zone Lot Size (min)</u>		<u>3,000-sf</u>	<u>3,000-sf</u>
Additional Standards		See Sections 6.3.4.3	
SETBACKS			
Location of Structure		Located in the rear 35% of the zone lot depth	
C	Side Interior and Side Street (min)	<u>Lots 30' wide or less: 3'</u> <u>Lots greater than 30' wide: 5' 3'</u>	
D	Rear, <u>no Alley abutting Rear Zone Lot Line</u>	5'	5'
D	Rear, <u>where garage doors face Alley (min)</u>	<u>5'</u>	<u>5'</u>
	<u>Rear, where garage doors do not face Alley (min)</u>	<u>0'</u>	<u>0'</u>
PARKING			
Vehicle Access		From Alley; or Street access allowed when no Alley present See Sec. 6.3.7.6 for exceptions	
DESIGN ELEMENTS		G-RH-3	All G-MU, -RO <u>All G-RX, -MX, -MS</u>
BUILDING CONFIGURATION			
Building Footprint (max)		<u>1,000 sf per unit</u>	<u>1,000 sf per unit</u>
E	<u>Overall Structure Length (max)</u>	<u>36'</u>	<u>36'</u>
<u>Rooftop and/or Second Story Decks</u>		<u>See Section 6.3.5.2</u>	
USES		G-RH-3	All G-MU, -RO
		<u>Must include an Accessory Dwelling Unit use, which may be combined with other Uses</u> Accessory to Primary Residential Uses <u>Only</u>	
		See Division 6.4 for permitted Uses Accessory to Primary Residential Uses	
See Sections 6.3.5 - 6.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions			

## DETACHED ACCESSORY STRUCTURES

### HEIGHT

All G-RX, -MX, -MS

A	Stories (max)	1
A	Feet (max)	17'

### SITING

All G-RX, -MX, -MS

	Additional Standards	See Section 6.3.4.3
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### SETBACKS

B	Location of Structure	Located a minimum of 10' behind 75% of the total width of the Primary Street-facing facade(s) of one Primary Structure; see Section 13.1.5.12 for applicable location standard when there are multiple Primary Structures on one Zone Lot
C	Side Interior and Side Street (min)	5'
D	Rear, no alley (min)	5'
D	Rear, alley, where garage doors face alley (min)	5'
	Rear, alley, where garage doors do not face alley (min)	0'

### DESIGN ELEMENTS

All G-RX, -MX, -MS

	Gross Floor Area (max)	10% of the Zone Lot, provided this restriction shall not apply to the parking of vehicles. See Section 6.3.4.3
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### USES

All G-RX, -MX, -MS

Accessory Uses Only

See Sections 6.3.5 - 6.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

## SECTION 6.3.5 SUPPLEMENTAL DESIGN STANDARDS

### 6.3.5.1 Surface Parking Between the Building and the Primary/Side Street

#### A. Intent

Allow for the functional siting of Buildings and Surface Parking while continuing to minimize the impacts of Surface Parking on the pedestrian experience.

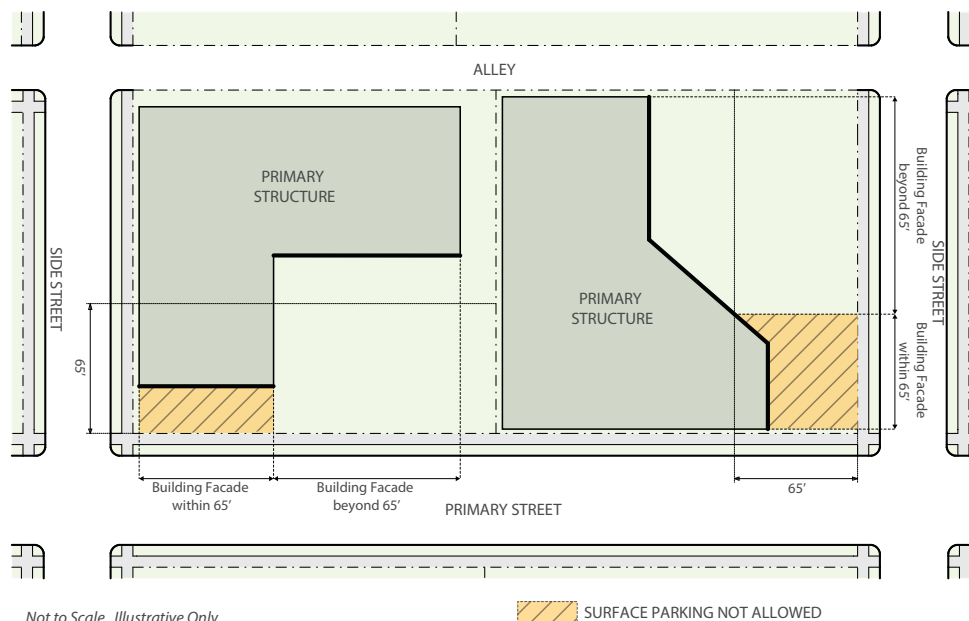
#### B. Applicability

This Section 6.3.5.1 applies to the Shopfront building form in the G-MS and G-RX zone districts.

#### C. Surface Parking Not Allowed

Where a building form specifies that Surface Parking is not allowed between a Building and a Primary Street and/or Side Street, Surface Parking shall not be located in the area directly between the applicable Street and any portion of a Building Facade set back 65 feet or less from the Zone Lot Line abutting the applicable Street and the Street. Surface Parking shall be allowed in the area directly between the applicable Street and any portion of a Building Facade set back more than 65 feet from the Zone Lot Line abutting the applicable Street and the Street.

Figure 6.



### 6.3.5.2 Rooftop and/or Second Story Decks

#### A. Intent

To protect the privacy of adjacent rear yards in low-scale residential neighborhoods and to allow for a small outdoor space for Detached Accessory Dwelling Units.

#### B. Applicability

Town House or Garden Court building form in all the G-MU, G-RO, G-RX, G-MX and G-MS zone districts when the Zone Lot is adjacent to a zone district with a limitation on rooftop and/or second story decks in the rear 35% of the Zone Lot depth.

#### C. Supplemental Design Standard

1. Rooftop and/or Second Story Decks are prohibited in the rear 35% of the zone lot depth except with a Detached Accessory Dwelling Unit building form.

2. A Rooftop and/or Second Story Deck with a Detached Accessory Dwelling Unit building form is subject to the following limits:
  - a. May have an upper walking surface with a maximum area of 100 square feet, including posts, railings, walls or other structural features, but excluding any above grade stairways at the Street Level connected to a Rooftop and/or Second Story Deck;
  - b. Must be sited entirely within 15 feet of rear zone lot line abutting an Alley.
  - c. May encroach into a required setback only if the Rooftop and/or Second Story Deck complies with the additional standards stated in Sec 6.3.7.4 Setback Exceptions.;  
and
  - d. The upper walking surface of the Rooftop and/or Second Story Deck may not exceed 14 feet in height.
3. The Zoning Administrator may prohibit other similar structures in the rear 35% of the Zone Lot depth, including detached or freestanding structures but excluding the detached accessory dwelling unit building form where allowed, when the Zoning Administrator finds the structure would have similar adverse privacy impacts as the specifically prohibited Rooftop and/or Second Story Deck.

### 6.3.5.3 Garden Court

- A. The Garden Court shall include all of the following characteristics:
  1. Located at natural grade;
  2. Visually and physically accessible from the primary street; may be secured for private use;
  3. A minimum of 50% of the required Garden Court area shall be landscaped with live planting material, according to Section 10.5.4.6 Landscaping Material Standards;
  4. Open to the sky, except one single-story Unenclosed Porch, Canopy, or shading device per Dwelling Unit associated to a Entrance may encroach no more than 5 feet in depth into the Garden Court; and
  5. Bounded on not less than 3 sides with related Dwelling Unit building facades on the same Zone Lot.
    - a. For purposes of this section, "related" shall mean either connected building facades, or multiple building facades with a maximum separation between building facades of 15 feet.



### C. Exceptions

The following building features of Primary Structures and Accessory Structures are allowed to exceed height in feet, stories, bulk plane, and upper story setbacks as described in the table below, subject to the following standards.

1. Unoccupied elevator penthouses, stair enclosures, and enclosed or unenclosed mechanical equipment including vertical or sloped screen walls for such equipment granted an exception for height in stories shall only be as large as necessary to achieve the intended function of the feature and shall not exceed the minimum required dimensions defined in the Denver Building and Fire Code.
2. An elevator lobby granted an exception for height in stories shall be no larger in area than the area of the elevator shaft which it abuts, measured to the exterior walls.
3. Unoccupied building features shall not include space for living, sleeping, eating, cooking, bathrooms, toilet compartments, closets, halls, storage, or similar space.
4. Where a building feature exceeds the maximum height in feet or the maximum height in stories as allowed in this section, all standards for the applicable feature in the table below shall apply.

BUILDING FEATURES	ZONE DISTRICTS	THE AGGREGATE SHALL NOT EXCEED 33-1/3 PERCENT OF THE AREA OF THE SUPPORTING ROOF	SHALL BE SET BACK FROM THE PERIMETER OF THE BUILDING A MINIMUM OF ONE FOOT HORIZONTALLY FOR EVERY ONE FOOT OF VERTICAL HEIGHT	MAY EXCEED MAXIMUM HEIGHT IN FEET BY:	MAY EXCEED MAXIMUM HEIGHT IN STORIES BY:	MAY PROJECT THROUGH THE BULK PLANE	MAY ENCROACH INTO THE UPPER STORY SETBACK
<u>Dormers on a Detached ADU building form</u>	<u>All G- Zone Districts</u>	<u>No</u>	<u>No</u>	<u>N/A</u>	<u>N/A</u>	<u>Yes, (per Section 13.1.4.3)</u>	<u>N/A</u>
Roof Overhangs, gutters, and downspouts, each extending no more than 3-feet measured perpendicular from the exterior face of the Exterior Wall to the furthest edge of the projection	All G- Zone Districts	No	No	Any distance when attached to a feature that meets the definition of a Story	Not applicable	Any distance	Any distance
Unoccupied spires, towers, flagpoles, antennas, chimneys, flues and vents	All G- Zone Districts	No	No	28'	Not applicable	Any distance	Any distance
Unoccupied cooling towers and enclosures for tanks	All 5-Story or greater G-MU, G-RX, G-MS Zone Districts	No	Yes	28'	Not applicable	Not allowed	Not allowed
Unoccupied elevator penthouses, stair enclosures, and enclosed or unenclosed mechanical equipment including vertical or sloped screen walls for such equipment.	All 3-Story G-MU, G-RO, G-RX, G-MS, G-MX Zone Districts in the Town House building form	Yes	Yes, from the perimeter of the portion of the building Facing the Primary Street, Side Street, Side Interior or Rear Zone Lot Line.  No, from the perimeter of the portion of the building that does not face a Zone Lot Line.	12'	1 story	Not Allowed	Not Allowed

### 6.3.7.4 Setback Exceptions - Architectural, Site, Service & Utility Elements

#### A. Intent

To allow minor elements to encroach into a setback while maintaining an open and unobstructed minimum setback.

#### B. Standard


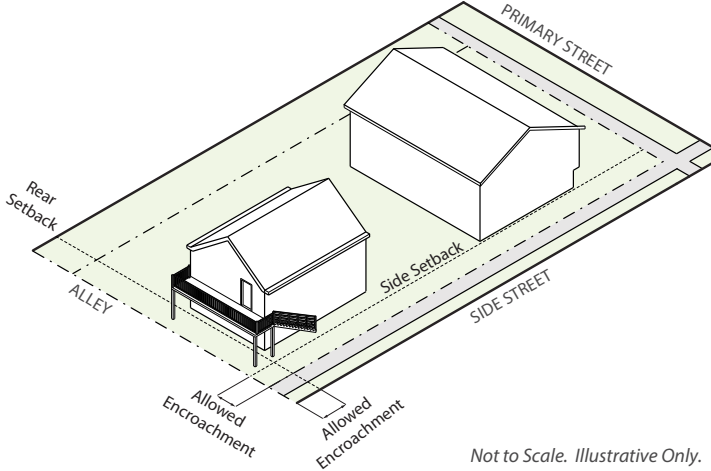
Except as specifically allowed below, Setbacks specified in the applicable Building Form tables shall be open and unobstructed.

#### C. Exceptions

The following Structures or portions of Structures are permitted to encroach into the Setbacks subject to the limitations in the tables below. No portion of a Structure that encroaches into the Setbacks shall extend into a required Setback beyond the maximum Setback encroachment distance specified in the tables below, as measured perpendicular to the respective Zone Lot line. Where more than one Setback encroachment is allowed for the same Structure or portion of a Structure, the permitted Setback encroachment distances shall not be cumulative. See "Height Exceptions" for encroachments related to Upper Story Setbacks.

##### 1. Architectural Elements

To allow for minor elements which add to the architectural character of buildings, while maintaining an open and unobstructed setback.

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<u>Rooftop and/or Second Story Decks</u> • All sides shall be at least 50% open except for any side abutting a building facade or fire wall.  <u>*Exception applies only to a Rear Zone Lot Line abutting an Alley</u>	All G- Zone Districts	Detached Accessory Dwelling Unit	Not allowed	5'	Not allowed	5'*
<u>Intent: To allow for second story exterior building entrances and an outdoor space allowance for detached ADU uses.</u>   <p><i>Illustrative only</i></p>	 <p><i>Not to Scale. Illustrative Only.</i></p>					

### C. Detached Accessory Dwelling Unit Building Form Exception

#### 1. Intent

To ~~provide an incentive for the provision of accessory dwelling units and~~ promote openness between buildings ~~located in the front and back of the~~ on a zZone ~~l~~ot.

#### 2. Standard

Half of the Building Footprint of the Detached Accessory Dwelling Unit building form may be excluded from the calculation of Building Coverage up to a maximum of 500-square feet, including any exception for a Detached Garage using Section 6.3.7.5.D, if: ~~There is a minimum unobstructed zone lot depth distance~~ of 15-feet between the closest portions of the Detached Accessory Dwelling Unit building form that are more than 30-inches above grade and the closest portions of the Primary Structure(s) on the zone lot that are more than 30-inches above grade.

- a. ~~A minimum of 80% of the street level Gross Floor Area of the Detached Accessory Dwelling Unit building form is used for vehicle storage and parking; and~~
- b. ~~There is a minimum unobstructed zone lot depth of 15-feet between the closest portions of the Detached Accessory Dwelling Unit building form that are more than 30-inches above grade and the closest portions of the Primary Structure(s) on the zone lot that are more than 30-inches above grade.~~

### D. Detached Garage Building Form Exception

#### 1. Intent

To promote openness between buildings ~~located in the front and back of the~~ on a zZone ~~l~~ot.

#### 2. Standard

Half of the Building Footprint of the Detached Garage building form may be excluded from the calculation of Building Coverage up to a maximum of 500-square feet, including any exception for a Detached Accessory Dwelling Unit using Section 6.3.7.5.C, if:

- a. A minimum of 80% of the street level Gross Floor Area of the Detached Garage building form is used for vehicle storage and parking; and
- b. There is a minimum ~~unobstructed zone lot depth distance~~ of 15-feet between the closest portions of the Detached Garage building form that are more than 30-inches above grade and the closest portions of the Primary Structure(s) on the zone lot that are more than 30-inches above grade.

### 6.3.7.6 Vehicle Access From Alley Required - Exceptions

#### A. No Alley

Where a building form specifies “street access allowed when no Alley present”, vehicle access from the street is allowed when a Zone Lot is not bounded by an Alley.

#### B. Alley Access Required

Where a building form specifies vehicle access from Alley is required, and the Zone Lot is bounded by an Alley, any newly constructed Driveway, Off-Street Parking Area, Garage, Carport, or other parking facility shall be accessed solely from an Alley, unless the applicant can demonstrate at the time of zoning permit application that an exception stated in this Section 6.3.7.6 applies.

#### C. DOTI Approval Required for All Exceptions to Alley Access

The Department of Transportation and Infrastructure ("DOTI") shall approve all requests for an exception to required Alley access under this Section 6.3.7.6.



# ARTICLE 7. URBAN CENTER (C-) NEIGHBORHOOD CONTEXT

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#### 7.3.4.4 District Specific Standards Summary

The table below states the building forms allowed in each zone district. The table also summarizes the maximum number of structures allowed per Zone Lot, which is stated in more detail in Section 1.2.3.5 (Number of Uses and Structures Allowed per Zone Lot).

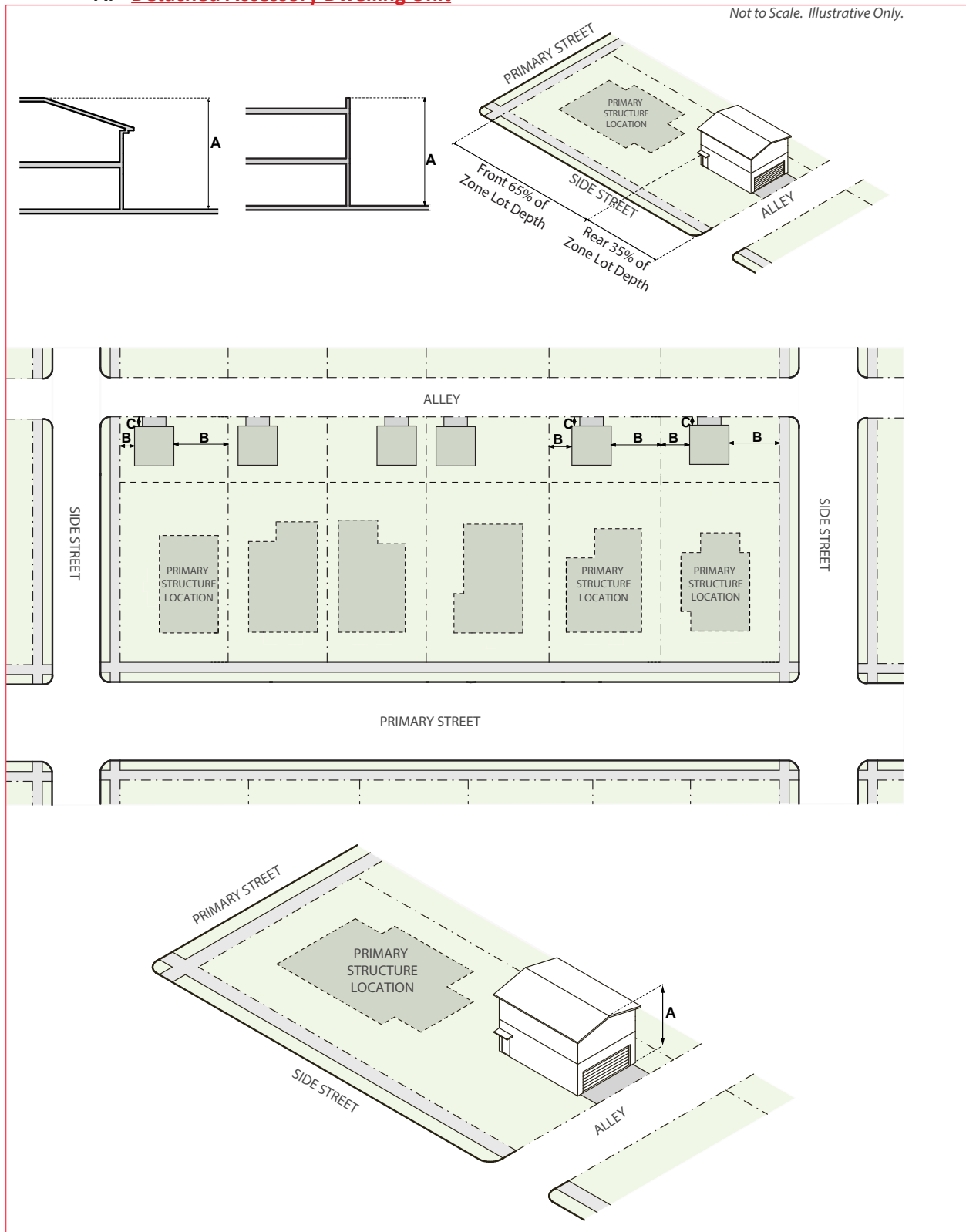
See also Division 1.4, Building Form Standards - General Provisions, for additional standards related to initial assignment of building form standards to new and existing structures and for rules governing combining or changing building forms.

