



TO: Denver City Council
FROM: Analiese Hock, Senior City Planner
DATE: April 3, 2018
RE: Denver Zoning Code – The Slot Home Text Amendment #3 to create new and revised zoning standards to address side-by-side residential development, commonly known as Slot Homes.

CPD Recommendation

Based on the review criteria for text amendments stated in the Denver Zoning Code (DZC), Section 12.4.11 (Text Amendment), CPD staff recommends City Council approval of the Slot Home Text Amendment #3 to the Denver Zoning Code.

Summary and Purpose

In recent years, “slot homes” have been constructed in many neighborhoods throughout Denver, resulting in a new development pattern that can detract from the design quality and character of Denver’s neighborhoods. To address the identified problems with slot home development, Community Planning and Development (CPD) initiated a public process concluding with proposed amendments to the Denver Zoning Code.

The proposed Text Amendment creates a new Town House building form and improves the Garden Court and Row House building forms while eliminating the General, Shopfront and Apartment building forms as an option for developments that where a majority of residential dwelling units are constructed side-by-side. These changes are intended to engage the public realm, consider neighborhood character, address human scale, and minimize vehicular and neighbor impacts while ensuring solutions that provides equity, flexibility and predictability. If approved by City Council, the proposed Slot Home Text Amendment #3 will apply significant changes to Mixed Use (MX, MS, RX), Multi Unit (MU, RO), and Row House (RH, TH*) zone districts in the Urban Center (C), General Urban (G), Urban (U), Urban Edge (E) and Industrial (I) neighborhood context with minor changes to the Suburban (S) neighborhood context for purposes of code consistency and formatting.

The following is a high-level summary of the proposed changes:

Mixed Use (MX, MS, RX) Zone Districts		
Town House Building Form (New Building Form)	Shopfront Building Form (Existing Building Form)	General Building Form (Existing Building Form)
<ul style="list-style-type: none"> Require dwelling units located near the street to be oriented to the street Require a porch or a canopy for dwelling units oriented to the street Reduce the maximum building height in feet Limit rooftop and second story decks in certain instances Increase the transparency standard Increase the primary street setback Increase the side setbacks Allow setback encroachments Revise build-to alternatives Reduce minimum driveway dimensions Allow encroachments for parking areas 	<p>Restrict the use of the building form for residential only development with a majority of side-by-side dwelling units.</p>	<p>Restrict the use of the building form for residential only development with a majority of side-by-side dwelling units.</p>
Multi Unit (MU, RO) Zone Districts		
Town House Building Form (New Building Form)	Garden Court Building Form (Existing Building Form)	Apartment Building Form (Existing Building Form)
<ul style="list-style-type: none"> Require dwelling units located near the street to be oriented to the street Require a porch or a canopy for dwelling units oriented to the street Reduce the maximum building height in feet Limit rooftop and second story decks in certain instances Increase the transparency standard Limit the block sensitive setback Increase the side setbacks Allow setback encroachments Revise build-to alternatives Reduce minimum driveway dimensions Allow encroachments for parking areas 	<ul style="list-style-type: none"> Revise the maximum building height in feet Revise the building height exceptions Increase pedestrian access standards Limit rooftop and second story decks in certain instances Introduce a transparency standard Increase street facing courtyard width Require residential units on three sides Introduce a landscaping standard Increase the minimum zone lot size and width Limit the block sensitive setback Reduce the minim driveway dimensions Limit vehicle use areas 	<p>Restrict the use of the building form for residential only development with a majority of side-by-side dwelling units.</p>
Row House (RH, TH*) Zone Districts		
Row House Building Form (Existing Building Form)	Garden Court Building Form (Existing Building Form)	Town House Building Form (Existing Building Form)
<p>Require all dwelling units to be oriented to the street</p>	<p>Eliminate the Garden Court building from the Row House zone districts</p>	<p>*Change the town house building form in TH zone districts to the row house building form and change the Town House (TH) zone district naming convention to Row House (RH) i.e. E-TH-2.5 will now be E-RH-2.5</p>

For a more details, please see the attached summary and redlined document.