Urban Center (C-) 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
Residential Mixed Use (RX)	C-RX-5, -8, -12	no max*	■			■
Mixed Use (MX)	C-MX-3, -5, -8, -12, -20	no max	■			■
Main Street (MS)	C-MS-5, -8, -12	no max	■			■
Cherry Creek North (CCN)	C-CCN-3, -4, -5, -7, -8, -12	no max				■

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

### 7.3.4.5 District Specific Standards

#### A. Detached Accessory Dwelling Unit



## DETACHED ACCESSORY DWELLING UNIT

HEIGHT		All C-RX, C-MX, C-MS
A	<u>Stories (max)</u>	<u>2</u>
A	<u>Feet (max)</u>	<u>24'</u>
SITING		All C-RX, C-MX, C-MS
	<u>Additional Standards</u>	<u>See Sections 7.3.4.3</u>
SETBACKS		
	<u>Location of Structure</u>	<u>Located in the rear 35% of the zone lot depth</u>
B	<u>Side Interior and Side Street (min)</u>	<u>3'</u>
E	<u>Rear no alley (min)</u>	<u>5'</u>
C	<u>Rear, alley, where garage doors face alley (min)</u>	<u>5'</u>
E	<u>Rear, alley, where garage doors do not face alley (min)</u>	<u>0'</u>
PARKING		
	<u>Vehicle Access</u>	<u>From Alley; or Street access allowed when no Alley present</u> <u>See Sec. 7.3.7.6 for exceptions</u>
DESIGN ELEMENTS		All C-RX, C-MX, C-MS
BUILDING CONFIGURATION		
	<u>Building Footprint (max)</u>	<u>864 sf per unit</u>
	<u>Rooftop and/or Second Story Decks</u>	<u>See Section 7.3.5.2</u>
USES		All C-RX, C-MX, C-MS
		<u>Must include an Accessory Dwelling Unit use, which may be combined with other uses Accessory to Primary Residential Uses</u> <u>See Division 7.4 for permitted Uses Accessory to Primary Residential Uses</u>
		<u>See Sections 7.3.5 - 7.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions</u>

## SECTION 7.3.5 SUPPLEMENTAL DESIGN STANDARDS

### 7.3.5.1 Surface Parking Between the Building and the Primary/Side Street

#### A. Intent

Allow for the functional siting of Buildings and Surface Parking while continuing to minimize the impacts of Surface Parking on the pedestrian experience.

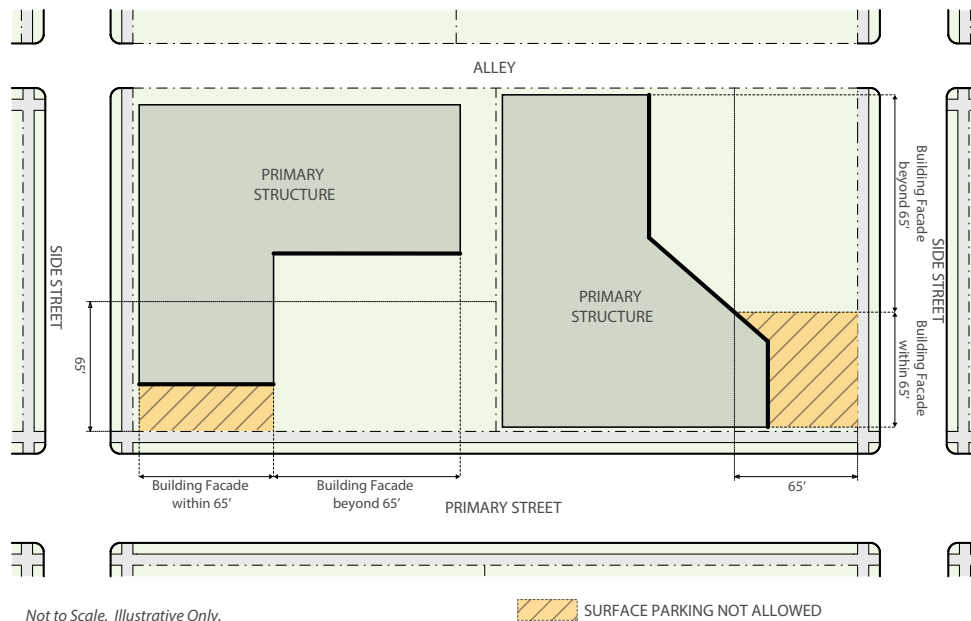
#### B. Applicability

This Section 7.3.5.1 applies to the Town House, General, and Shopfront building forms in the C-RX, C-MX, and C-MS zone districts.

#### C. Surface Parking Not Allowed

Where a building form specifies that Surface Parking is not allowed between a Building and a Primary Street and/or Side Street, Surface Parking shall not be located in the area directly between the applicable Street and any portion of a Building Facade set back 65 feet or less from the Zone Lot Line abutting the applicable Street and the Street. Surface Parking shall be allowed in the area directly between the applicable Street and any portion of a Building Facade set back more than 65 feet from the Zone Lot Line abutting the applicable Street and the Street.

Figure 7.



### 7.3.5.2 Rooftop and/or Second Story Decks

#### A. Intent

To protect the privacy of adjacent rear yards when adjacent to low-scale residential neighborhoods and to allow for a small outdoor space for Detached Accessory Dwelling Units.

#### B. Applicability

Town House building form in all the C-RX, C-MX, and C-MS zone districts when the Zone Lot is adjacent to a zone district with a limitation on rooftop and/or second story decks in the rear 35% of the Zone Lot depth.

#### C. Supplemental Design Standard

1. Rooftop and/or Second Story Decks are prohibited in the rear 35% of the zone lot depth except with a Detached Accessory Dwelling Unit building form.



2. A Rooftop and/or Second Story Deck with a Detached Accessory Dwelling Unit building form is subject to the following limits:
  - a. May have an upper walking surface with a maximum area of 100 square feet, including posts, railings, walls or other structural features, but excluding any above grade stairways at the Street Level connected to a Rooftop and/or Second Story Deck;
  - b. Must be sited entirely within 15 feet of rear zone lot line abutting an Alley.
  - c. May encroach into a required setback only if the Rooftop and/or Second Story Deck complies with the additional standards stated in Sec 7.3.7.4 Setback Exceptions.;  
and
  - d. The upper walking surface of the Rooftop and/or Second Story Deck may not exceed 14 feet in height.

### 7.3.5.3 Dwelling Units Oriented to the Street

#### A. Intent


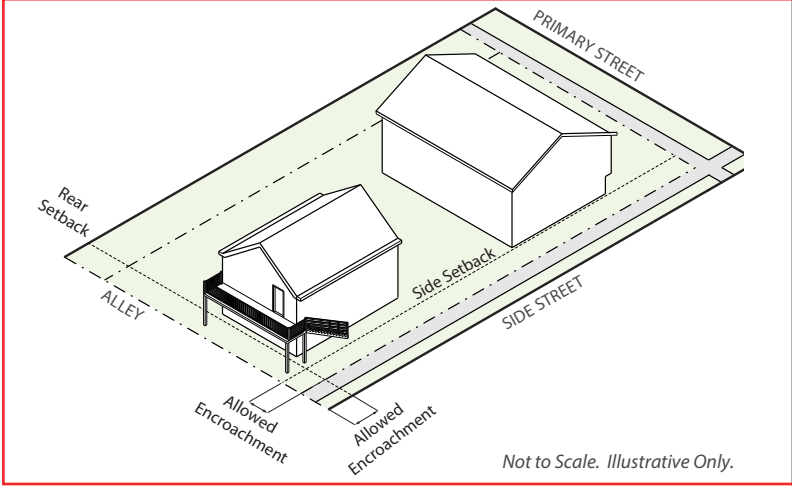
To ensure that buildings containing Side-by-Side Dwelling Units contribute to vibrant pedestrian-oriented street frontages with Dwelling Units that clearly Orient to the Street.

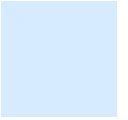
#### B. Applicability

This Section 7.3.5.3 shall apply to development under the Town House building form standards in all C-RX, C-MX, and C-MS zone districts when required by the building form table.

#### Supplemental Design Standard

1. On an interior Zone Lot, Dwelling Units must be oriented to the Primary Street Zone Lot Line.
2. On a Zone Lot with more than one street frontage, Dwelling Units shall be oriented to the Primary Street Zone Lot Line or the Side Street Zone Lot Line.
  - a. Dwelling Units located within 20 feet of the Primary Street Zone Lot Line shall be oriented to the Primary Street Zone Lot Line.
  - b. Dwelling Units located within 20 feet of the Side Street Zone Lot Line shall be oriented to the Side Street Zone Lot Line.
  - c. Dwelling Units located within both 20 feet of the Primary Street Zone Lot Line or Side Street Zone Lot Line shall be oriented to the Primary Street Zone Lot Line.

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p><u>Rooftop and/or Second Story Decks</u></p> <ul style="list-style-type: none"> <li>• <u>All sides shall be at least 50% open except for any side abutting a building facade or fire wall.</u></li> </ul> <p><u>*Exception applies only to a Rear Zone Lot Line abutting an Alley</u></p> <p><u>Intent: To allow for second story exterior building entrances and an outdoor space allowance for detached ADU uses.</u></p>	<u>All C- Zone Districts</u>	<u>Detached Accessory Dwelling Unit</u>	<u>Not allowed</u>	<u>5'</u>	<u>Not allowed</u>	<u>5'*</u>
 <p><i>Illustrative only</i></p>	 <p><i>Not to Scale. Illustrative Only.</i></p>					



## **ARTICLE 9. SPECIAL CONTEXTS AND DISTRICTS**

- c. The Zoning Administrator may impose limitations on the proposed accessory structure, which shall be uniform throughout the zone district, and taking into consideration the size of the accessory structure, the total number of structures on the zone lot, and the effect on adjacent property.
- d. Matters that may be regulated according to this Section shall include, but shall not be limited to, the size, area and number of accessory structures, except as specifically permitted or excluded by Articles 3 through 9, or by this Section 9.1.4.

### 9.1.4.3 Supplemental Standards

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

##### 1. Public Art

A detached accessory structure may be allowed to exceed any Detached Accessory Building Form standard if it is a “work of Public Art” as defined by Section 20-86 of the Denver Revised Municipal Code, as determined by the Zoning Administrator with input from Denver Arts and Venues, and if the Zoning Administrator determines that such exception (1) will have no adverse impacts on abutting property, and (2) shall not substantially harm the public health, safety, and general welfare.

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

##### 1. Required Building Materials

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

### 9.1.4.4 District Specific Standards Summary

The table below states the building forms allowed in each zone district. The table also summarizes the maximum number of structures allowed per Zone Lot, which is stated in more detail in Section 1.2.3.5 (Number of Uses and Structures Allowed per Zone Lot).

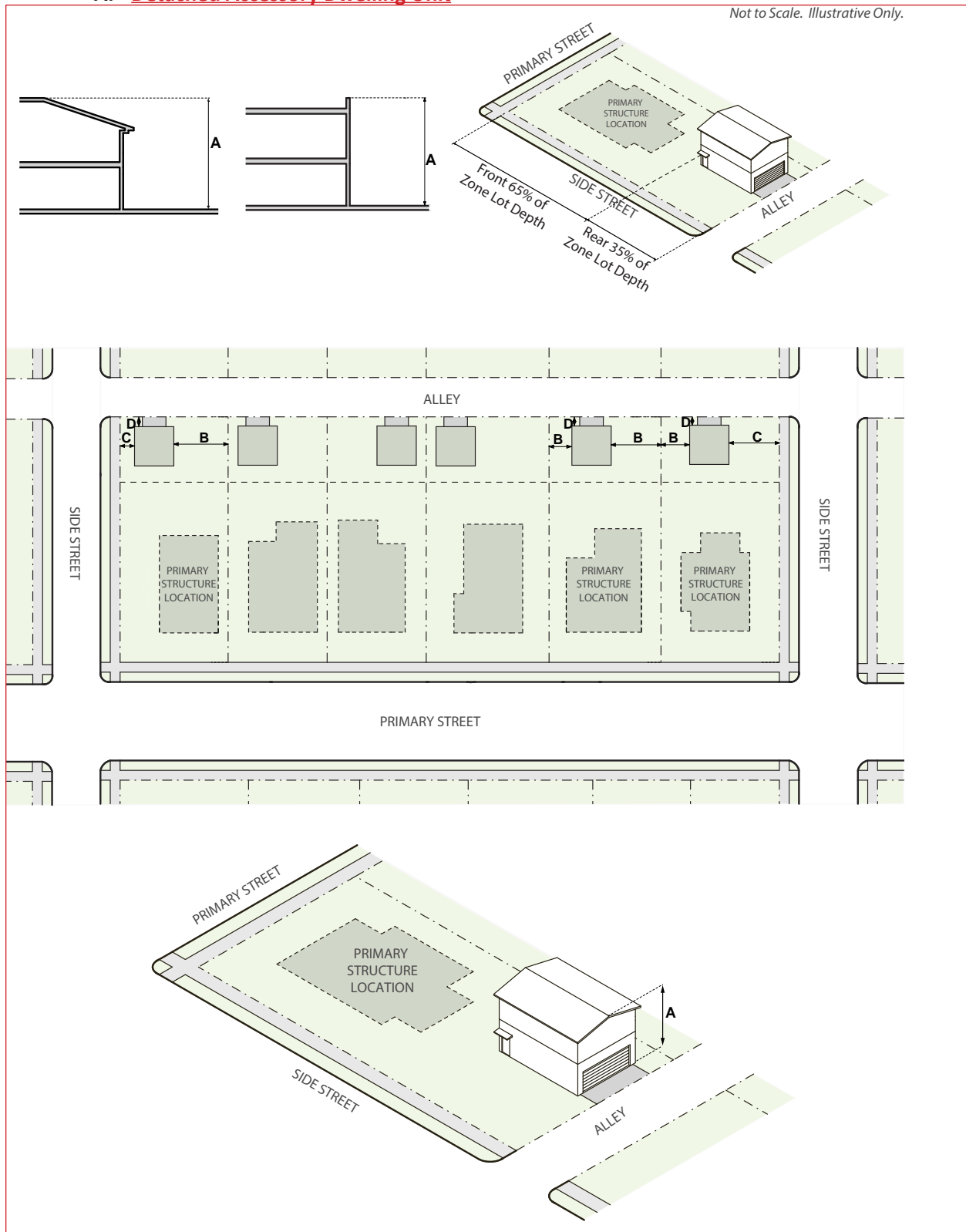
See also Division 1.4, Building Form Standards - General Provisions, for additional standards related to initial assignment of building form standards to new and existing structures and for rules governing combining or changing building forms.

Industrial (I-) 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
Industrial Mixed Use (MX)	I-MX-3, -5, -8, -12	no max*	■			■
Light Industrial)	I-A	no max				■
General Industrial	I-B	no max				■

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

### 9.1.4.5 District Specific Standards

#### A. Detached Accessory Dwelling Unit



## DETACHED ACCESSORY DWELLING UNIT

HEIGHT		All I-MX
A	<u>Stories (max)</u>	<u>2</u>
A	<u>Feet (max)</u>	<u>24'</u>
SITING		All I-MX
SETBACKS		
	<u>Location of Structure</u>	<u>Located in the rear 35% of the zone lot depth</u>
B	<u>Side Interior (min)</u>	<u>3'</u>
C	<u>Side Street (min)</u>	<u>3'</u>
	<u>Rear no alley (min)</u>	<u>5'</u>
D	<u>Rear, alley, where garage doors face alley (min)</u>	<u>5'</u>
	<u>Rear, alley, where garage doors do not face alley (min)</u>	<u>0'</u>
PARKING		
	<u>Vehicle Access</u>	<u>From Alley; or Street access allowed when no Alley present</u> <u>See Sec. 9.1.7.5 for exceptions</u>
DESIGN ELEMENTS		All I-MX
BUILDING CONFIGURATION		
	<u>Building Footprint (max)</u>	<u>864 sf per unit</u>
	<u>Rooftop and/or Second Story Decks</u>	<u>See Section 9.1.5.2</u>
USES		All I-MX
	<u>Must include an Accessory Dwelling Unit use, which may be combined with other Uses Accessory to Primary Residential Uses</u>	
	<u>See Division 9.1.9 for permitted Uses Accessory to Primary Residential Uses</u>	
<u>See Sections 9.1.4.3 and 9.1.5 - 9.1.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions</u>		

## SECTION 9.1.5 SUPPLEMENTAL DESIGN STANDARDS

### 9.1.5.1 Surface Parking Between the Building and the Primary/Side Street

#### A. Intent

Allow for the functional siting of Buildings and Surface Parking while continuing to minimize the impacts of Surface Parking on the pedestrian experience.

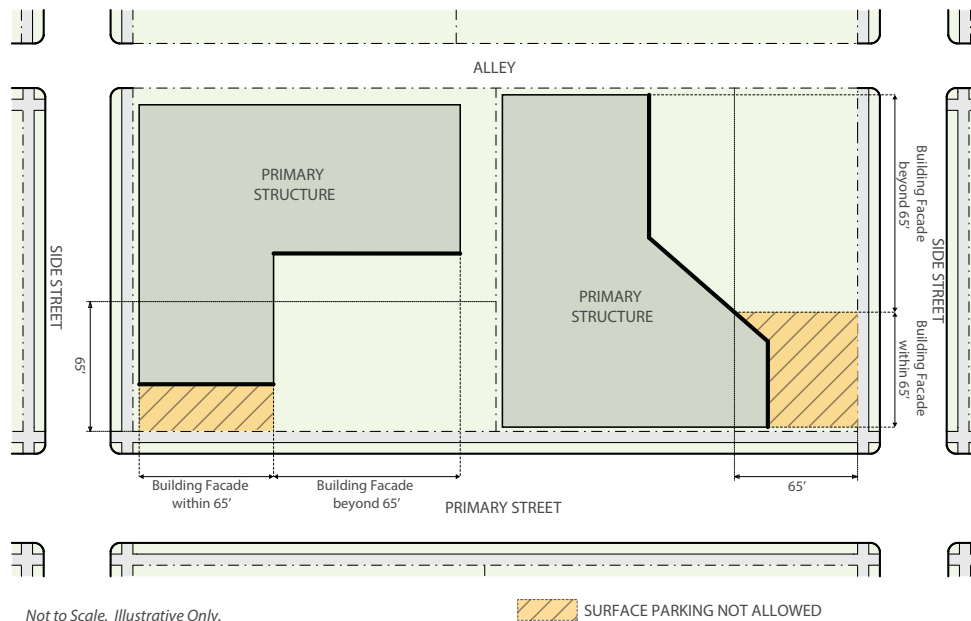
#### B. Applicability

This Section 9.1.5.1 applies to the General and Town House building forms in the I-MX zone districts.

#### C. Surface Parking Not Allowed

Where a building form specifies that Surface Parking is not allowed between a Building and a Primary Street and/or Side Street, Surface Parking shall not be located in the area directly between the applicable Street and any portion of a Building Facade set back 65 feet or less from the Zone Lot Line abutting the applicable Street and the Street. Surface Parking shall be allowed in the area directly between the applicable Street and any portion of a Building Facade set back more than 65 feet from the Zone Lot Line abutting the applicable Street and the Street.

Figure 9.1-1



### 9.1.5.2 Rooftop and/or Second Story Decks

#### A. Intent

To protect the privacy of adjacent rear yards when adjacent to low-scale residential neighborhoods.

#### B. Applicability

Town House building form in all the I-MX zone districts when the Zone Lot is adjacent to a zone district with a limitation on rooftop and/or second story decks in the rear 35% of the Zone Lot depth.

#### C. Supplemental Design Standard

1. Rooftop and/or Second Story Decks are prohibited in the rear 35% of the zone lot depth except with a Detached Accessory Dwelling Unit building form.
2. A Rooftop and/or Second Story Deck with a Detached Accessory Dwelling Unit building form is subject to the following limits:

- a. Maximum floor area may not exceed 100 square feet;
  - b. Must be sited entirely within 15 feet of rear zone lot line abutting an Alley.
  - c. May encroach into a required setback only if the Rooftop and/or Second Story Deck complies with the additional standards stated in Sec 9.1.7.4 Setback Exceptions.;  
and
  - d. The upper walking surface of the Rooftop and/or Second Story Deck may not exceed 14 feet in height.
3. The Zoning Administrator may prohibit other similar structures in the rear 35% of the Zone Lot depth, including detached or freestanding structures but excluding the detached accessory dwelling unit building form where allowed, when the Zoning Administrator finds the structure would have similar adverse privacy impacts as the specifically prohibited Rooftop and/or Second Story Deck.

#### **9.1.5.3 Dwelling Units Oriented to the Street**

##### **A. Intent**

To ensure that buildings containing Side-by-Side Dwelling Units contribute to vibrant pedestrian-oriented street frontages with Dwelling Units that clearly Orient to the Street.

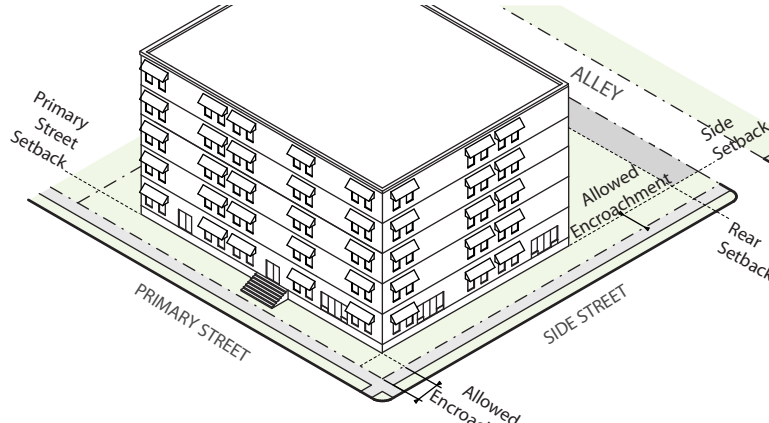
##### **B. Applicability**


This Section 9.1.5.3 shall apply to development under the Town House building form in all I-MX zone districts when required by the building form standards.

##### **C. Supplemental Design Standard**


1. On an Interior Zone Lot, Dwelling Units must be oriented to the Primary Street Zone Lot Line.
2. On a Zone Lot with more than one street frontage, Dwelling Units shall be oriented to the Primary Street Zone Lot Line or the Side Street Zone Lot Line.
  - a. Dwelling Units located within 20 feet of the Primary Street Zone Lot Line shall be oriented to the Primary Street Zone Lot Line.
  - b. Dwelling Units located within 20 feet of the Side Street Zone Lot Line shall be oriented to the Side Street Zone Lot Line.
  - c. Dwelling Units located within both 20 feet of the Primary Street Zone Lot Line and Side Street Zone Lot Line shall be oriented to the Primary Street Zone Lot Line.




	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Shading devices: Projections from Exterior Walls intended to control light entering through windows or doors. <ul style="list-style-type: none"><li>Horizontal shading devices shall include awnings, horizontal sunshades, and other shading devices projecting in a horizontal plane</li><li>All other shading devices shall include vertical sunshades, vertical screens and combination horizontal/vertical sunshades ("eggcrate" sunshades)</li><li>Vertical screens and combination horizontal/vertical sunshades ("eggcrate" sunshades) shall be at least 50% open</li></ul>	All I- Zone Districts	All Building Forms	Horizontal shading devices: 5'	Horizontal shading devices: 3'	Horizontal shading devices: 3'	Horizontal shading devices: 10'
			All other shading devices: 1.5'	All other shading devices: 1.5	All other shading devices: 1.5	All other shading devices: 1.5
Intent: To allow for elements either integral or attached to a building which control entering light	<div><p>Not to Scale. Illustrative Only.</p></div>					



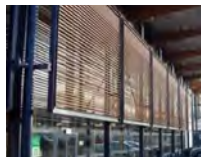
Horizontal Sunshade



Awnings


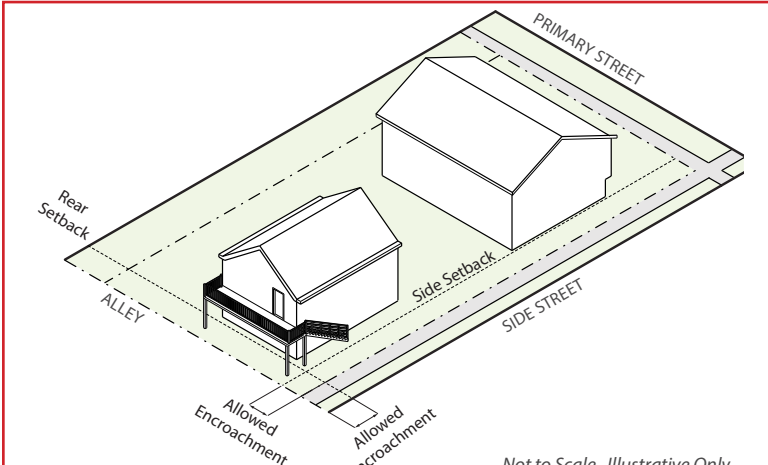


Vertical Sunshades



Vertical Screen

Illustrative only

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<u>Rooftop and/or Second Story Decks</u> <ul style="list-style-type: none"> <li>All sides shall be at least 50% open except for any side abutting a building facade or fire wall.</li> </ul> <p><u>*Exception applies only to a Rear Zone Lot Line abutting an Alley</u></p> <p><u>Intent: To allow for second story exterior building entrances and an outdoor space allowance for detached ADU uses.</u></p>	All I- Zone Districts	Detached Accessory Dwelling Unit	Not allowed	5'	Not allowed	5'
 <p>Illustrative only</p>	 <p>Not to Scale. Illustrative Only.</p>					

#### 9.4.3.9 Potter Highlands Conservation Overlay (CO-4)

**A. Creation**

There is hereby created a Conservation Overlay District designated as the Potter Highlands Conservation Overlay District.

**B. Intent**

To apply additional building form standards that are consistent with the established character of the Potter Highlands Historic District.

**C. Applicability**

This Potter Highlands Conservation Overlay shall apply only to those areas designated as CO-4 on the Official Zone Map.

**D. Primary Building Form Standards Applicable to Urban House, Duplex, and Tandem House Building Forms**

**1. Side Interior Setbacks**

- a. For zone lots greater than 30 feet and up to 40 feet in width, the minimum side interior setback shall be 5 feet.

**2. Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Lines**

- a. For zone lots 30 feet or less in width, the maximum bulk plane vertical height at the side interior and the side street zone lot line in the front 65% of the zone lot shall be 15 feet.
- b. For zone lots greater than 30 feet in width, the maximum bulk plane vertical height at the side interior and the side street zone lot line in the front 65% of the zone lot shall be 13 feet.

**3. Rooftop and/or Second Story Decks**

Rooftop and/or Second Story Decks located on or above the roof of any story other than the Street Level Story are prohibited.

**4. Low-Slope Roof Height Limit and Bulk Plane Exception**

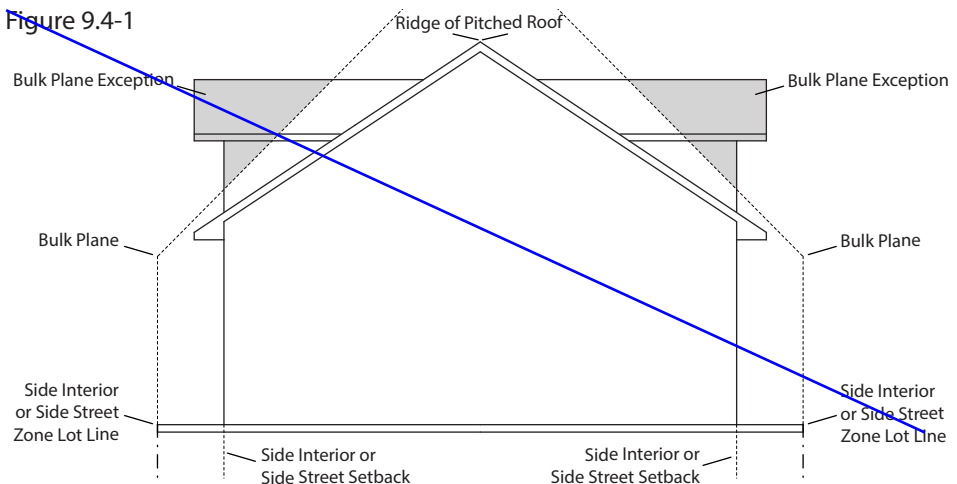
- a. In the front 65% of zone lot depth:
  - i. A portion of a building with a Low-Slope Roof shall have a maximum height of 25 feet.
  - ii. Bulk Plane shall not apply to a portion of a building with a Low-Slope Roof.
- b. In the rear 35% of zone lot depth:
  - i. A portion of a building with a Low-Slope Roof shall have a maximum height of 14 feet.
  - ii. Bulk Plane shall not apply to a portion of a building with a Low-Slope Roof.

**5. Bulk Plane Exception for Dormers in the Front 65% of Zone Lot Depth**

A Dormer may project beyond the bulk plane as specified in the applicable Building Form table in the front 65% of the Zone Lot Depth provided the projecting Dormer meets all of the ~~following conditions:~~ conditions in Section 13.1.4.3, Bulk Plane Exception for Dormers.

- a. ~~The highest point of the Dormer shall not exceed the height of the ridge of the pitched roof. (See Figure 9.4-1)~~

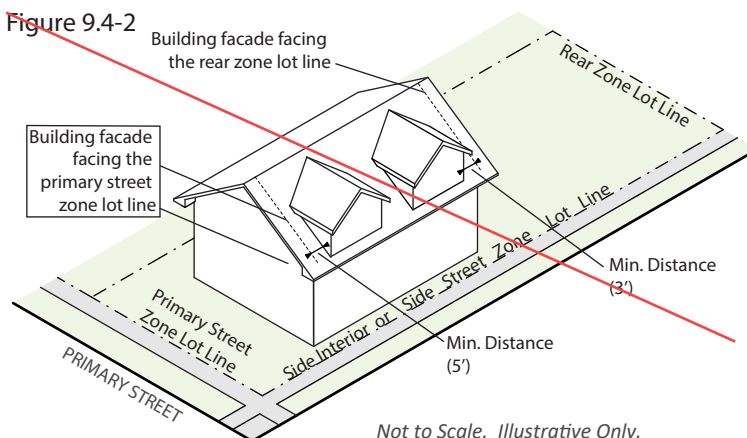
Figure 9.4-1



Not to Scale. Illustrative Only.

- b. ~~The Dormer shall contain at least one window that faces a side interior or side street zone lot line.~~
- c. ~~The Dormer shall not have a Low-Slope Roof.~~
- d. ~~The Dormer's roof overhangs shall not exceed 3 feet, measured perpendicular from the Exterior Wall of the Dormer to the edge of the roof overhang.~~
- e. ~~The Dormer shall have a minimum distance of 5 feet from the Exterior Wall located between the Dormer and the primary street zone lot line, measured perpendicular from the Dormer to the Exterior Wall. Roof overhangs may encroach into the minimum distance. (See Figure 9.4-2)~~
- f. ~~The Dormer shall have a minimum distance of 3 feet from the Exterior Wall located between the Dormer and the rear zone lot line, measured perpendicular from the Dormer to the Exterior Wall. Roof overhangs may encroach into the minimum distance. (See Figure 9.4-2)~~

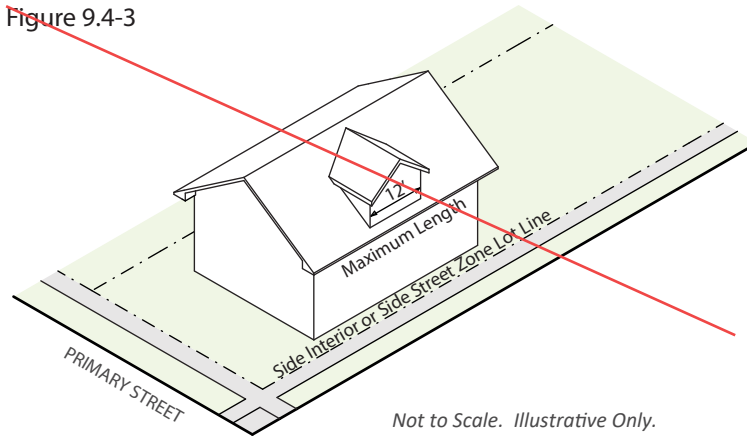
Figure 9.4-2



Not to Scale. Illustrative Only.

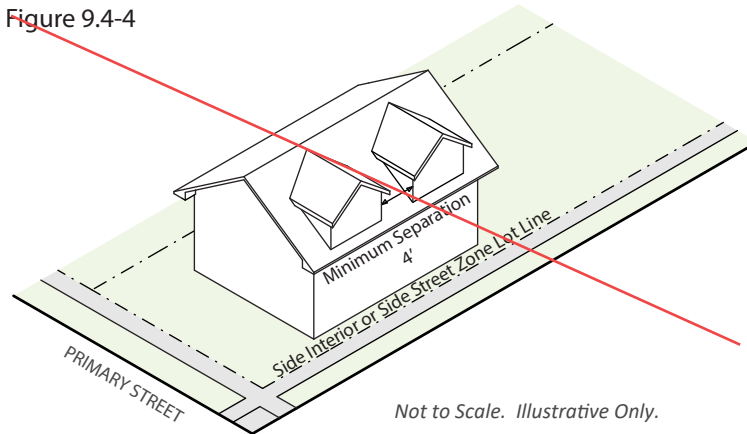
- g. ~~The maximum length of an individual projecting Dormer shall be 12 feet (length is measured from the Exterior Wall surface), measured parallel to the Exterior Wall facing the side interior or side street zone lot line. Roof overhangs shall be excluded from the calculation of maximum length. (See Figure 9.4-3)~~

~~Figure 9.4-3~~



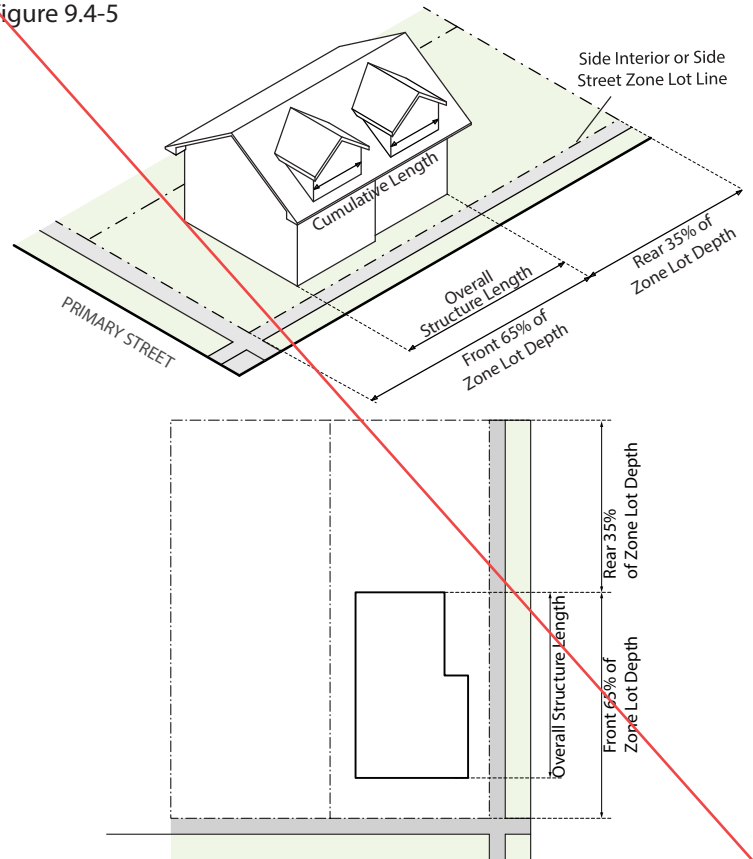
- h. ~~The minimum separation between projecting Dormers shall be 4 feet (separation is measured from the Exterior Wall surface), measured parallel to the building facade facing the side interior or side street zone lot line. Roof overhangs shall be excluded from the calculation of minimum separation. (See Figure 9.4-4)~~

~~Figure 9.4-4~~



- i. ~~The maximum cumulative length of all projecting Dormers shall not exceed 50% of the Overall Structure Length facing the side interior or side street zone lot line within the front 65% of zone lot depth. The maximum cumulative length shall be calculated using the sum of the length of all projecting Dormers divided by the Overall Structure Length (see Article 13 for rule of measurement) in the front 65% of zone lot depth facing the side interior or side street zone lot line. (See Figure 9.4-5)~~

Figure 9.4-5



Not to Scale. Illustrative Only.

## E. Primary Building Form Standards Applicable to Structures Containing Two Unit Dwelling Uses

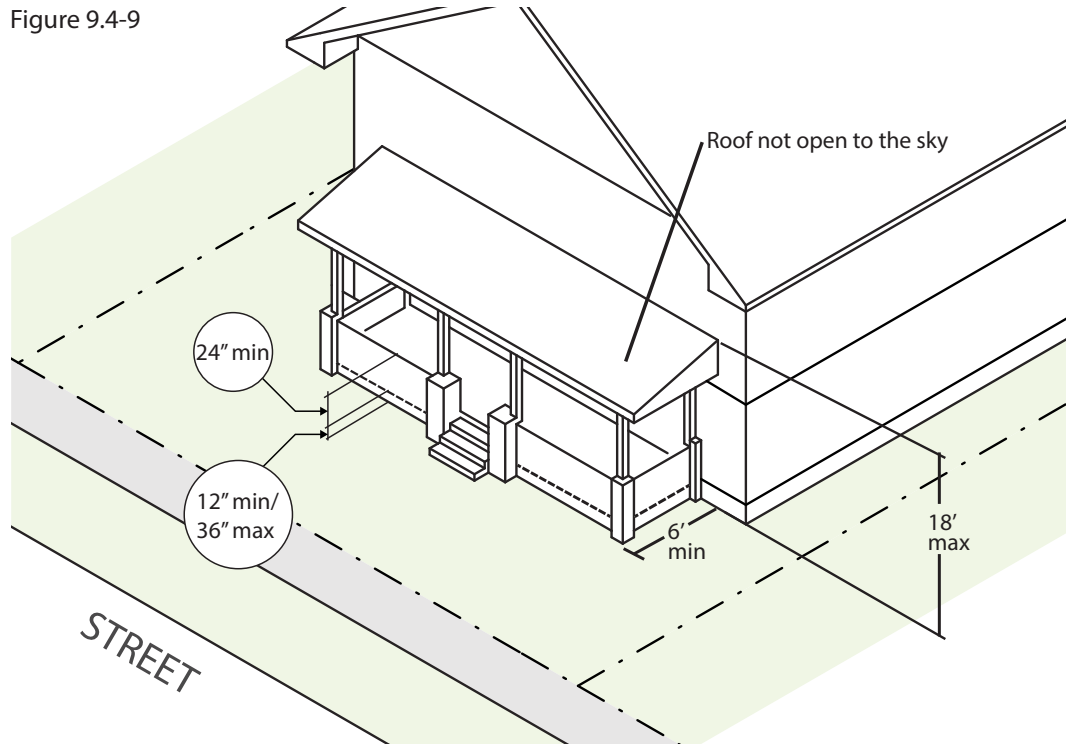
### 1. Applicability

- a. Two Unit Dwelling uses legally established and Continuously Maintained prior to July 10, 2015 shall be considered conforming uses and shall not be subject to the zone lot standards in this subsection 9.4.3.9.E. A structure containing such a Two Unit Dwelling use may be modified or demolished and rebuilt in conformity with the building form standards of the underlying zone district, provided:
  - i. The zone lot shall not be reduced, expanded, or enlarged, and
  - ii. The number of dwelling units on the zone lot shall not be increased above the number of dwelling units that existed when the use was legally established.
- b. Two Unit Dwelling uses established after July 10, 2015 shall be subject to the standards in this subsection 9.4.3.9.E.

### 2. Zone Lot Standards

- a. **Zone Lot Size**  
The minimum zone lot size shall be 5,500 square feet.
- b. **Zone Lot Width**  
The minimum zone lot width shall be 50 feet.

Figure 9.4-9



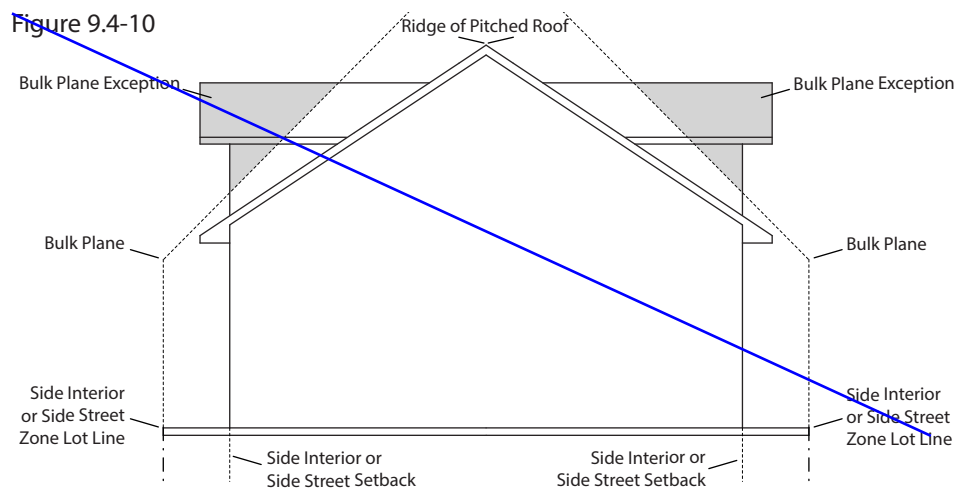
## F. Design Standard Exceptions for the CO-6 Overlay District

### 1. Bulk Plane Exceptions for Dormers in the Front 65% of Zone Lot Depth

A Dormer may project beyond the bulk plane as specified in the applicable Building Form table in the front 65% of Zone Lot depth provided the projecting Dormer meets all of the ~~following conditions:~~ conditions in Section 13.1.4.3, Bulk Plane Exception for Dormers.