Public Process

Below is a summary of the public process for the proposed amendments.

August 23, 2016	CPD News Release announcing Slot Home Evaluation and Text Amendment Project
January 10, 2017	Task Force Meeting #1: Focused on the role of the task force, discussed the initial problem statement
February 8, 2017	Task Force Meeting #2: Toured different neighborhoods where slot home development occurs to refine the problem statement and develop the criteria for successful solutions
March 8, 2017	Community Open House #1 at Scheitler Recreation Center: Over 70 community members attended to discuss the problems associated with slot home development
March 16, 2017	Task Force Meeting #3: Finalized the problem statement in response to community feedback and began to evaluate zoning tools to address the problem statement
April 6, 2017	Release the final Problem Identification Report
May 3, 2017	Planning Board Informational Item: Presented the project scope and problem statement
May 4, 2017	RNO Presentation: Curtis Park Neighbors (CPN)
May 23, 2017	Land Use, Transportation and Infrastructure Committee: Presented the project scope and problem statement
April 12, 2017	Task Force Meeting #4: Explore additional tools to apply to slot home development
April 16, 2017	RNO Presentation: Jefferson Park United Neighbors (JPUN) Land Use Committee
June 8, 2017	Task Force Meeting #5: Review and confirm recommended tools for Mixed Use zone districts
July 20, 2017	Task Force Meeting #6: Review and confirm recommended tools for Multi Unit and zone districts
August 24, 2017	Task Force Meeting #7: Review and confirm recommended tools for Row House zone districts
September 7, 2017	Community Open House #2 at the Colorado Health Foundation: Over 40 community members attended the meeting to review and provide feedback on the draft strategy report
October 19, 2017	Task Force Meeting #8: Review approach for effective date and revise draft strategy in response to external testing and community comments
November 1, 2017	Planning Board Informational Item: Presentation on the draft strategies
November 16, 2017	Task Force Meeting #9: Confirm the strategy and finalize the strategy report
November 28, 2017	LUTI Informational Item: Presentation on the draft strategies with discussion about the implementation approach
November 29, 2017	Final Strategy Report Released
December 12, 2017	RNO Presentation: Highlands United Neighbors Inc (HUNI)
December 14, 2017	RNO Presentation: Sunnyside United Neighbors Inc (SUNI)
January 9, 2018	RNO Presentation: West Colfax Association of Neighbors (WECAN)
January 9, 2018	RNO Presentation: West Highland Neighborhood Association (WHNA)

January 23, 2018	Task Force Meeting #10: Review the proposed redlines implementing the strategy report
January 24, 2018	RNO Presentation: Cherry Creek Steering Committee
January 27, 2018	RNO Presentation: Inter-Neighborhood Cooperation Zoning and Planning Committee (INC ZAP)
January 29, 2018	The draft DZC text amendment were posted to the CPD website for public and City agency review. Notice was sent to all members of City Council and all registered neighborhood organizations.
February 1, 2018	Denver Metro Association of Realtors Presentation (DTC)
February 1, 2018	RNO Presentation: Jefferson Park United Neighbors (JPUN) Land Use Committee
February 20, 2018	RNO Presentation: Platt Park Peoples Association
February 26, 2018	CPD written notice of the March 21, 2018 Planning Board Public hearing. Notice was sent to all members of City Council and all registered neighborhood organizations.
February 26, 2018	Office Hours: Wellington Webb Building from 2-5:30pm
February 27, 2018	Office Hours: Rodolfo Gonzales Library from 4-7pm
February 28, 2018	Office Hours: Cherry Creek Library from 12:30- 4pm
March 1, 2018	Office Hours: Mile High United Way from 1:30 – 4pm
March 12, 2018	CPD written notice of the Land Use, Transportation and Infrastructure Committee meeting sent to all affected members of City Council and registered neighborhood organizations, at least ten working days before the meeting.
March 14, 2018	RNO Presentation: Sloan’s Lake Citizen Group
March 21, 2018	Denver Metro Association of Realtors Presentation (Downtown)
March 21, 2018	Planning Board Voted 9 to 0 at the public hearing to recommend approval to City Council. <ul style="list-style-type: none"> • 6 people provided public comment on the proposed text amendment. Comments were focused on the success of the process and overall outcome, urging the proposed amendment to be recommended for approval by the Planning Board. No comments were in opposition.
March 27, 2018	LUTI Committee
May 7, 2018	City Council Public Hearing