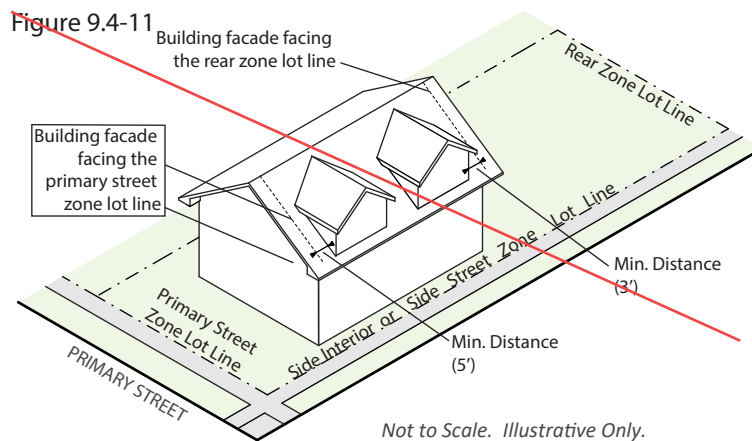
- ~~The highest point of the Dormer shall not exceed the height of the ridge of the Pitched Roof. (See Figure 9.4-10)~~

~~Figure 9.4-10~~

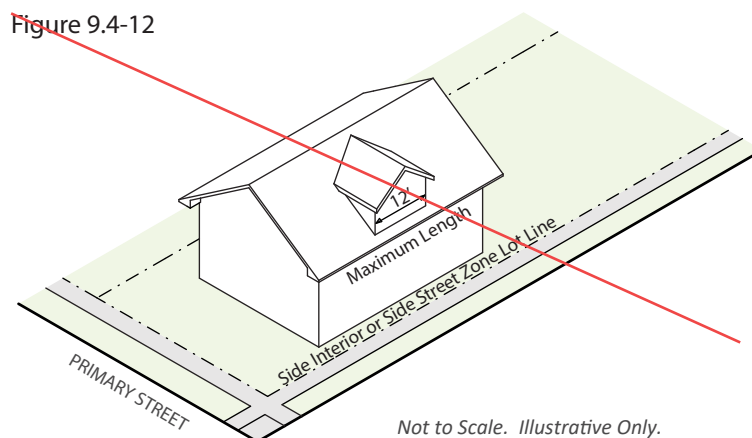


~~Not to Scale. Illustrative Only.~~

- b. The Dormer shall contain at least one window that faces a side interior or side-street zone lot line.
- c. The Dormer shall not have a Low-Slope Roof.
- d. The Dormer's roof overhangs shall not exceed 3 feet, measured perpendicular from the Exterior Wall of the Dormer to the edge of the roof overhang.
- e. The Dormer shall have a minimum distance of 5 feet from the Exterior Wall located between the Dormer and the primary-street zone lot line, measured perpendicular from the Dormer to the Exterior Wall. Roof overhangs may encroach into this minimum distance. (See Figure 9.4-11)
- f. The Dormer shall have a minimum distance of 3 feet from the Exterior Wall located between the Dormer and the rear zone lot line, measured perpendicular from the Dormer to the Exterior Wall. Roof overhangs may encroach into the minimum distance. (See Figure 9.4-11)

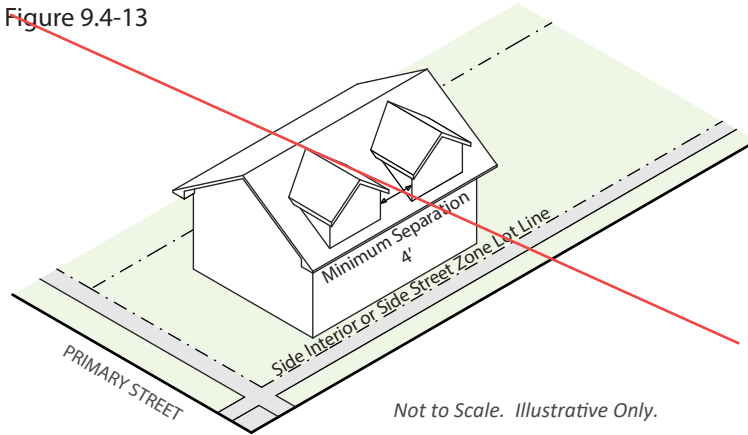


- g. The maximum length of an individual projecting Dormer shall be 12 feet (length is measured from the Exterior Wall surface), measured parallel to the Exterior Wall facing the side interior or side-street zone lot line. Roof overhangs shall be excluded from the calculation of maximum length. (See Figure 9.4-12)



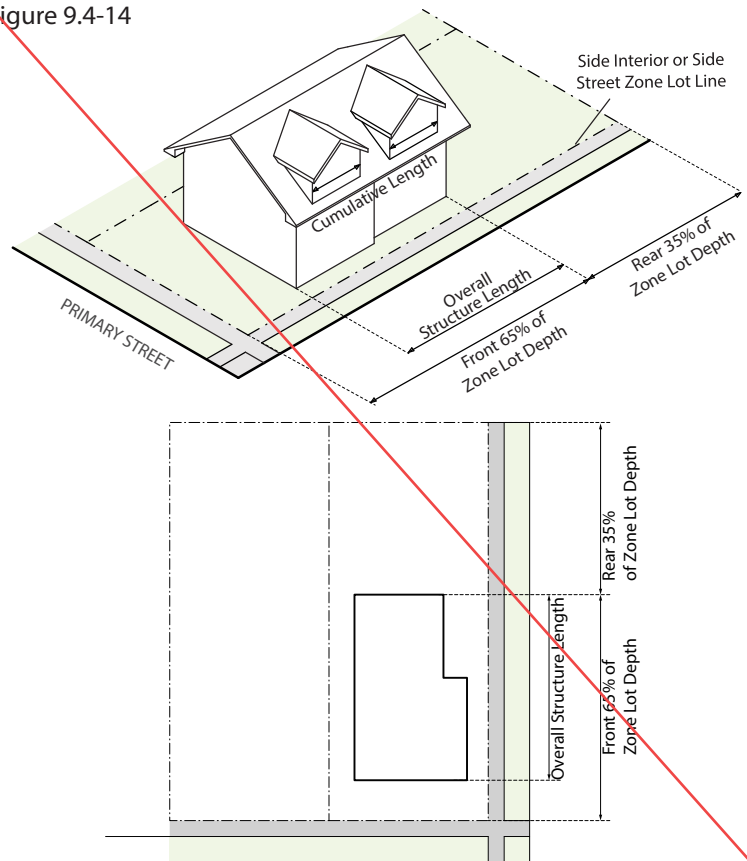
- h. The minimum separation between projecting Dormers shall be 4 feet (separation is measured from the exterior wall surface), measured parallel to the Exterior Wall facing the side interior or side-street zone lot line. The Roof overhangs shall be excluded from the calculation of minimum separation. (See Figure 9.4-13)

Figure 9.4-13



- i. The maximum cumulative length of all projecting Dormers shall not exceed 50% of the Overall Structure Length facing the side interior or side street zone lot line within the front 65% of zone lot depth. The maximum cumulative length shall be calculated using the sum of the length of all projecting Dormers divided by the Overall Structure Length (see Article 13 for rule of measurement) in the front 65% of zone lot depth facing the side interior or side street zone lot line. (See Figure 9.4-14)

Figure 9.4-14



Not to Scale. Illustrative Only.



## F. Design Standard Exceptions for the CO-7 Overlay Zone District

### 1. Bulk Plane Exception for Low-Slope Roof

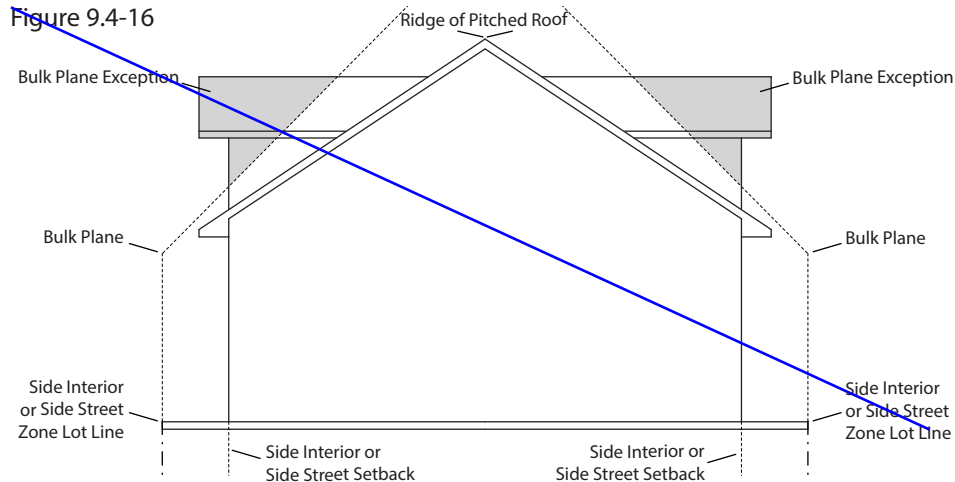
Bulk Plane shall not apply to a portion of a building with a Low-Slope Roof.

### 2. Bulk Plane Exceptions for Dormers in the Front 65% of Zone Lot Depth

A Dormer may project beyond the bulk plane as specified in the applicable Building Form table in the front 65% of Zone Lot depth provided the projecting Dormer meets all of the ~~following conditions:~~ conditions in Section 13.1.4.3, Bulk Plane Exception for Dormers.

- a. ~~The highest point of the Dormer shall not exceed the height of the ridge of the Pitched Roof. (See Figure 9.4-16)~~

Figure 9.4-16

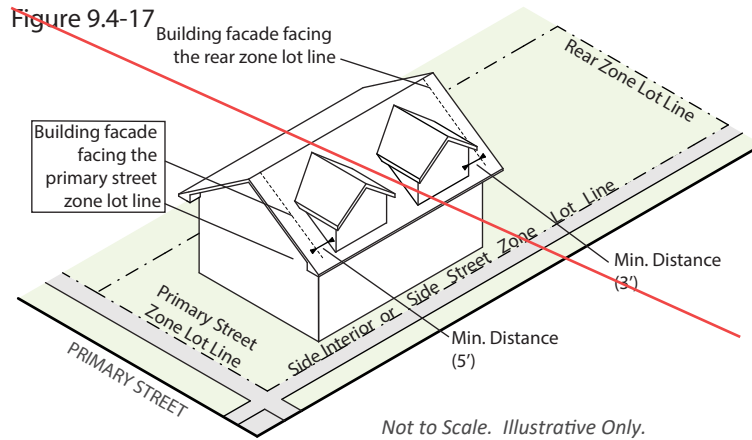


Not to Scale. Illustrative Only.

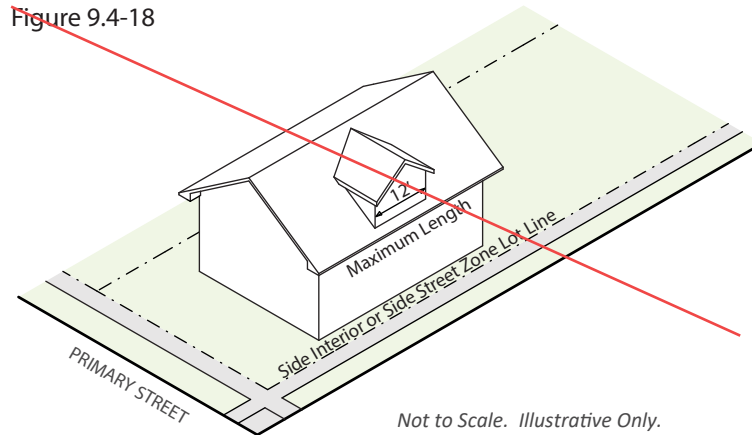
- b. ~~The Dormer shall contain at least one window that faces a Side Interior or Side Street Zone Lot Line.~~
- c. ~~The Dormer shall have a Pitched Roof.~~
- d. ~~The Dormer's roof overhangs shall not exceed 3 feet, measured perpendicular from the Exterior Wall of the Dormer to the edge of the roof overhang.~~
- e. ~~The Dormer shall have a minimum distance of 5 feet from the Exterior Wall located between the Dormer and the primary street zone lot line, measured perpendicular~~

from the Dormer to the Exterior Wall. Roof overhangs may encroach into this minimum distance. (See Figure 9.4-17)

- f. The Dormer shall have a minimum distance of 3 feet from the Exterior Wall located between the Dormer and the rear zone lot line, measured perpendicular from the Dormer to the Exterior Wall. Roof overhangs may encroach into the minimum distance. (See Figure 9.4-17)

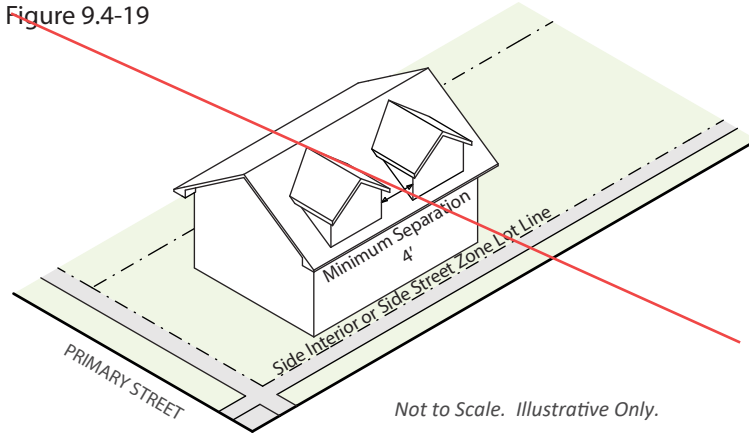


- g. The maximum length of an individual projecting Dormer shall be 12 feet (length is measured from the Exterior Wall surface), measured parallel to the Exterior Wall facing the side interior or side street zone lot line. Roof overhangs shall be excluded from the calculation of maximum length. (See Figure 9.4-18)



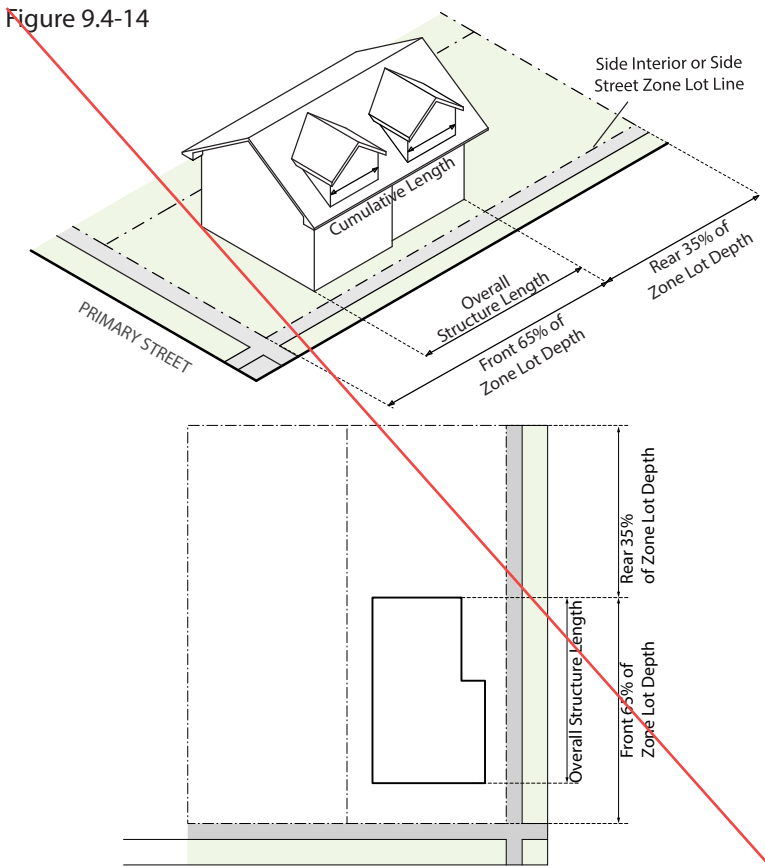
- h. The minimum separation between projecting Dormers shall be 4 feet (separation is measured from the Exterior Wall surface), measured parallel to the Exterior Wall facing the side interior or side street zone lot line. The Roof overhangs shall be excluded from the calculation of minimum separation. (See Figure 9.4-19)

Figure 9.4-19



- i. The maximum cumulative length of all projecting Dormers shall not exceed 50% of the Overall Structure Length facing the side interior or side street zone lot line within the front 65% of zone lot depth. The maximum cumulative length shall be calculated using the sum of the length of all projecting Dormers divided by the Overall Structure Length (see Article 13 for rule of measurement) in the front 65% of zone lot depth facing the side interior or side street zone lot line. (See Figure 9.4-20)

Figure 9.4-14



Not to Scale. Illustrative Only.

## F. Design Standard Exceptions for the CO-8 Overlay Zone District

### 1. Bulk Plane Exception for Low-Slope Roof

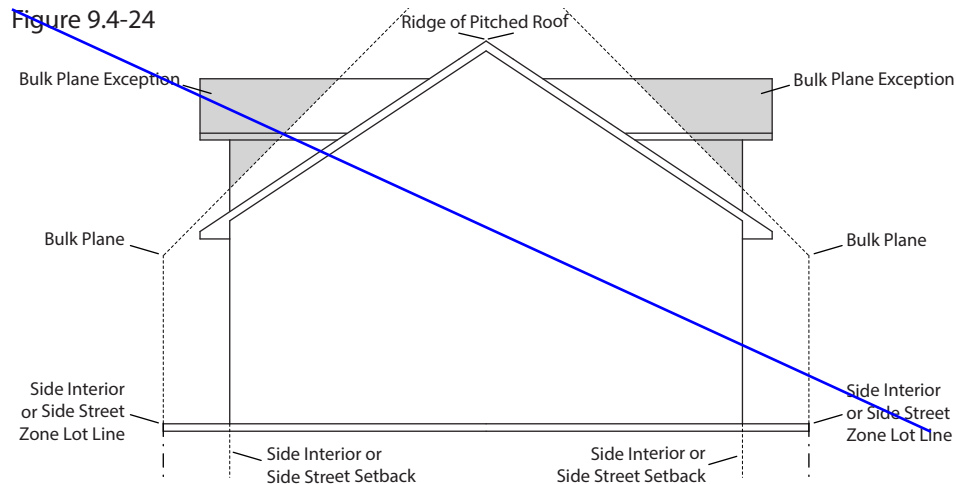
Bulk Plane shall not apply to a portion of a building with a Low-Slope Roof

### 2. Bulk Plane Exceptions for Dormers in the Front 65% of Zone Lot Depth

A Dormer may project beyond the bulk plane as specified in the applicable Building Form table in the front 65% of Zone Lot depth provided the projecting Dormer meets all of the ~~following conditions:~~ conditions in Section 13.1.4.3, Bulk Plane Exception for Dormers.

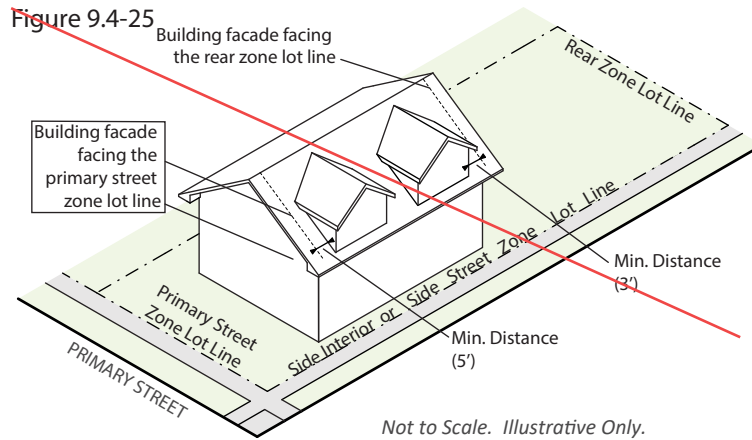
- a. The highest point of the Dormer shall not exceed the height of the ridge of the Pitched Roof. (See Figure 9.4-24)

Figure 9.4-24

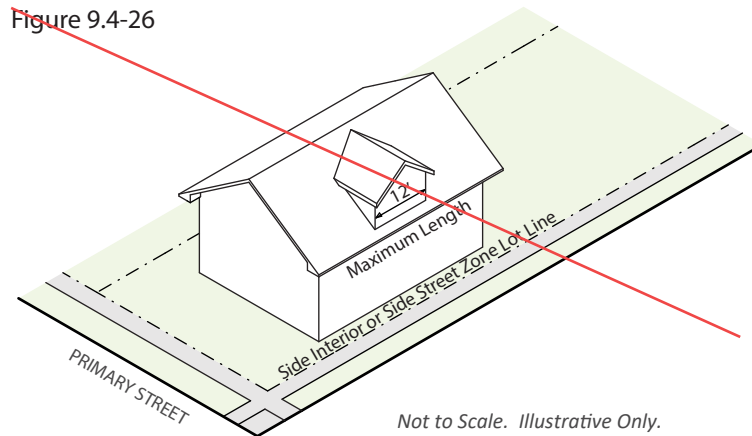


Not to Scale. Illustrative Only.

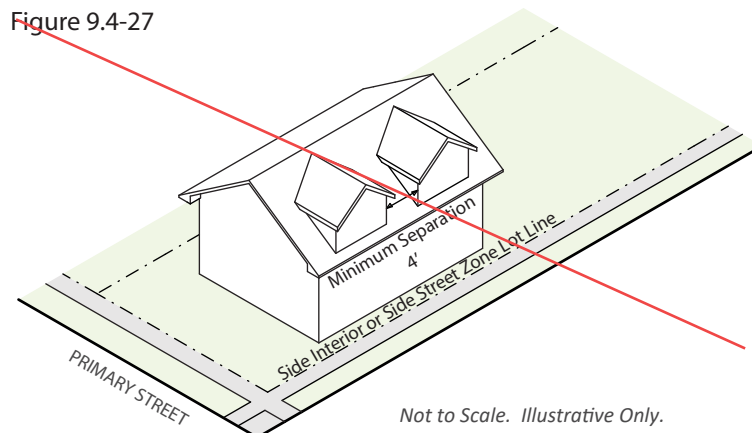
- b. The Dormer shall contain at least one window that faces a Side Interior or Side Street Zone Lot Line:
- c. The Dormer shall have a Pitched Roof:
- d. The Dormer's roof overhangs shall not exceed 3 feet, measured perpendicular from the Exterior Wall of the Dormer to the edge of the roof overhang:
- e. The Dormer shall have a minimum distance of 5 feet from the Exterior Wall located between the Dormer and the primary street zone lot line, measured perpendicular from the Dormer to the Exterior Wall. Roof overhangs may encroach into this minimum distance. (See Figure 9.4-25)
- f. The Dormer shall have a minimum distance of 3 feet from the Exterior Wall located between the Dormer and the rear zone lot line, measured perpendicular from the Dormer to the Exterior Wall. Roof overhangs may encroach into the minimum distance. (See Figure 9.4-25)



- g. The maximum length of an individual projecting Dormer shall be 12 feet (length is measured from the Exterior Wall surface), measured parallel to the Exterior Wall facing the side interior or side street zone lot line. Roof overhangs shall be excluded from the calculation of maximum length. (See Figure 9.4-26)

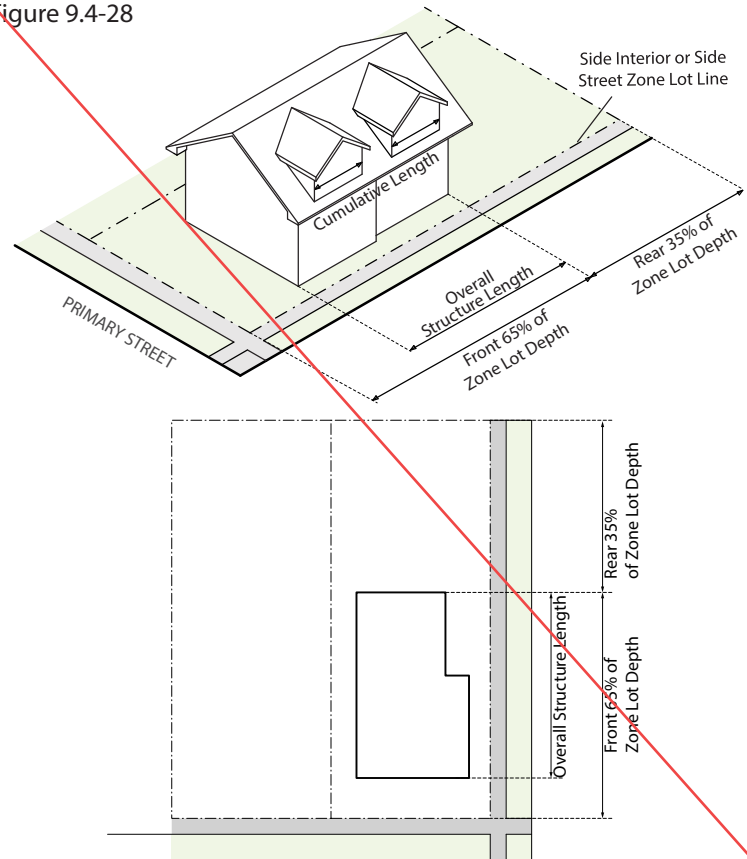


- h. The minimum separation between projecting Dormers shall be 4 feet (separation is measured from the Exterior Wall surface), measured parallel to the Exterior Wall facing the side interior or side street zone lot line. The Roof overhangs shall be excluded from the calculation of minimum separation. (See Figure 9.4-27)



- i. The maximum cumulative length of all projecting Dormers shall not exceed 50% of the Overall Structure Length facing the side interior or side street zone lot line within the front 65% of zone lot depth. The maximum cumulative length shall be calculated using the sum of the length of all projecting Dormers divided by the Overall Structure Length (see Article 13 for rule of measurement) in the front 65% of zone lot depth facing the side interior or side street zone lot line. (See Figure 9.4-28)

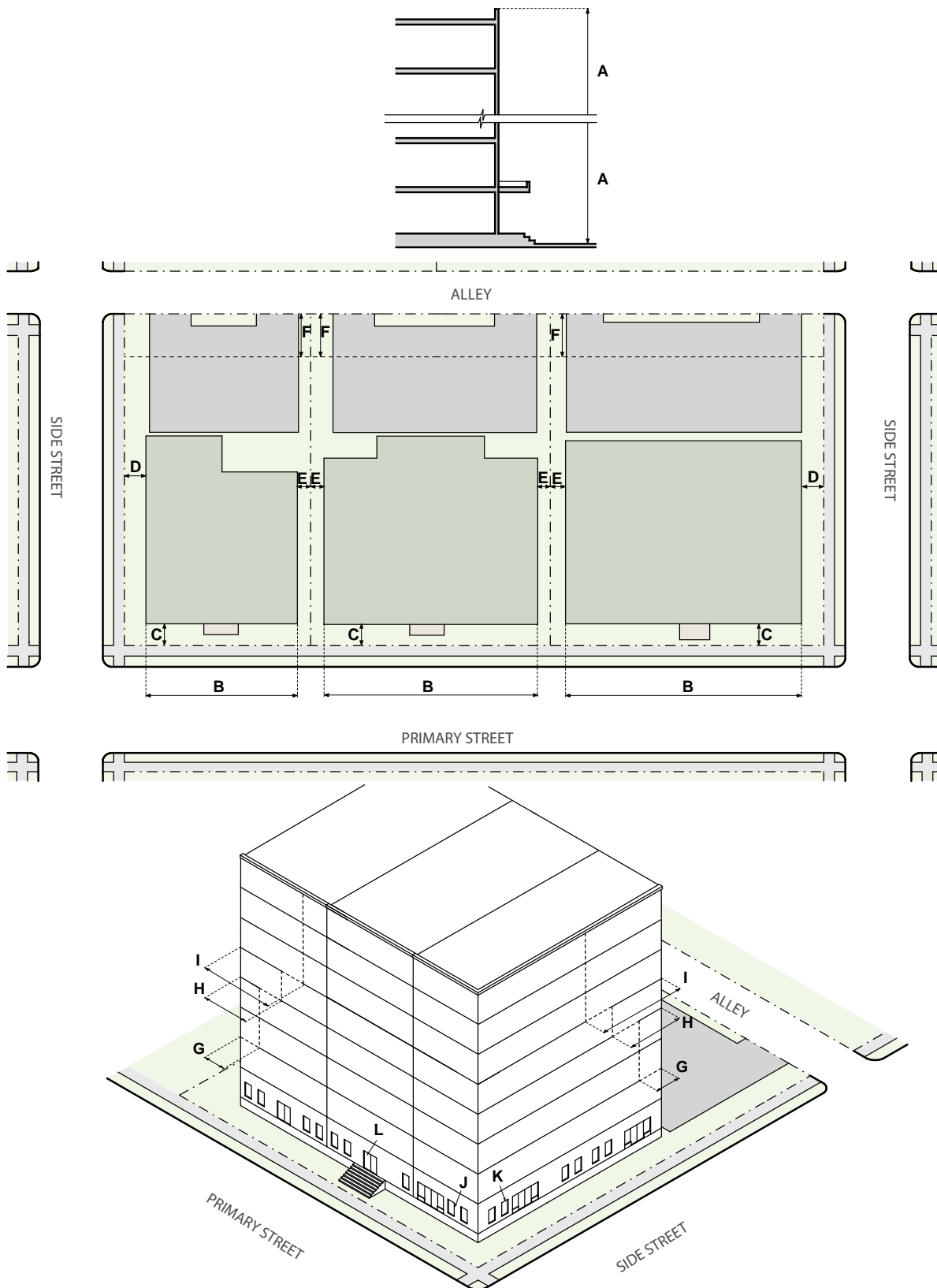
Figure 9.4-28



Not to Scale. Illustrative Only.

J. General (3 of 3)

Not to Scale. Illustrative Only.



#### 9.7.4.4 District Specific Standards Summary

The table below states the building forms allowed in each zone district. The table also summarizes the maximum number of structures allowed per Zone Lot, which is stated in more detail in Section 1.2.3.5 (Number of Uses and Structures Allowed per Zone Lot).

See also Division 1.4, Building Form Standards - General Provisions, for additional standards related to initial assignment of building form standards to new and existing structures and for rules governing combining or changing building forms.

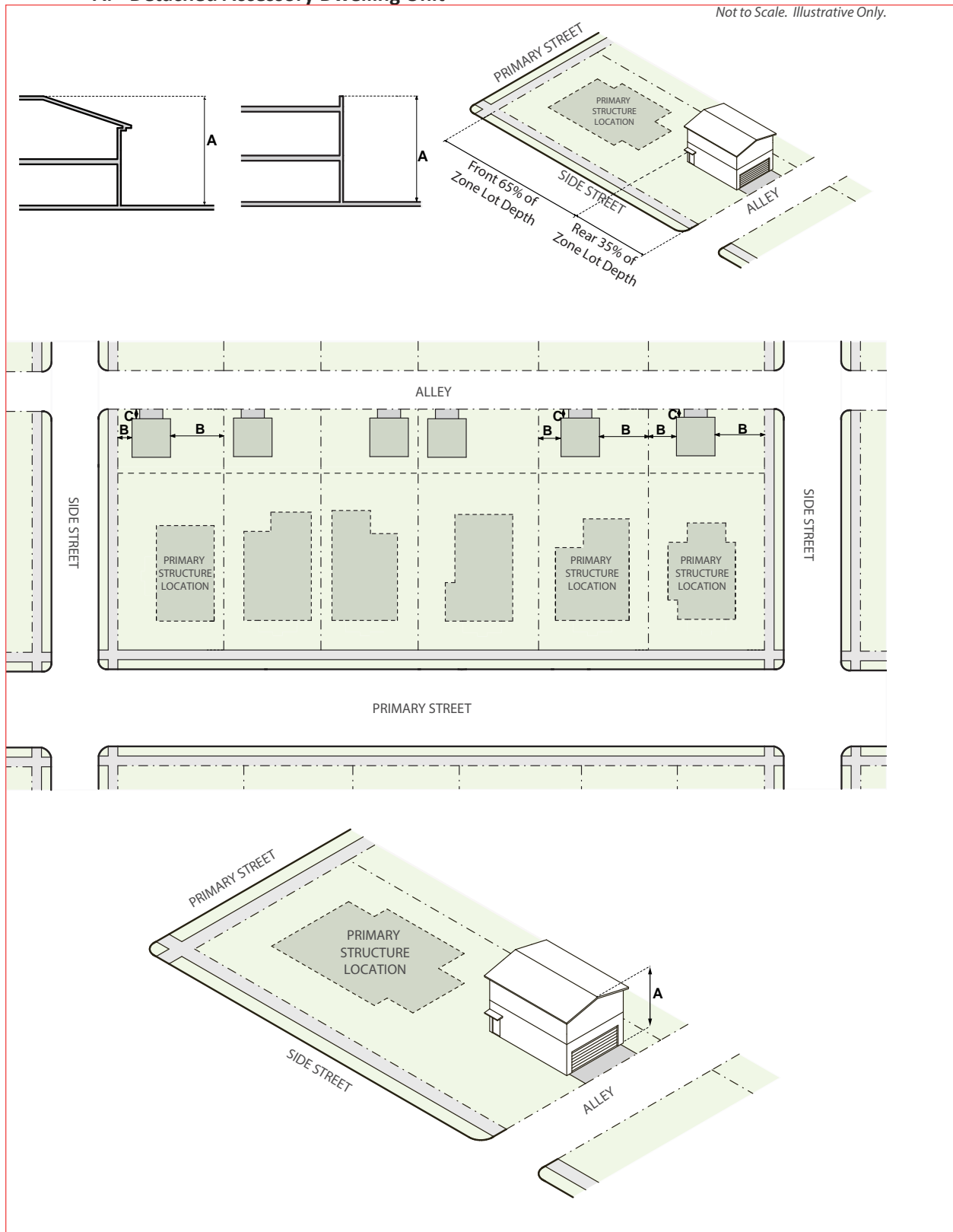
Master Planned (M-) Neighborhood Context Zone Districts		Max Number of Detached Accessory Structures per Zone Lot	Building Forms		
			Detached Accessory Dwelling Unit	Detached Garage	Detached Accessory Structures
Row House (RH)	M-RH-3	no max*	■	■	■
Residential Mixed Use (RX)	M-RX-3, -5, -5a	no max*	■	■	■
Commercial Corridor (CC)	M-CC-5	no max	■		■
Mixed Use (MX)	M-MX-5	no max	■		■
Industrial Mixed Use (IMX)	M-IMX-5, -8, -12	no max	■		■
General Mixed Use (GMX)	M-GMX	no max	■	■	■

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




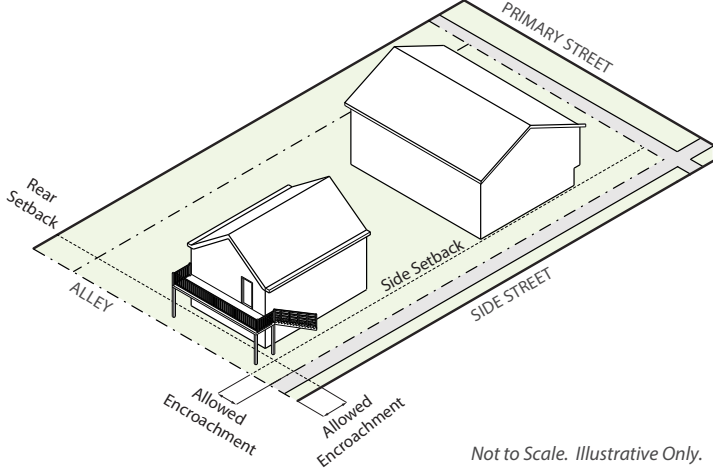
### 9.7.4.5 District Specific Standards

#### A. Detached Accessory Dwelling Unit



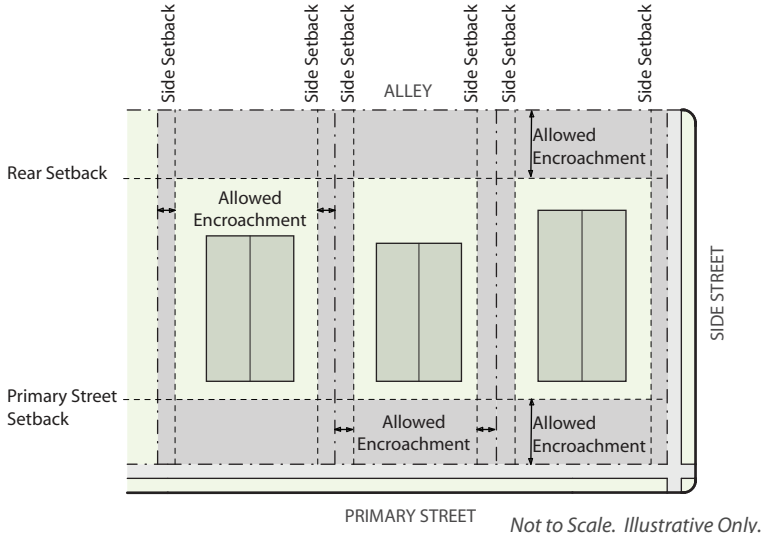
## DETACHED ACCESSORY DWELLING UNIT

	M-RH-3 M-RX-3, -5, <del>M-RX-5A</del> <del>M-CC-5</del> <del>M-MX-5</del> <del>M-IMX-5, -8, -12</del> M-GMX
<b>HEIGHT</b>	
A Stories (max)	2
A Feet (max)	42'
	M-RH-3 M-RX-3, -5, <del>M-RX-5A</del> <del>M-CC-5</del> <del>M-MX-5</del> <del>M-IMX-5, -8, -12</del> M-GMX
<b>SITING</b>	
<b>ZONE LOT</b>	
<del>Zone Lot Size (min)</del>	<del>-3,000 sf</del>
Exception from Maximum Building Coverage	See Section 9.7.7.5
Additional Standards	See Section 9.7.4.3
<b>SETBACKS</b>	
Location of Structure	<del>Located in the rear 35% of the zone lot depth</del> <del>Located a minimum of 10' behind 75% of the total width of the Primary Street-facing facade(s) of one Primary Structure; see Section 13.1.5.12 for applicable location standard when there are multiple Primary Structures on one Zone Lot.</del>
B Side Interior (min)	3'
C Side Street (min)	5'
D Rear (min)	0'
<b>PARKING</b>	
Vehicle Access	From Alley; or Street access allowed when no Alley present (See Section 9.7.7.6 for exceptions)
	M-RH-3 M-RX-3, -5, <del>M-RX-5A</del> <del>M-CC-5</del> <del>M-MX-5</del> <del>M-IMX-5, -8, -12</del> M-GMX
<b>DESIGN ELEMENTS</b>	
<b>CONFIGURATION</b>	
Building Footprint (max)	1,000 sf <del>per unit</del>
E <del>Overall Structure Length (max)</del>	<del>36'</del>
Allowed Number of Primary Street Facing Vehicular Access Doors in the front 50% of the lot depth (max)	3
Cumulative Width of All Primary Street Facing Vehicular Access Doors in the front 50% of the lot depth (max)	28'
<b>USES</b>	M-RH-3; M-RX-3, -5, -5A; <del>M-CC-5; M-MX-5; M-IMX-5, -8, -12;</del> M-GMX <del>Must include an Accessory Dwelling Unit use, which may be combined with other Uses Accessory to Primary Residential Uses Only. See Section 9.7.9 for permitted Accessory Uses Accessory to Primary Residential Uses</del>

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p><u>Rooftop and/or Second Story Decks</u></p> <ul style="list-style-type: none"> <li>All sides shall be at least 50% open except for any side abutting a building facade or fire wall.</li> </ul> <p><u>*Exception applies only to a Rear Zone Lot Line abutting an Alley</u></p> <p><u>Intent: To allow for second story exterior building entrances and an outdoor space allowance for detached ADU uses.</u></p>	All M- Zone Districts	Detached Accessory Dwelling Unit	Not allowed	5'	Not allowed	5'*
 <p><i>Illustrative only</i></p>	 <p><i>Not to Scale. Illustrative Only.</i></p>					

## 2. Site Elements

To allow for minor screening and parking elements while maintaining an open and unobstructed setback.

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Fences and Walls	See Article 10, Division 10.5 Landscaping, Fences, Walls and Screening					
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Off-Street Parking Area	All M-RH, M-RX, M-GMX	Suburban House, Urban House, Duplex, and Tandem House	Any distance	Any distance	Any distance	Any distance
<p>Intent: To allow surface parking where it is not impactful due to the number of required parking spaces.</p>	 <p><i>Not to Scale. Illustrative Only.</i></p>					

<p>Wall-mounted fixtures, wiring, conduit, piping, and vents integral to conventional mechanical, electrical, plumbing, and fire protection systems</p> <p>(1) not otherwise identified as an allowed setback encroachment; and</p> <p>(2) serving permitted uses on the zone lot; and</p> <p>(3) projecting no more than 18-inches from the exterior face of the exterior wall</p> <p>Including but not limited to electrical panelboards, controllers, sensors, meters, drains, hosebibs, hydrants, fire department connections, sprinklers, alarms, dryer vents, bathroom vents, furnace vents, radon exhaust fans, lighting fixtures, and similar minor utility features approved by the Zoning Administrator</p>	All U- Zone Districts	All building forms	<p>Wall-mounted lighting fixtures and elements of fire protection systems: Any Distance</p> <p>All Others: Not Allowed</p>	Any distance	Any distance	Any distance
Intent: To allow for functional siting.						

### 9.7.7.5 Building Coverage Exception

#### A. Applicability

All M- zone districts where a building coverage standard applies.

#### B. Unenclosed Porch Exception

##### 1. Intent

To promote street activation.

##### 2. Standard

The Building Footprint of a Primary Structure occupied only by portions of an Unenclosed Porch may be excluded from the calculation of Building Coverage up to a maximum of 400 square feet for each dwelling unit if (1) the portions of the Unenclosed Porch are located between the Primary Street zone lot line and the Primary Street-facing façade(s) of the Primary Structure; and (2) the portions of the Unenclosed Porch provide access to a primary use within the structure. A Facade is "Street-facing" when it meets the criteria in Section 13.1.6.5 Determination of "Street-Facing" Building Elements.