For a complete meeting archive including meeting materials, agenda and summary see the attached Slot Home Strategy Report Appendix found online here:

http://www.denvergov.org/content/dam/denvergov/Portals/646/images/Zoning/Slot%20Homes/Slot_Home_Strategy_Report-Full_Document.pdf

As of the date of this staff report, CPD has received 11 public comment emails.

- 7 Letters of Support from RNO’s (Cherry Creek North Neighborhood Association, Inter Neighborhood Cooperation, Highland United Neighbors, Curtis Park Neighbors Inc, University Hills North Community, West Highland Neighborhood Association) and individual members of the public.
- Four letters do not state explicit support or opposition; however, they highlight some potential refinements to the proposed draft. Comments that are consistent with the strategy report and improve the overall clarity and predictability to the text amendment have been integrated into the text amendment.

Review Criteria and CPD Staff Evaluation

1. Text Amendment is Consistent with the City’s Adopted Plans

The Text Amendment is consistent with the City’s following adopted plans:

- Denver Comprehensive Plan 2000
- Blueprint Denver (2002)

Denver Comprehensive Plan 2000

Altering zoning standards to ensure that new infill development promotes excellent urban design is consistent with the guidance of Comprehensive Plan 2000 as highlighted below:

“Encourage quality infill development that is consistent with the character of the surrounding neighborhood; that offers opportunities for increased density and more amenities; and that broadens the variety of compatible uses.” (pg. 60)

“Sustaining excellent urban design requires Denver to use its best legacies to guide the future. While new development need not conform to precise historical or architectural particulars, it must reflect the fine qualities of design and use of materials inherent in Denver’s unique natural setting and urban character. This applies to Downtown, smaller commercial areas, residential neighborhoods, commercial and industrial corridors, and both new construction and rehabilitation.” (pg. 89)

“Identify community design and development issues and target specific concerns with appropriate controls and incentives.” (pg. 98)

“Ensure that the Zoning Code reinforces quality urban design.” (pg. 99)

“Ensure that plans for new development areas include traditional urban neighborhoods with well-designed, well-built homes affordable to middle-income households and close to work, shopping and services.” (pg. 117)

“Modify land-use regulations to ensure flexibility to accommodate changing demographics and lifestyles.” (pg. 150)

The Slot Home Text Amendment #3 is consistent with the Comprehensive Plan as the proposed changes improve outcomes for infill development in a way that is consistent with the character of the neighborhood while offering opportunities for different housing types that reinforce quality urban design.

Blueprint Denver – 2002

Blueprint Denver recommends various regulatory changes to implement adopted plans and improve compatibility with existing character, including:

- “A change in the language of a zone district is one tool that can improve compatibility of buildings within an Area of Stability” (pg. 124)
- “Development standards regulate building dimensions and orientation to ensure that new development is compatible with its surroundings. Such standards include floor area ratio limits, bulk limits, parking and garage location, height limits, and setbacks.” (pg. 124)

Many of the areas mapped with Multi Unit or Row House zone districts are identified as Areas of Stability. The goal for Areas of Stability is to “identify and maintain the character of an area while accommodating some new development and redevelopment” (pg. 120). Relevant strategies provided on page 25 include:

- Compatibility between existing and new development, design and development standards
- Address edges between Areas of Stability and Areas of Change
- Diversity of housing type, size, and cost
- Uphold the legacy of walkable neighborhoods

Many of the areas mapped with Mixed Use zone districts are identified as Areas of Change. “Areas of Change are parts of the city where new growth or redevelopment can best be accommodated because of transportation choices and opportunities for mixed-use development. Channeling growth to older industrial areas, districts close to downtown, major arterial corridors, historical trolley routes or existing and planned light rail stops will benefit the City as a whole.” (pg. 19).