#### C. Detached Accessory Dwelling Unit Building Form Exception

##### 1. Intent

To ~~provide an incentive for the provision of accessory dwelling units and~~ promote openness between buildings ~~located in the front and back of the~~ on a ~~z~~Zone ~~H~~lot.

##### 2. Standard

Half of the Building Footprint of the Detached Accessory Dwelling Unit building form may be excluded from the calculation of Building Coverage up to a maximum of 500-square feet, ~~including any exception for a Detached Garage using Section 9.7.7.5.D, if: There is a minimum unobstructed zone lot depth distance~~ of 15-feet between the closest portions of the Detached Accessory Dwelling Unit building form that are more than 30-inches above grade and the closest portions of the Primary Structure(s) on the zone lot that are more than 30-inches above grade.

- ~~A minimum of 80% of the street level Gross Floor Area of the Detached Accessory Dwelling Unit building form is used for vehicle storage and parking; and~~
- ~~There is a minimum unobstructed zone lot depth of 15-feet between the closest portions of the Detached Accessory Dwelling Unit building form that are more than 30-inches above grade and the closest portions of the Primary Structure(s) on the zone lot that are more than 30-inches above grade.~~

#### D. Detached Garage Building Form Exception

##### 1. Intent

To promote openness between buildings ~~located in the front and back of the~~ on a zone ~~lot.~~

##### 2. Standard

Half of the Building Footprint of the Detached Garage building form may be excluded from the calculation of Building Coverage up to a maximum of 500-square feet, including any exception for a Detached Accessory Dwelling Unit using Section 9.7.7.5.C, if:

- a. A minimum of 80% of the street level Gross Floor Area of the Detached Garage building form is used for vehicle storage and parking; and
- b. There is a minimum ~~unobstructed zone lot depth~~ distance of 15-feet between the closest portions of the Detached Garage building form that are more than 30-inches above grade and the closest portions of the Primary Structure(s) on the zone lot that are more than 30-inches above grade.

#### 9.7.7.6 Vehicle Access From Alley Required - Exceptions

##### A. No Alley

Where a building form specifies “street access allowed when no Alley present”, vehicle access from the street is allowed when a Zone Lot is not bounded by an Alley.

##### B. Alley Access Required

Where a building form specifies vehicle access from Alley is required, and the Zone Lot is bounded by an Alley, any newly constructed Driveway, Off-Street Parking Area, Garage, Carport, or other parking facility shall be accessed solely from an Alley, unless the applicant can demonstrate at the time of zoning permit application that an exception stated in this Section 9.7.7.6 applies.

##### C. DOTI Approval Required for All Exceptions to Alley Access

The Department of Transportation and Infrastructure (“DOTI”) shall approve all requests for an exception to required Alley access under this Section 9.7.7.6.

##### D. General Exceptions

When one or more of the conditions listed in this Section 9.7.7.6.D apply, street access may be used instead of alley access. However, if improvements to any portion of the Alley, including widening and/or repaving, are required by the City at the time of Development due to a change in use or intensity, which improvements resolve one or more conditions for an exception specified in this Section 9.7.7.6.D, then vehicular Alley access shall be required.

1. The Alley is not provided with an all-weather surface of asphalt, asphaltic concrete, concrete, or any equivalent material;
2. The Alley is less than 12 feet in width;
3. At least 60 percent of the existing Zone Lots on the same Face Block are served by Driveways, Off-Street Parking Areas, Garages, Carports, or other parking facilities accessed from a primary street.
4. The Department of Transportation and Infrastructure (“DOTI”) prohibits the use of the Alley for vehicular access to the Zone Lot based upon a determination that the Alley cannot safely or operationally accommodate additional vehicular traffic; or
5. The Primary Use is within the Civic, Public, and Institutional Use Category and the DRC determines during Site Development Plan review that street access is more consistent with the Comprehensive Plan, or is necessary to ensure safety or vehicle operational needs.

## **ARTICLE 11. USE LIMITATIONS AND DEFINITIONS**

## 2. Limitations on Gross Floor Area of Accessory Uses in the Primary Structure

If an accessory use is operated partially or entirely within the structure containing the Primary Use, the following limits on the gross floor area (GFA) within such structure utilized by the subject accessory use shall apply:

Applicability		Maximum Gross Floor Area (GFA) of Accessory Use Inside the Primary Structure as % of Primary Use GFA (per Dwelling Unit for Two-Unit or Multi-Unit Dwelling Primary Uses)
Accessory Use Inside the Primary Structure	Primary Use and Applicable Zone District	
Accessory Dwelling Unit	Single Unit Dwelling Use – All SU Zone Districts	The use-specific standards for Accessory Dwelling Units in Section 11.8.2.2 shall apply instead of this Section 11.7.1.2.B.
	Single Unit Dwelling Use – All Zone Districts Except SU Zone Districts	75% or 864 SF, whichever is greater
Accessory Dwelling Unit	Single Unit, Two Unit and Multi-Unit Dwelling Uses - All Zone Districts	The use-specific standards for Accessory Dwelling Units in Section 11.8.2.1.B.4 shall apply instead of this Section 11.7.1.2.B.
Short Term Rental	All <del>Primary</del> <del>Primay</del> Residential Living Uses - All Zone Districts	No Maximum
Keeping and Off-Street Parking of Vehicles, Motorcycles, Trailers, and Recreational Vehicles	All Primary Residential Uses - All Residential Zone Districts	30%, or 1,000 SF, whichever is greater
	All Primary Residential Uses - All Zone Districts except Residential Zone Districts	No Maximum
All Accessory Uses Excluding Accessory Dwelling Unit, Short Term Rental, and/or Keeping and Off-Street Parking of Vehicles, Trailers, and Recreational Vehicles	All Primary Uses - All Residential Zone Districts	Cumulative total GFA of all Accessory Uses (except excluded uses): Maximum 20%, or 300 SF, whichever is greater
Loading Docks	All Primary Uses - All Zone Districts except Residential Zone Districts	No Maximum
Dining or Break Rooms for the Exclusive Use of Occupants or Persons employed in Primary Structure	All Primary Uses - All Zone Districts except Residential Zone Districts	No Maximum
All Accessory Uses, except as otherwise allowed in this Table 11.7-1.	All Primary Uses - All Zone Districts except Residential Zone Districts	Cumulative Total GFA of All Accessory Uses: 20%

### 11.7.1.3 Prohibited Accessory Uses in Residential Zone Districts

- A. In a Residential Zone District, the sale, lease, trade or other transfer of firearms or ammunition by a firearms dealer is prohibited.
- B. The accessory parking/storage of vehicles, trailers, commercial vehicles, and RVs are governed by Division 10.9, Parking, Keeping and Storage of Vehicles.
- C. The growing of marijuana is prohibited as accessory to a primary nonresidential use established in a Residential Zone District.

## DIVISION 11.8 USES ACCESSORY TO PRIMARY RESIDENTIAL USES - LIMITATIONS

The Use and Parking Tables in Articles 3 through 9 reference any limitations applicable to permitted primary, accessory, or temporary uses. This Division contains limitations applicable to specific uses accessory to primary residential uses across multiple zone districts and neighborhood contexts. In addition to meeting the general conditions and standards applicable to all accessory uses in Division 11.7 above, the following specific accessory uses shall comply with this Division's use-specific standards.

### SECTION 11.8.1 [RESERVED]

### SECTION 11.8.2 ACCESSORY DWELLING UNIT ("ADUS")

#### 11.8.2.1 All Zone Districts

In all zone districts, where permitted with limitations:

##### A. ~~Accessory to Primary Single Unit Dwelling Uses Only~~ General Requirements

- ~~An~~One Accessory Dwelling Unit use is permitted as accessory ~~only~~ to each Primary Dwelling Unit containing a primary Single Unit Dwelling, Two Unit Dwelling, or Multi-Unit Dwelling use on a Zone Lot according to the requirements in this Section 11.8.2.
- ~~An Accessory Dwelling Unit use is not permitted when there is more than one Primary Structure on the same zone lot.~~
- ~~No more than one Accessory Dwelling Unit use shall be established per Zone Lot.~~
- ~~Only one Accessory Dwelling Unit use is allowed as accessory to the same primary Single Unit Dwelling use.~~
- Accessory Dwelling Unit uses that are accessory to Two Unit and Multi-Unit Dwelling Primary Uses shall be established in a detached accessory structure and are not allowed within a Primary Structure. The detached accessory structure containing the Accessory Dwelling Unit use must be accessory to a Two Unit or Multi-Unit Dwelling use in one or more of the following building forms:
  - Duplex;
  - Row House; or
  - Town House.
- Accessory Dwelling Unit uses established in a detached accessory structure shall comply with the Detached Accessory Dwelling Unit building form standards in the applicable zone district.
- In case of conflict between the requirements for Accessory Dwelling Units stated in this Section 11.8.2.1 and the general conditions stated in Division 11.7, Accessory Use Limitations, the requirements in this subsection shall apply.

##### B. General Building Requirements

- Mobile ~~h=h~~Homes, ~~rR~~Recreational ~~vV~~ehicles, and ~~travel-tT~~Trailers shall not be used as Accessory Dwelling Units.
- ~~Accessory Dwelling Units established in a detached accessory structure shall comply with the Detached Accessory Dwelling Unit building form standards in the applicable zone district. Accordingly, Section 1.4.2.3.B, Compliance with Initially Assigned Building Form Standards Not Required, shall not apply to the initial assignment of the Detached Accessory Dwelling Unit building form to an existing structure.~~



3. The Gross Floor Area (GFA) of an Accessory Dwelling Unit use, ~~whether detached or attached~~, shall not exceed the limits as stated in the following table, unless otherwise specifically permitted by this Code.

PRIMARY USE AND APPLICABLE ZONE DISTRICTS	LOCATION OF ACCESSORY DWELLING UNIT USE	ZONE LOT AREA	MAXIMUM GFA OF ADU USE (Per Dwelling Unit for Two-Unit or Multi-Unit Dwelling Primary Uses)
<u>Single Unit Dwelling Use - All SU Zone Districts where ADU use is permitted with limitations</u>	<u>Attached or Detached</u>	<u>6,000 ft<sup>2</sup> or less</u>	<u>650 ft<sup>2</sup></u>
		<u>Greater than 6,000 ft<sup>2</sup> and up to 7,000 ft<sup>2</sup> - 7,000 sf or less</u>	<u>864 ft<sup>2</sup> sf</u>
		<u>Greater than 7,000 ft<sup>2</sup> sf</u>	<u>1,000 ft<sup>2</sup> sf</u>
<u>Single Unit Dwelling Use - All Zone Districts Except SU Zone Districts where ADU use is permitted with limitations</u>	<u>Attached</u>	<u>Not applicable</u>	<u>75% of Primary Use GFA or 864 sf, whichever is greater ft<sup>2</sup></u>
<u>Single Unit, Two Unit and Multi Unit Dwelling Uses - All Zone Districts Except SU Zone Districts where ADU use is permitted with limitations</u>	<u>Detached</u>	<u>Not applicable</u>	<u>Not applicable</u>

#### C. Structural and Location Requirements

All Accessory Dwelling Unit uses shall meet the following requirements:

- ~~The primary Single Unit Dwelling use shall not be altered in any way so as to appear from a public street to be a multiple-unit dwelling use.~~
- The structure housing an Accessory Dwelling Unit shall not be served by a driveway separate from that serving the ~~p~~Primary ~~Single Unit Dwelling Residential Use~~ except to utilize a new access from an ~~a~~Alley.
- The Accessory Dwelling Unit may be accessed by a separate outside stairway located in conformance with all building and zoning requirements, except outside access stairways shall not be located on ~~the front facade a Street-facing façade~~ of the building housing the primary ~~Single Unit Dwelling Primary Residential Use~~.
- ~~Roof and exterior wall materials and finishes for a detached structure housing the Accessory Dwelling Unit use shall be comparable in composition and appearance to that of the Primary Structure primary single unit dwelling structure on the zone lot.~~
- ~~Wherever feasible, water and sewer shall be supplied to both the primary Single Unit Dwelling use and the Accessory Dwelling Unit use through single taps, and electric and/or gas utilities shall be supplied through a single meter.~~
- A ~~Dwelling Unit dwelling unit~~ containing an Accessory Dwelling Unit use may be established with either a Partial Kitchen or Full Kitchen, but only 1 kitchen per Accessory Dwelling Unit is allowed. A Partial Kitchen in an Accessory Dwelling Unit may be permitted to change to a Full Kitchen.

**B. Applicable Limitations**

The specific accessory uses listed above may be permitted, provided such uses:

1. Are provided principally for the convenience of the owner or owners of the zone lot and the tenants thereof;
2. Do not have outdoor signs of any type;
3. Do not have separate outside entrances to the accessory use facing any street;
4. Are not evident from any street; and
5. Are incidental to the primary use.

**SECTION 11.8.8 OUTDOOR STORAGE, RESIDENTIAL****11.8.8.1 All Zone Districts**

In all zone districts, where permitted with limitations:

- A. The storage of junk, waste, discarded, or salvaged materials, or items customarily associated with indoor use (e.g., upholstered furniture or indoor appliances) shall not be allowed.
- B. Automobile parts and tools, equipment, and supplies used for automobile repair shall not be stored outdoors.
- C. Heavy tools, equipment, and supplies typically used for commercial construction, such as back-hoes, excavators, and stock piles of brick, gravel, or lumber, shall not be stored outdoors, except when used in connection with on-site construction and only for the duration of the on-site construction.
- D. For storage of vehicles, see Division 10.9, Parking, Keeping and Storage of Vehicles.

**SECTION 11.8.9 SECOND FULL KITCHEN ACCESSORY TO SINGLE UNIT DWELLING USE****11.8.9.1 Intent**

The allowance for a second Full Kitchen accessory to a single-unit dwelling use is intended to accommodate additional indoor cooking and food preparation areas to supplement a home's primary kitchen.

**11.8.9.2 All Zone Districts**

In all zone districts, where permitted with limitations:

- A. A second Full Kitchen in a primary single unit dwelling, not otherwise permitted as part of a permitted attached Accessory Dwelling Unit use, is permitted as an accessory use provided a zoning permit is procured according to Section 12.4.1, Zoning Permit Review, prior to establishment of the accessory kitchen and subject to compliance with the following limitations:
  1. The applicant is the owner of the subject structure and uses the structure as ~~his/her~~their primary residence. For purposes of this Section 11.8.9.2, the term "primary residence" shall have the meaning prescribed thereto in D.R.M.C. Chapter 33;
  2. The second Full Kitchen shall be used only by the residents or domestic servants; and
  3. The applicant complies with all provisions of the Denver Building and Fire Code in the construction of the kitchen.
- B. An approved zoning permit for a second Full Kitchen shall not be valid until the applicant has executed an agreement listing the terms and conditions fixed by the Zoning Administrator and

the conditions set forth above. Such agreement shall be recorded with the Denver City Clerk and Recorder.

- C. The permit for an approved exception shall automatically expire at such time as the applicant no longer resides at the subject property.

## SECTION 11.8.10 SHORT-TERM RENTAL

### 11.8.10.1 All Zone Districts

In all zone districts, where permitted with limitations, an accessory Short-term Rental use:

- A. Shall be clearly incidental and customary to and commonly associated with the operation of a primary residential household living use.
- B. Shall be operated only in a Dwelling Unit, as “Dwelling Unit” is defined in Division 11.12 of this Code, except for purposes of compliance with this use limitation, such Dwelling Unit may be established with a Partial Kitchen rather than a Full Kitchen.
- C. Shall be operated by the person or persons maintaining ~~at the pPrimary dDwelling uUnit on the same Zone Lot~~ as their primary residence, or in an Accessory Dwelling Unit on the same Zone Lot as their primary residence.
  - 1. For purposes of this provision, “person or persons” shall not include any corporation, partnership, firm, association, joint venture, or other similar legal entity.
  - 2. For purposes of this section 11.8.10, the term “primary residence” shall have the meaning prescribed thereto in D.R.M.C. Chapter 33.
  - 3. A Short-Term Rental accessory use cannot be operated by a person or persons maintaining their primary residence in an Accessory Dwelling Unit.
- D. Shall not include rentals where the length of stay per guest visit is 30 or more days.
- E. Shall not be located in mobile homes, recreational vehicles, or travel trailers.
- F. May be operated in an Accessory Dwelling Unit use permitted as accessory to a primary Single-Unit Dwelling use.
- G. Shall not display or create any external evidence of the Short-term Rental, except one non-animated, non-illuminated flat wall or window sign having an area of not more than 100 square inches.
- H. Shall not have any employees or regular assistants not residing in the primary or Accessory Dwelling Unit use located on the subject zone lot.
- I. Shall not include simultaneous rental to more than one party under separate contracts. This limitation is intended to prevent more than one Short-term Rental contract operating within the same Dwelling Unit at the same time, or within an Accessory Dwelling Unit and its associated primary Single-Unit Dwelling use at the same time. This limitation applies even where there are multiple Short-term Rental license holders who maintain the same primary Dwelling Unit as their primary residence.
- J. Shall not be subject to a maximum number of guests per night.

### 11.8.10.2 Related Provisions

Related provisions governing licensing requirements for a Short-term Rental are found in D.R.M.C. Chapter 33.

## DIVISION 11.12 USE DEFINITIONS

This Division 11.12 contains definitions of primary, accessory and temporary uses permitted in this Code. The Division is organized in the same order as uses are presented in the Use and Parking Tables in Articles 3 through 9, with specific use definitions organized by sections and sub-sections that align with the primary use classifications and use categories, followed by sections for accessory uses and temporary uses.

### SECTION 11.12.1 PRIMARY USE CLASSIFICATION

11.12.1.1 All primary or principal land uses in Denver are organized into one of the following five general land use classifications:

- A. Residential Uses
- B. Civic, Public & Institutional Uses
- C. Commercial Sales, Service & Repair Uses
- D. Industrial, Manufacturing & Wholesale Uses
- E. Agriculture Uses

11.12.1.2 Uses are further organized into use categories and specific use types listed under each general land use classification. A definition of a specific use type shall also meet the definition of the use category in which it falls. The Use and Parking Tables in Articles 3 through 9 are all similarly organized into the above five general land use classifications, use categories and specific use types.

11.12.1.3 The general land use classifications and use categories listed in this Division are intended to be mutually exclusive; that is, a use classified into one use category, such as “lodging accommodations,” cannot be classified in a different use category, such as “residential care,” unless otherwise expressly permitted by this Code.

### SECTION 11.12.2 PRIMARY RESIDENTIAL USES

#### 11.12.2.1 Definition of Household Living Use Category

##### A. Definition of Category

- 1. Household Living is defined as residential occupancy of a “dwelling unit” by a single “household”. Tenancy is arranged on a month-to-month or longer basis.

##### B. Definitions of Related Terms

##### 1. Dwelling Unit

One or more Rooms constituting a unit for permanent occupancy, having but one kitchen together with facilities for sleeping, bathing, and which unit occupies a structure or a portion of a structure. A Dwelling Unit may be either Primary or Accessory, defined as follows:

- a. **Primary Dwelling Unit**  
A Dwelling Unit that contains a primary residential use.
- b. **Accessory Dwelling Unit**  
See the definition of Accessory Dwelling Unit in Section 11.12.7.1.

##### 2. Non-Profit Housekeeping Unit.

A household comprised of persons who live together as a family or as the functional equivalent of a family, and who share household activities and responsibilities, such as meals, chores, rent, and expenses. The choice of specific adults comprising the single non-profit housekeeping unit is determined by the members of such housekeeping unit rather than by a landlord, property manager, or other third party. Members of a single non-profit

farms; vineyards and orchards; flower farms; field nurseries; and sod farms. Plant Nursery uses do not include forestry or logging uses, or the keeping of animals or livestock except where expressly permitted as an accessory use.

## SECTION 11.12.7 DEFINITIONS OF USES ACCESSORY TO PRIMARY RESIDENTIAL USES

### 11.12.7.1 Accessory Dwelling Unit

A ~~second dDwelling uUnit~~ that contains an Accessory Dwelling Unit use, located on the same ~~zZone~~ lot as ~~at least one pPrimary-single-unit dDwelling Unit use~~, except as provided for Carriage Lots in Section 11.8.2.1.D. An ~~accessory dwelling unit~~ Accessory Dwelling Unit is a type of accessory use. ~~An accessory unit that~~ may be either “attached” or “detached”, defined as follows:

#### A. ~~Dwelling, Accessory unit~~ Accessory Dwelling Unit, Attached

An ~~accessory dwelling unit~~ Accessory Dwelling Unit that is connected to or an integrated part of the same structure housing ~~thea pPrimary-single-unit dDwelling Unit use~~ (for example, an attached ~~accessory dwelling unit~~ Accessory Dwelling Unit may be located in the basement level of a structure also housing a ~~single-unit dwelling~~ Single Unit Dwelling use).

#### B. ~~Dwelling, accessory unit~~ Accessory Dwelling Unit, Detached

An ~~accessory dwelling unit~~ Accessory Dwelling Unit that is located within an ~~a~~ Accessory sStructure detached from ~~the~~ structure housing ~~theat least one pPrimary single-unit dDwelling Unit use~~ (for example, a detached Accessory Dwelling Unit may be located behind a Primary Structure containing a Single Unit, Two Unit or Multi-Unit Dwelling use).

### 11.12.7.2 Domestic Employee

A person or persons living in the household of another, paying no rent for such occupancy and paying no part of any household utilities; where such person or persons perform household and/or property maintenance duties for the general care, comfort and convenience of the household occupants.

### 11.12.7.3 Garden

The growing and cultivation of fruits, flowers, herbs, vegetables, and/or other plants. An accessory Garden use may operate as either an enclosed or unenclosed use.

### 11.12.7.4 Limited Commercial Sales, Services Accessory to Multi-Unit Dwelling Use

Commercial sales, service, and repair uses limited to the following:

- A. Banking and Financial Services as defined in Section 11.12.4.7.C.1, Banking and Financial Services.
- B. Eating and Drinking Establishment as defined in Section 11.12.4.4.B.1, Eating and Drinking Establishment.
- C. Office as defined in Section 11.12.4.6.A, Definition of Office Use Category.
- D. Retail Sales, Service & Repair uses as defined in Section 11.12.4.7.A, Retail Sales, Service & Repair Use Category.

### 11.12.7.5 Outdoor Storage, Residential

The placement or deposit of any equipment, furniture, machine, material, merchandise, or supplies in an outside location or outside of a Partially or Completely Enclosed Structure. Objects that are customarily placed outside and clearly incidental and commonly associated with the permitted use including, but not limited to, lawn furniture, lawn care equipment, gardening supplies, pool equipment, or food preparation equipment intended for outdoor use, shall not be considered Outdoor Storage, Residential. The storage of vehicles is not included.

## **ARTICLE 12. ZONING PROCEDURES & ENFORCEMENT**

- b. In a Residential Zone District where the Suburban House and Urban House building forms would both be allowed on the subject nonconforming zone lot, the Applicant may choose either building form to apply to the development.

**3. Duplex**

The Duplex building form may not be used when another building form, such as the Suburban House or Urban House building form, is allowed in the same zone district and the nonconforming zone lot's size and/or width is less than what is allowed for the Duplex building form.

**4. Tandem House**

- a. The Tandem House building form is allowed when the nonconforming zone lot's area and/or width is less than the minimum required for any other primary building form allowed in the subject zone district, except as further limited herein.
- b. The Tandem House building form is not allowed for new development on a nonconforming zone lot located in a S-SU-F1 zone district.
- c. The Tandem House building form may not be used when another building form, such as the Suburban House or Urban House building form, is allowed in the same zone district and the nonconforming zone lot's size or width is less than what is allowed for the Tandem House building form.

**B. Applicable Detached Accessory Building Form(s) for Development on Nonconforming Zone Lots**

Development of a detached accessory structure, including alterations to an existing detached accessory structure, on a nonconforming zone lot shall comply with the standards for a detached accessory building form permitted in the zone district, ~~with the following exception:~~

1. ~~Where permitted, the Detached Accessory Dwelling Unit building form is allowed only on a nonconforming zone lot that meets the minimum zone lot area and zone lot width standards for the detached accessory dwelling unit building form within the applicable zone district.~~

**Application of Building Form Standards**

2. Development on a nonconforming zone lot under the selected building form shall comply with all applicable building form standards, except that compliance with a building form's minimum zone lot size or width standards is not required for new development.
3. Development under the selected building form shall comply with the Setback and Building Coverage by Zone Lot Width form standards that align with the nonconforming zone lot's width.

**12.10.3.5 Examples**

- A. For example, in the U-SU-C1 zone district, a zone lot of 4,500 square feet in total area and with a lot width of 40 feet, is nonconforming. The owner may develop an Urban House building form on the nonconforming zone lot, despite the lot's noncompliance with the 5,500 square foot area and 50 foot width standards otherwise required for an Urban House form in that zone district. Development of the urban house on the existing 4,500 square foot zone lot must still comply with all other building height, siting, and design element form standards. Certain siting form standards, such as primary street and rear building setbacks or building coverage for an Urban House, are keyed to the lot width of the subject zone lot, including a nonconforming zone lot. In this example, the Urban House would be subject to setback and building coverage standards for a 40-foot wide zone lot, as shown in the Urban House Building Form Table in Article 5 of this Code.



- B. For example, in the U-SU-C1 zone district, a zone lot of 4,500 square feet in total area and with a lot width of 40 feet, is nonconforming. The building form standards for a Detached Accessory Dwelling Unit building ~~does not~~ requires a minimum ~~of 5,500 square feet of~~ zone lot area as a prerequisite for development of such form. In this case, the owner could ~~not~~ develop a Detached Accessory Dwelling Unit building on her their lot ~~because the lot is less than the 5,500-square feet required in the U-SU-C1 zone district for that form.~~
- C. For example, in the U-TU-C zone district, a zone lot of 4,000 square feet in total area and a lot width of 37.5 feet, is nonconforming. The building form standards for a Duplex building requires a minimum of 4,500 square feet of zone lot size as a prerequisite for development of such form. In this case, the owner can only develop using the Urban House building form (allowing only a single dwelling unit use) because the nonconforming zone lot is smaller (4,000 sf) than allowed for the Duplex building form (4,500 sf).

## SECTION 12.10.4 DEVELOPMENT ON CARRIAGE LOTS

### 12.10.4.1 Intent & Applicability

#### A. Intent

This Section 12.10.4 is intended to address a unique configuration of land in Denver defined by this Code as a "Carriage Lot," and to allow only a strictly limited range of permitted structures, uses, and activity to control for potential adverse impacts on surrounding uses.

#### B. Carriage Lot and Zone Lot(s)

A Carriage Lot describes a unique piece of land that is surrounded on all sides by Alleys and located in the center of a Block, and which has no frontage on a named or numbered Street. A single Carriage Lot may contain one or more zone lots. The entirety of the Carriage Lot may be a single zone lot (typically when no development exists on the Carriage Lot), or the Zoning Administrator may determine the Carriage Lot contains more than one zone lot because of existing development occurring before February 11, 1955. A zone lot on a Carriage Lot is a Nonconforming Zone Lot because of its lack of frontage on a named or numbered Street.

#### C. Applicability

This Section 12.10.4 applies to:

1. A nonconforming zone lot located on a Carriage Lot that does not contain a legally established Primary Dwelling Unit use; and
2. A nonconforming zone lot located on a Carriage Lot that contains a legally established Primary Dwelling Unit use in the event of Voluntary Demolition of the structure containing such use.
3. This Section 12.10.4's standards for use and development on a Carriage Lot shall only apply to each zone lot determined to be a part of or the entirety of a Carriage Lot.

### 12.10.4.2 Ownership of Carriage Lot - Primary Residence on Block

An Applicant and subsequent permittee for development on a Carriage Lot subject to this Section 12.10.4 shall be the owner of the subject Carriage Lot or portion thereof, and shall have their primary residence located in the block surrounding the subject Carriage Lot or portion thereof. For purposes of this Section, the term "primary residence" shall have the same meaning as required in D.R.M.C., Chapter 33 (Lodging).



### 12.10.4.3 Accessory Uses and Building Forms Allowed

#### A. Accessory Uses Allowed

The uses allowed on a Carriage Lot are limited to only the following Accessory Uses:

1. Noncommercial Keeping or Off-Street Parking of Motor Vehicles inside a Completely Enclosed Structure (residential Private Garage) accessory to a Primary residential use located in the Block surrounding the Carriage Lot or portion thereof; or
2. An Accessory Dwelling Unit use accessory to a primary Single Unit Dwelling Use located in the Block surrounding the Carriage Lot or portion thereof; or
3. Unenclosed accessory Garden use accessory to a primary residential use located in the block surrounding the Carriage Lot or portion thereof.

#### B. Accessory Building Forms Allowed

The following Detached Accessory Building Forms are allowed on a Carriage Lot:

1. Detached Garage; or
2. Detached Accessory Dwelling Unit; or
3. Other Detached Accessory Structure Building Form, but only associated with a permitted accessory Garden use of the Carriage Lot or portion thereof.

### 12.10.4.4 Limitations and Standards for Development

The proposed detached accessory structure and accessory use shall comply with the following standards:

#### A. Accessory Dwelling Unit Use of Detached Structure - Applicable Use Limitations

Except as otherwise required or allowed by the specific standards in this Section 12.10.4.4, the detached accessory structure may be used for an Accessory Dwelling Unit use provided such Accessory Dwelling Unit use is permitted in the applicable zone district, and provided the proposed Accessory Dwelling Unit use complies with the use limitations for Accessory Dwelling Units stated in Section 11.8.2 of this Code.

##### 1. ~~Modification of Section 11.8.2 Use Limitation Requiring Compliance with Detached Accessory Dwelling Unit Building Form~~

~~An Accessory Dwelling Unit use established in a detached accessory structure on a Carriage Lot shall comply with the Detached Accessory Dwelling Unit Building form standards in the applicable zone district, except that compliance with standards for minimum Zone Lot Area and Setbacks is not required. Instead, the minimum Zone Lot area and Setback requirements in this Section 12.10.4.4 shall apply.~~

#### B. Accessory Parking Use of Detached Structure - Applicable Use Limitations

Detached accessory structures permitted for accessory Keeping or Off-Street Parking of Motor Vehicles use shall only be utilized by other conforming Primary Uses located on the block surrounding the Carriage Lot, or as specifically allowed by Section 10.9.3.7, Non-Resident Off-Street Garage Parking for Dwelling Units.

#### C. Compliance with Building Form and General Design Standards

Except as otherwise required or allowed by the specific standards in this Section 12.10.4.4, all detached accessory structures on a Carriage Lot shall comply with the applicable zone district building form standards, and with all other general design standards in this Code (see Article 10).

**1. Maximum Number of Detached Accessory Structures per Zone Lot**

There is no limit on the number of detached accessory structures on each zone lot located on a Carriage Lot, except that only 1 detached accessory structure with vehicle access doors is allowed per zone lot.

**2. Minimum Zone Lot Area and Width**

**a. Detached Garage Building Form**

A Detached Garage building form shall be developed on a zone lot located on a Carriage Lot or portion thereof that is at least 25 feet wide at the alley line and that contain not less than 1,000 square feet in area.

**b. All Other Building Forms**

Development of all other Building Forms allowed in this Section 12.10.4 is exempt from minimum Zone Lot Area and width standards.

**3. Minimum Setbacks**

All detached accessory structures on a Carriage Lot or portion thereof shall set back from the alley line the minimum distance necessary to provide a total alley or aisle width of 20 feet for structures that are entered or accessed directly from the alley, and shall set back not less than 5 feet from every other boundary line of the carriage lot or portion thereof.

**4. Maximum Building Coverage by Neighborhood Context**

The following maximum building coverage standard shall apply to a zone lot located on a Carriage Lot or portion thereof separately from any other zone lot located on the same Carriage Lot:

**a. Suburban (S-), Urban Edge (E-), and Urban (U-) Zone Districts**

Maximum building coverage for all structures per zone lot: 35.7%.

**b. General (G-), Urban Center (C-), Downtown (D-), and Industrial (I-) Zone Districts**

Maximum building coverage for all structures per zone lot: 50%.

**c. Exceptions Not Allowed**

Exceptions from maximum building coverage (e.g., for an Unenclosed Porch) shall not apply to development on a Carriage Lot.

**5. DADU Building Form Standards Not Applicable to Carriage Lot Development**

The following Detached Accessory Dwelling Unit building form standards shall not apply to development on a Carriage Lot:

- a. Requirement for location of the detached accessory structure in rear ~~35%percent-~~  
~~age~~ of zone lot.

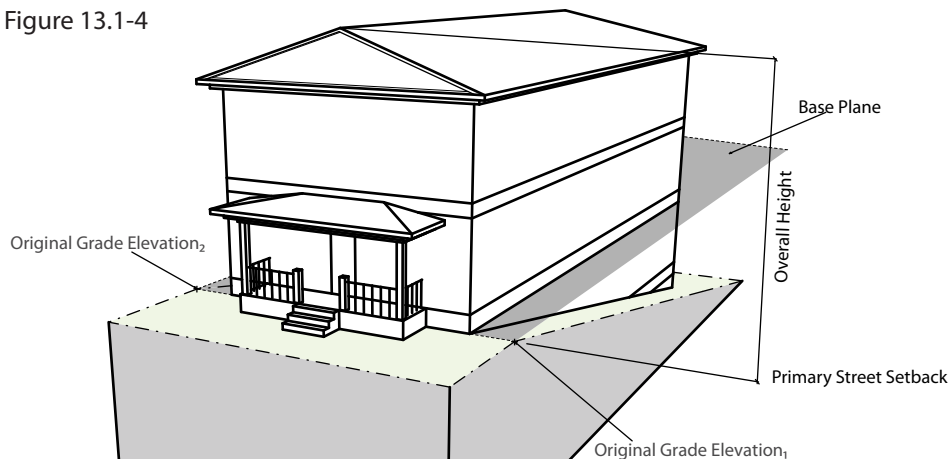
**6. Detached Garage Building Form Standards Not Applicable to Carriage Lot Development**

The following Detached Garage building form standards shall not apply to development on a Carriage Lot:

- a. Location of Structure in relation to Primary Street-facing facade(s) of Primary Structure;
- b. Allowed number of primary street facing vehicular access doors in the front 50% of the lot depth: and
- c. Cumulative width of all primary street facing vehicular access doors in the front 50% of the lot depth.

## **ARTICLE 13. RULES OF MEASUREMENT & DEFINITIONS**

Figure 13.1-4



### 3. Half Story

#### a. Intent

To allow for additional floor area while minimizing additional bulk.

#### b. Rule of Measurement

Where a half story is permitted, it shall meet the following:

- i. The total Gross Floor Area of a half story shall be no greater than 75 percent of the Gross Floor Area of the Story below. The calculation for the total Gross Floor Area of a half story may exclude portions of a Story where the upper surface of the Roof is located less than 6-feet from the elevation of the upper surface of the floor of that Story. [See Figure 13.1-5.](#)
- ii. All half stories, ~~except for the Accessory Dwelling Unit building form,~~ are calculated based on the Gross Floor Area of the Story below contained within the same Dwelling Unit.
- iii. ~~For the Accessory Dwelling Unit building form, a half story is calculated based on the Gross Floor Area of the Story below.~~ [See Figure 13.1-5.](#)

Figure 13.1-5

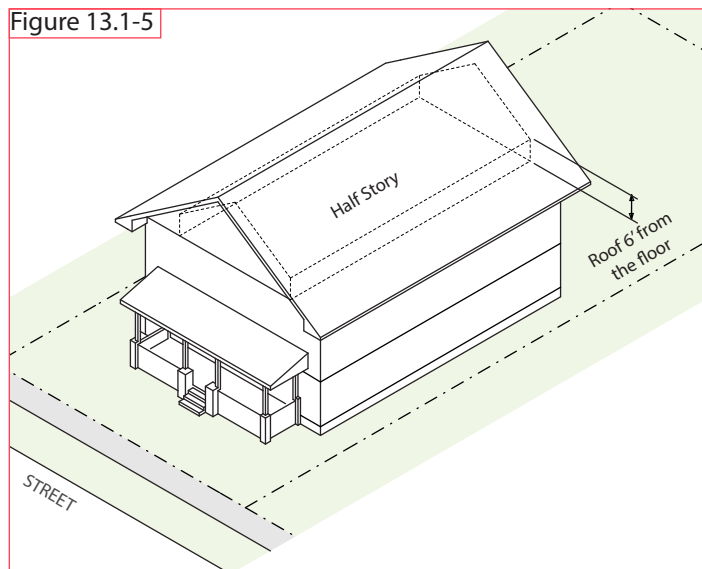
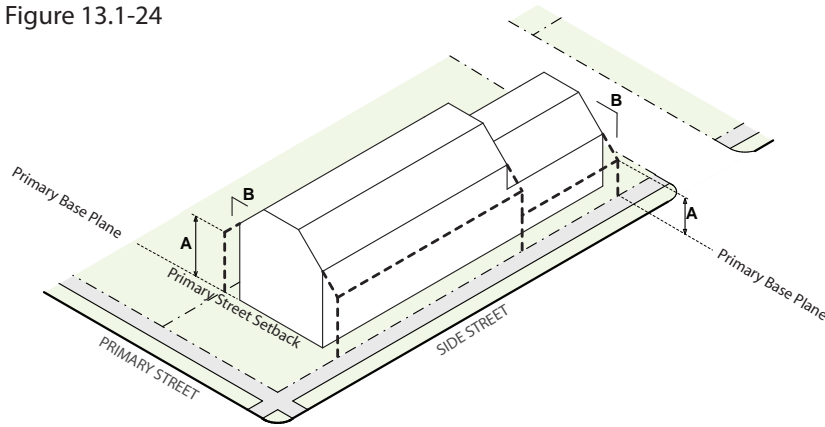


Figure 13.1-24



#### 13.1.4.3 Bulk Plane Exception for Dormers Where Allowed by Articles 3-9

**A. Intent**

To encourage sloped roof forms with Dormers on Detached Accessory Dwelling Unit building forms and on Primary Structures where a Conservation Overlay Zone District includes a reduced bulk plane starting height.

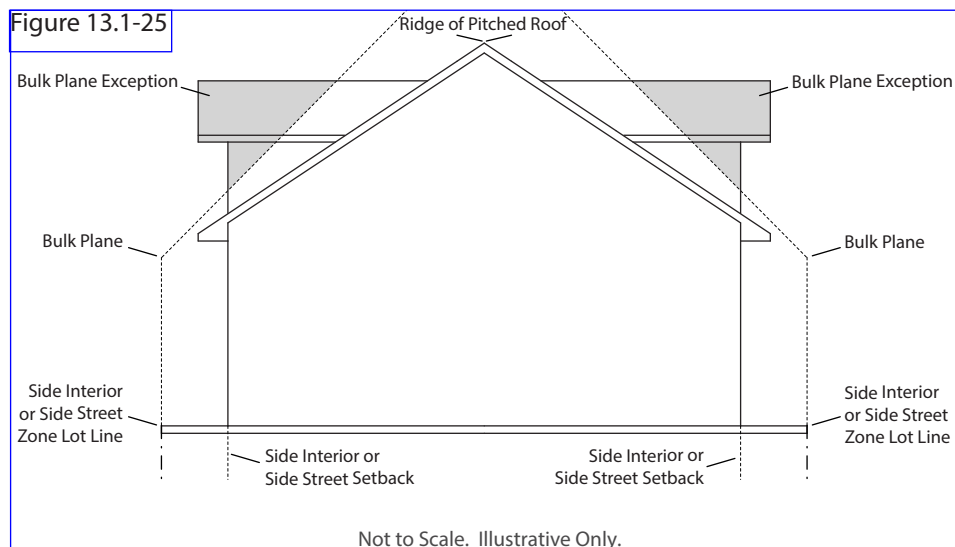
**B. Applicability**

This section 13.1.4.3 shall apply only when a height exception for a Dormer to project through the bulk plane is allowed in an Article 3-9 design standard exception.

**C. Standards**

Where allowed as a height exception, Aa Dormer may project beyond through the bulk plane in the front 65% of the Zone Lot Depth provided the projecting Dormer meets all of the following conditions:

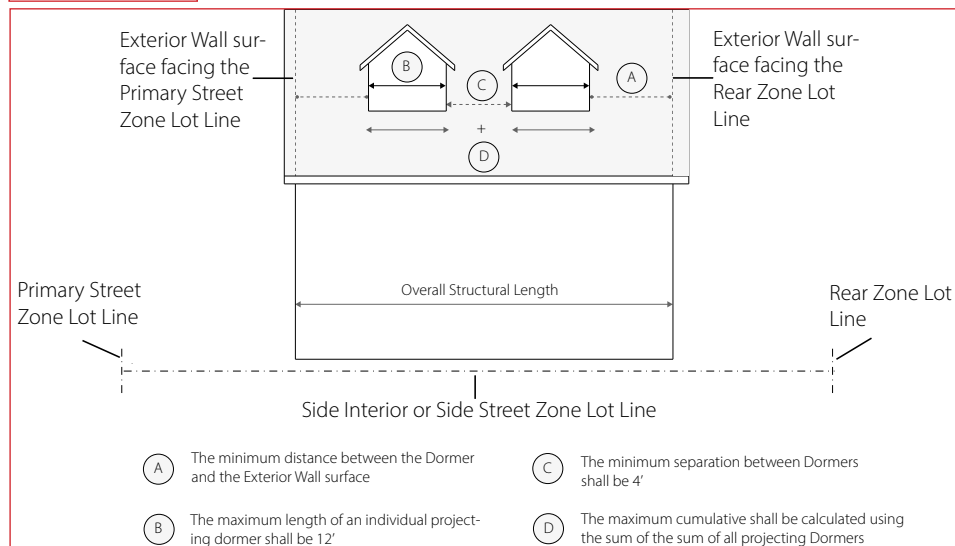
1. The highest point of the Dormer shall not exceed the height of the ridge of the Pitched Roof. (See Figure 13.1-25)



2. The Dormer shall contain at least one window that faces a Side Interior or Side Street Zone Lot Line.
3. The Dormer shall not have a Low-Slope Roof.