Relevant Strategies provided on page 21 include:

- Compatibility between existing and new development
- Address edges between Areas of Stability and Areas of Change
- Pedestrian and transit supportive design and development standards
- Eliminate auto-oriented zoning standards
- Infill and redevelop vacant and underused properties
- Diversity of housing type, size, and cost

The Slot Home Text Amendment #3 is consistent with Blueprint Denver as the proposed changes improve the compatibility between the new and existing neighborhood context while maintaining a diversity of housing types and promoting the public realm.

2. Text Amendment Furthers the Public Health, Safety and Welfare

This text amendment furthers the general public health, safety, and welfare of Denver residents, land owners, and businesses by providing clarity and predictability in the zoning regulations, creating standards that reinforce the desired character of the neighborhood, and by implementing the city’s adopted comprehensive, land use and transportation plans through regulatory changes.

3. Text Amendment Results in Regulations that are Uniform Across the District

This text amendment will result in uniform regulations applicable to all new side-by-side residential projects within each zone district where they are allowed.

Attachments

1. Redline Draft of Slot Home Text Amendment #3
2. Strategy Report summary. The complete Slot Home Strategy Report and found online here: www.denvergov.org/slothomes
3. 11 public comment letters



Redline Draft of the Slot Home Text Amendment

The proposed amendments to the Denver Zoning Code have been informed by the [Slot Home Strategy Report](#). This document has been developed out of a robust process with the with the Slot Home Task Force and Community.

For more information on the effective date and impacts to existing projects, please go to www.denvergov.org/slothomes

Redline Draft Conventions:

- Text to be deleted is shown in ~~red strikethrough~~
- Text to be added is shown in red underline
- Text to be moved from one section of the code to another is shown in ~~blue strikethrough~~ and underline
- Useful notes, are shown in **yellow highlight**
- Additional pages with no proposed changes are included in the review draft to provide relevant context to the proposed amendments.
- Items related to page numbers, page headers, graphics, cross references, figure numbers and other related items may be incorrect and will be correct in the filed clean version.

1.2.3.5 Number of Uses and Structures Allowed Per Zone Lot

The following table establishes the number of structures and uses allowed per zone lot:

PRIMARY USES AND STRUCTURES				
Applicability Zone Districts	Applicable Building Forms	Maximum # Primary Uses per Zone Lot	Maximum # Primary Structures per Zone Lot	Specific Requirements
All SU, and TU, RH, MU, and RO, Zone Districts, except in M-RH, S-RH and S-MU zone districts or as otherwise allowed in this table	Suburban House, Urban House, and Duplex	1	1	na
All SU and TU Zone Districts, Civic, Public and Institutional Uses	All building forms permitted in the zone district	No Limit on combining multiple permitted primary uses when all such uses are classified as "Civic, Public and Institutional Uses". In addition, one primary use categorized as a "Household Living" use and permitted in the zone district may be combined with one or more Civic, Public and Institutional Uses. For example: In the U-SU-C zone district, an elementary school, place for religious assembly (e.g., church), and a single-unit dwelling use may all be established as primary uses on the same Zone Lot.	No Limit - Subject to Specific Requirements in this table	On a Zone Lot 18,000 square feet or larger in area, where one of the permitted primary uses is classified as a "Civic, Public and Institutional Use", the Zone Lot may be occupied by one or more primary structures.
All SU, and TU, RH, MU, and RO Zone Districts, Tandem House Building Form	Tandem House	2 - Subject to Specific Requirements in this table	2 - Subject to Specific Requirements in this table	Where permitted, the Zone Lot may be occupied by a Tandem house building form, which is comprised of two primary structures, each containing a primary single-unit dwelling use.
All SU and TU Zone Districts, Carriage House	Carriage House	2 - Subject to Specific Requirements in this table	2 - Subject to Specific Requirements in this table	A Carriage House may be used in its entirety as a Primary Structure containing a single unit dwelling use. See Article 13 for definition of "Carriage House."
All Other Zone Districts	All building forms	No Limit	No Limit	na