4. The Dormer's roof overhangs shall not exceed 3 feet, measured perpendicular from the Exterior Wall of the Dormer to the edge of the roof overhang.
5. The Dormer shall ~~have a minimum distance of 5 feet from the~~ be located according to the following minimum distances from the Primary Street-facing Exterior Wall surface located between the Dormer and the primary street zone lot line, measured perpendicular from the Dormer ~~to the building facade~~ to the Exterior Wall. Roof overhangs may encroach into the minimum distance. See Figure 13.1-26.
  - a. When Dormer is located on a Primary Structure: 5 feet
  - b. When Dormer is located on a Detached Accessory Structure: 3 feet
6. The Dormer shall ~~have~~ be located a minimum distance of 3 feet from the Exterior Wall surface located between the Dormer and the ~~rRear zZone HLot HLine~~, measured perpendicular from the Dormer to the Exterior Wall. Roof overhangs may encroach into the minimum distance. See Figure 13.1-26.
7. The maximum length of an individual projecting Dormer shall be 12 feet (length is measured from the Exterior Wall surface), measured parallel to the Exterior Wall facing the ~~sSide iInterior or sSide sStreet zZone HLot HLine~~. Roof overhangs shall be excluded from the calculation of maximum length. See Figure 13.1-26.
8. The minimum separation between projecting Dormers shall be 4 feet (separation is measured from the Exterior Wall surface), measured parallel to the building facade facing the ~~sSide iInterior or sSide sStreet zZone HLot HLine~~. The Roof overhangs shall be excluded from the calculation of minimum separation. See Figure 13.1-26.
9. The maximum cumulative length of all projecting Dormers shall not exceed 50% of the overall structure length facing the side interior or side street zone lot line, ~~within the front 65% of zone lot depth~~. Maximum cumulative length shall be calculated using the sum of the length of all projecting Dormers divided by the Overall Structure Length (see Article Section 13.1.6.1 for rule of measurement) ~~in the front 65% of zone lot depth facing the sSide iInterior or sSide sStreet zZone HLot HLine.~~ See Figure 13.1-26.

Figure 13.1-26



#### D. Basis of Zone Lot Size (Area) and Width

##### 1. Intent

To recognize historic development patterns by requiring certain specified dimensions of a Zone Lot to be measured based on Record Documents rather than based on actual surveyed dimensions, and where Record Documents are not available, to clarify how certified survey measurements will be interpreted for purposes of zoning compliance.

##### 2. Applicability and Exceptions

This rule of measurement shall be applied to determine the dimensions of a Zone Lot as they relate to compliance with the following standards only:

- a. Qualifications for permitted height increase based on Zone Lot Width in the applicable Building Form Tables in Articles 3-9;
- b. Zone Lot Size (Area) as stated in the following Code provisions:
  - i. In the applicable Building Form Tables in Articles 3-9 for the Suburban House, Urban House, Duplex, Tandem House, and Row House Primary Building Forms; and
  - ii. ~~In Residential Zone Districts only, the applicable Building Form Tables in Articles 3-9 for Detached Garage, Detached Accessory Dwelling Unit, and Other Detached Accessory Structure Building Forms for detached accessory structures;~~
  - iii. In the applicable Cherry Creek General - Small Lot on South Side of 3rd Avenue Building Form table in Article 7; and
  - iv. As applicable, Zone Lot Area in Overlay District standards stated in Article 9; and
  - v. Qualification for a "Small Zone Lot" according to Section 10.4.5.1, Vehicle Parking Exemptions, of this Code.
- c. Zone Lot Width as stated in the following Code provisions:
  - i. In the applicable Building Form Tables in Articles 3-9 for the Suburban House, Urban House, Duplex, Tandem House, and Row House Primary Building Forms; and
  - ii. ~~In Residential Zone Districts only, in the applicable Building Form Tables in Articles 3-9 for Detached Garage, Detached Accessory Dwelling Unit, and Other Detached Accessory Structure Building Forms for detached accessory structures;~~
  - iii. In the applicable Cherry Creek General - Small Lot on South Side of 3rd Avenue Building Form table in Article 7; and
  - iv. As applicable, Zone Lot Width in Overlay District standards stated in Article 9.
- d. All other standards and rules of measurement in this Code that reference dimensions of the subject Zone Lot or real property shall be based on measurements contained in an Improvement Survey Plat (ISP) or a Land Survey Plat (LSP) prepared by a Qualified Professional.

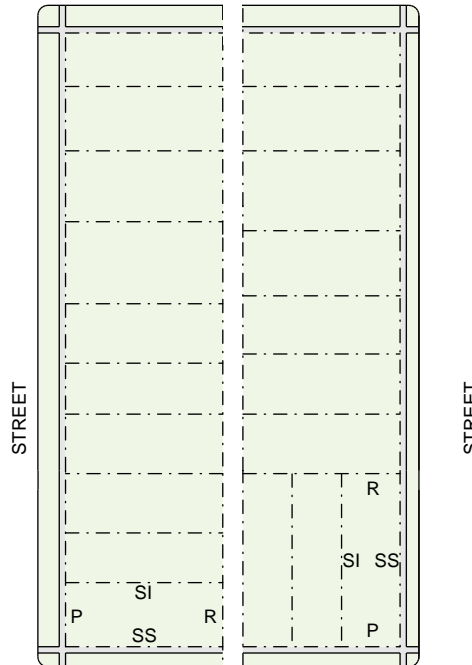
## 2. Corner Lots: Primary Street, Side Street, Side Interior, and Rear Zone Lot Lines

### a. Corner Zone Lots of Oblong Blocks

- i. The Zone Lot Line abutting the “long side of an oblong block” shall be the Primary Street Zone Lot Line and the Zone Lot Line abutting the “short side of an oblong block” shall be the Side Street Zone Lot Line, with the following exceptions:
  - a) The applicant may designate the Zone Lot Line abutting the “short side of the oblong block” the Primary Street Zone Lot Line, only if:
    - 1) Three or more existing Zone Lots, including the subject property, are present along the short side of the oblong block; and
    - 2) The Zone Lot Line abutting the short side of the oblong block is 50% or less of the length of the other Zone Lot Line abutting the long side of the block.
  - b) The applicant may request an Administrative Adjustment to designate the Zone Lot Line abutting the “long side of the block” as the Side Street. See Article 12, Section 12.4.5.3, ~~Permitted Types of~~ Administrative Adjustments. The Zoning Administrator may reference the criteria in Section 13.1.5.2.A.3 in addition to the review criteria for Administrative Adjustments stated in Section 12.4.5.34, and may designate more than one Primary Street Zone Lot Line.
  - c) Using the the criteria in Section 13.1.5.2.A.3.b, on a Zone Lot containing a Historic Structure, the Zoning Administrator may designate the Primary Street Zone Lot Line and may designate more than one Primary Street Zone Lot Line.
- ii. The Rear Zone Lot Line shall be the Zone Lot Line opposite the shorter of the two Zone Lot Lines parallel to and abutting a street.
  - a) If they are of equal length, the Zoning Administrator shall designate the rear Zone Lot Line.
  - b) The applicant may request the Zoning Administrator designate a different Zone Lot Line as the Rear, following criteria in Section 13.1.5.2.A.3.a.
  - c) In no case shall a Zone Lot Line parallel and abutting a street be determined as the Rear Zone Lot Line.
- iii. The remaining Zone Lot Lines shall be designated Side Interior. See Figure 13.1-39.
- iv. Where an applicable overlay district specifies South Side Zone Lot Lines and North Side Zone Lot Lines for determining the required Interior Side Setbacks on a Zone Lot, the Zoning Administrator shall determine each Side Interior Zone Lot Line is either a South Side Zone Lot Line or North Side Zone Lot Line.



Figure 13.1-41



**b. Corner Zone Lots of Square Blocks**

- i. The Primary Street Zone Lot Line shall be the Zone Lot Line abutting the street frontage, between any intervening rights-of-way (including alleys), on which a greater number of primary buildings face. If they have equal number of primary structures, the Zoning Administrator shall designate one or more Primary Street Zone Lot Lines according to the criteria in Section 13.1.5.2.A.3. The Side Street Zone Lot Line shall be the Zone Lot Line abutting the other street, as applicable.
  - a) The applicant may request an Administrative Adjustment to designate a different Zone Lot Line as the Primary Street zone lot line. See Article 12, Section 12.4.5.3, ~~Permitted Types of~~ Administrative Adjustments.
  - b) Using the criteria in Section 13.1.5.2.A.3, the Zoning Administrator may designate more than one Primary Street Zone Lot Line.
  - c) On a Zone Lot containing a Historic Structure, the Zoning Administrator may designate the Primary Street Zone Lot Line and may designate more than one Primary Street Zone Lot Line in accordance with Sec. 13.1.5.2.A.3.
- ii. The Rear Zone Lot Line shall be the Zone Lot Line opposite the shorter of the two Zone Lot Lines parallel and abutting a street.
  - a) If they are of equal length, the Zoning Administrator shall designate the rear Zone Lot Line .
  - b) The applicant may request the Zoning Administrator designate a different Zone Lot Line as the Rear, using the criteria in Section 13.1.5.2.C.
  - c) In no case shall a Zone Lot Line parallel and abutting a street be determined as the Rear Zone Lot Line.
- iii. The remaining Zone Lot Lines shall be designated as Side Interior. See Figure 13.1-40.

### 13.1.5.9 Determination of Primary Street Setback Offset Distance

#### A. Intent

To provide a method to establish a contextual Primary Street setback offset distance appropriate to existing conditions.

#### B. Applicability

This Section 13.1.5.9 shall apply when no single numerical distance is prescribed for the Primary Street setback offset distance in the applicable building form table, except when the more specific rule for "Residential Setback" in Section 13.1.5.10 applies. See also Section 13.1.5.8 for how to measure the determined for Primary Street Setback offset distance.

#### C. Determination of Primary Street Setback Offset Distance

##### 1. Using Reference Lots

Except for the conditions identified below, Reference Zone Lots shall be identified per Section 13.1.5.9.D to determine the Primary Street Setback offset distance. The Primary Street setback offset distance shall be equal to the one shortest distance measured from a Facade of a Primary Residential Structure on the Reference Zone Lots to its respective Primary Street Zone Lot Line.

##### 2. Conditions When Reference Zone Lots are Not Applicable

For the conditions identified below, Reference Zone Lots are not required to establish the Primary Street setback offset distance and the Primary Street setback offset distance shall be determined as follows:

- a. When a single numerical distance is prescribed for the Primary Street setback offset distance in the applicable building form table (with no reference to this Section 13.1.5.9), the Primary Street setback offset distance shall be equal to that prescribed numerical distance.
- b. When the conditions described in the table below exist, the Primary Street setback offset distance shown in the table below shall apply:

Zone District	Building Form	Conditions When Reference Zone Lots are Not Applicable	Primary Street Setback Offset Distance
G-MU-3 and G-RO-3	Garden Court, Town House, and Apartment Building Forms	If the Face Block of the subject Zone Lot does not include at least 3 Zone Lots, including the subject Zone Lot, that (a) contain Primary Residential Structures that are completely constructed, and (b) share the same Primary Street Zone Lot Line designation as the subject Zone Lot.	10 feet
	All Other Building Forms		20 feet
All Other Zone Districts	All Building Forms		20 feet

##### 3. Administrative Adjustment Available

The applicant may request an Administrative Adjustment to determine the Primary Street setback distance per Section 12.4.5.3, ~~Permitted Types of~~ Administrative Adjustments.

#### D. Identification of Reference Zone Lots

##### 1. Standard

Except as specifically required below, the Reference Zone Lots for establishing the Primary Street Setback shall be determined by identifying the two closest Zone Lots to the

#### **13.1.5.14 Building Coverage**

**A. Intent**

To provide openness on a Zone Lot by limiting the amount of area Structures can cover.

**B. Rule of Measurement**

Building Coverage shall be expressed as a percentage calculated by dividing the cumulative area of Building Footprints of all Structures on the Zone Lot by the Area of the Zone Lot.

**C. Exceptions**

Exceptions to building coverage are permitted by Neighborhood Context. See Articles 3-9, Design Standard Exceptions section.

#### **13.1.5.15 Minimum Unobstructed Distance Between Primary and Accessory Structures for Building Coverage Exceptions**

**A. Intent**

To provide openness between buildings located in the front and back of the zone lot in association with exceptions to building coverage permitted by Neighborhood Context.

**B. Rule of Measurement**

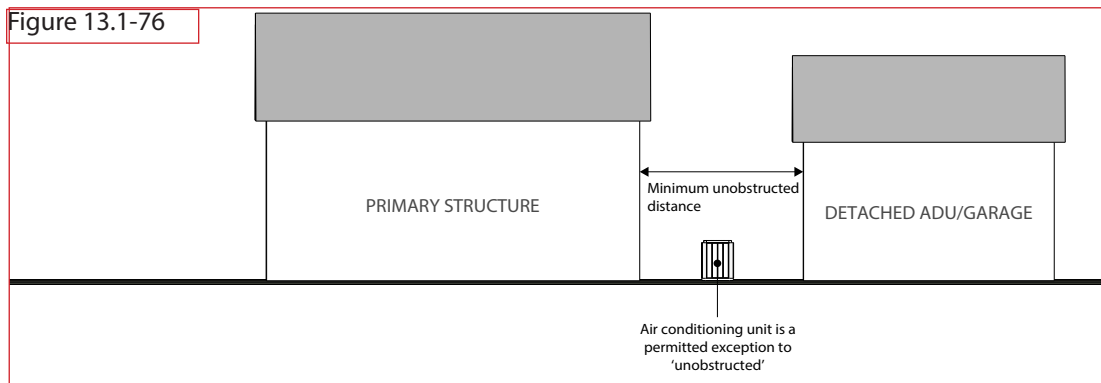
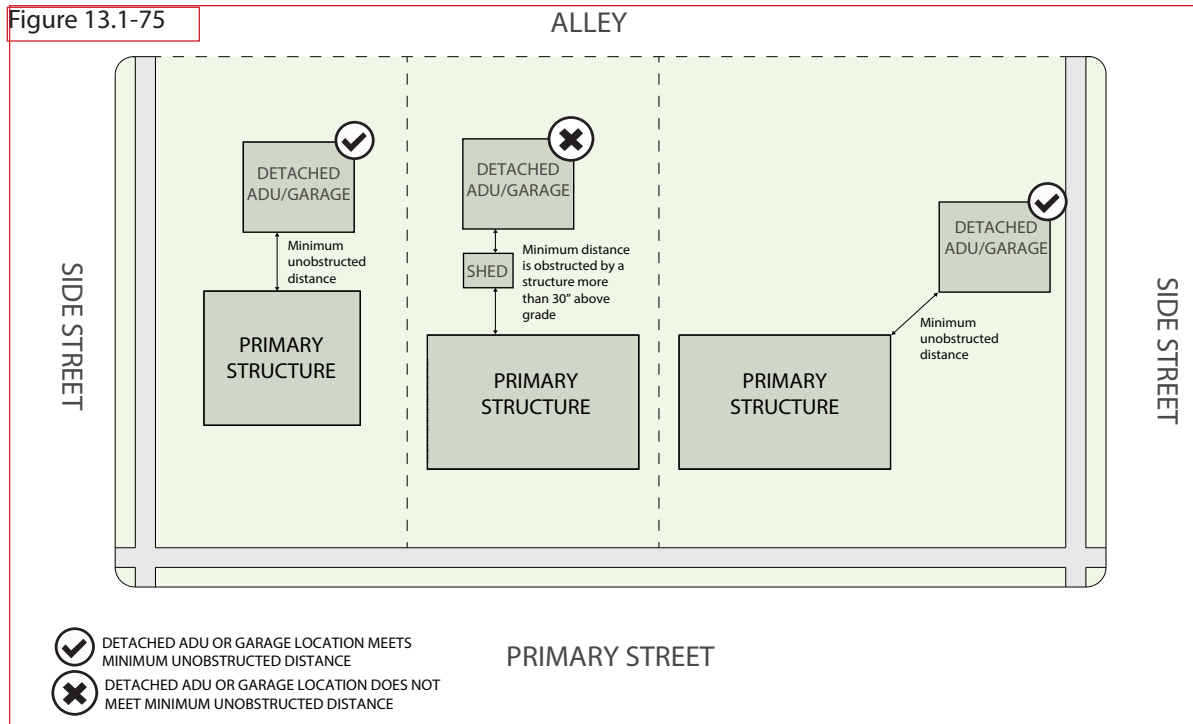
**1. Unobstructed Distance Between Primary and Accessory Structures**

Unobstructed distance between Primary and Accessory Structures for the purpose of building coverage exceptions provided in Article 3-9 Design Standard Exceptions sections refers to the unobstructed space between the primary structure and the applicable detached building form (either Detached Accessory Dwelling unit or Detached Garage). This space is measured from the closest portion of the applicable detached accessory building form that is more than 30 inches above grade, excluding roof overhangs, to the closest portion of the primary structure on the zone lot that is more than 30 inches above grade, excluding roof overhangs. See Figures 13.1-75 and 13.1-76.

**2. Definition of 'Unobstructed'**

For the purpose of Unobstructed Distance Between Primary and Accessory Structures, "unobstructed" means that the distance between primary and accessory structures described in Section 13.1.5.15.B is free and clear of any Structure which measures more than 30 inches above grade, including Structures which are completely enclosed, partially enclosed, or open, but excepting the Structures listed in a-c below. See Figure 13.1-76.

- a. Pergolas which are at least 50% open to the sky;
- b. Air conditioning units; and
- c. Stair railings.



### 13.1.5.16 Parking and Drive Lot Coverage in Primary Street Setback

#### A. Rule of Measurement

Parking and drive lot coverage in the primary street setback is measured as the total amount of material used for vehicle access or vehicle storage within the primary street setback area of a zone lot. See Figure 13.1-77.

## G

**GFA:** Gross Floor Area. See definition of “Gross Floor Area” below.

**Gable:** The upper portion of a sidewall that comes to a triangular point at the ridge of a sloping roof.

**Gallery:** See definition of “Arcade.”

**Garage:** A building or part of a building wherein motor vehicles are housed or stored.

**Garage, Private:** A garage that is not operated for gain and in which no business is conducted.

**Glare:** The sensation produced when a source of light in excess of 1650 lumens is directly visible or light that is so bright that it causes annoyance, discomfort, or loss in visual performance.

**Grade, Finished:** The final elevation of the ground surface after development.

**Grade, Original:** The grade of the zone lot before development begins. If there was a structure on the zone lot that was demolished, the grade prior to demolition of the structure. If there is no structure on the property, the natural grade of the property prior to any modification, except that in new developments, original grade shall mean the approved and recorded grade.

**Grading:** The act of excavation or filling or combination thereof or any leveling to a smooth horizontal or sloping surface on a property, but not including normal cultivation associates with a permitted agricultural use or operation.

**Gross Floor Area:** The sum of the gross horizontal areas of each floor level of a Completely Enclosed Structure as measured from the exterior faces of the exterior walls of each such level. With the exception of Suburban House, Urban House, Tandem House, Duplex and all detached accessory structure building forms, the horizontal area at each level shall also include the area of exterior Unenclosed Porches covered by a roof and abutting more than one Exterior Wall, the area of Exterior Balconies covered by a roof and abutting more than one Exterior Wall, and the area of interior mezzanines. In lieu of this definition, “Gross Floor Area” for purposes of calculating required parking and off-street loading amounts is set forth in Section 10.4.4, Minimum and Maximum Vehicle Parking.

**Ground Cover:** Low plantings used instead of turf where space does not allow turf, where xeriscaping is desired, or where a more decorative affect is desirable. Ground covers are typically lower than 6 inches in height.

**Guideline:** An indication of policy or preferences; compliance is not mandatory like a standard, but rather compliance is encouraged to further the City’s land use goals and policies. A zoning application may not be denied solely for failure to comply with a guideline.

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

1. S-SU-A
2. S-SU-A1
3. S-SU-D
4. S-SU-D1
5. S-SU-F
6. S-SU-Fx
7. S-SU-F1
8. S-SU-F1A
9. S-SU-F1x
10. S-SU-I
11. S-SU-Ix
12. S-SU-I1
13. S-SU-I1x
14. S-RH-2.5
15. E-SU-A
16. E-SU-A1
17. E-SU-B
18. E-SU-B1
19. E-SU-D
20. E-SU-D1
21. E-SU-Dx
22. E-SU-D1x
23. E-SU-G
24. E-SU-G1
25. E-TU-B
26. E-TU-C
27. E-RH-2.5
28. E-MU-2.5
29. U-SU-A
30. U-SU-A1
31. U-SU-A2
32. U-SU-B