ACCESSORY USES AND STRUCTURES		
Applicability	Maximum # Accessory Uses per Zone Lot	Maximum # Detached Accessory Structures per Zone Lot
All Residential Zone Districts	No Limit	No Limit, except detached accessory structures with vehicle access doors, limited to 1 per dwelling unit
All Other Zone Districts	No Limit	No Limit

DIVISION 2.3 CODE ORGANIZATION

SECTION 2.3.1 ARTICLES 3 THROUGH 7: NEIGHBORHOOD CONTEXTS

The Code is organized such that each Neighborhood Context is a separate Article. The purpose is to provide, to the extent possible, all regulations applicable to that Neighborhood Context in one location of the Code. Each Neighborhood Context Article has the same Division headings to ensure consistency when referencing regulations between Articles. Each of the Division headings are described below.

2.3.1.1 Neighborhood Context Description

Each Article provides a description of the Neighborhood Context. The description is organized to describe general character; street, block and access patterns; building placement and location; building height; and mobility. The description provides the basis for the context and form based regulations.

2.3.1.2 Districts

- A. This Division establishes the menu of zone districts for the Neighborhood Context. There is a list of intent statements for each zone district in the Context.
- B. Zone District Naming Convention: The zone districts for the Suburban, Urban Edge, Urban, General Urban and Urban Center Neighborhood Contexts follow a consistent naming convention, as follows:

FIRST LETTER	SECOND LETTERS	THIRD LETTER OR THIRD NUMBER	OCCASIONAL LAST NUMBER OR LETTER	EXAMPLES
Neighborhood Context	Dominant Building Form and Character	Minimum Zone Lot Size in square feet or Maximum Building Height in stories	Special Purpose	
S = Suburban E = Urban Edge U = Urban G = General Urban C = Urban Center	SU = Single Unit TU = Two Unit TH = Town House RH = Row House MU = Multi Unit RO = Residential Office RX = Residential Mixed Use CC = Commercial Corridor MX = Mixed Use MS = Main Street	<u>Minimum Zone Lot Size</u> A = 3,000 B = 4,500 C = 5,500 D = 6,000 E = 7,000 F = 8,500 G = 9,000 H = 10,000 I = 12,000 <u>Heights</u> 2 = 2 stories 2.5 = 2.5 stories 3 = 3 stories 5 = 5 stories 8 = 8 stories 12 = 12 stories 16 = 16 stories 20 = 20 stories	When there is a number or letter at the end of the zone district name, that is an indicator of special regulations. Refer to the zone district regulations for more detail. Typically: 1 = Accessory dwelling units allowed throughout 2 = Accessory dwelling unit and duplexes allowed on certain corners x = Special provisions tailored to that zone district A = Special provisions, especially design standards or allowed building forms, tailored to that zone district	U-SU-A: Urban Neighborhood Context, allows single units and the minimum zone lot size is 3,000 sf U-SU-A1: Urban Neighborhood Context, allow single units, a minimum lot size of 3,000 sf and allows accessory dwelling units G-MU-3: General Urban Neighborhood, allows up to multiple family uses with a maximum height of 3 stories C-MX-5: Urban Center Neighborhood, allows a commercial and residential uses with a maximum height of 5 stories.

DIVISION 2.5 ESTABLISHMENT OF ZONE DISTRICTS

The following are the zone districts organized by context:

2.5.1.1 Suburban, Urban Edge and Urban Neighborhood Context:

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

Contents

ARTICLE 3. SUBURBAN (S-) NEIGHBORHOOD CONTEXT

DIVISION 3.1	NEIGHBORHOOD CONTEXT DESCRIPTION	3.1-1
Section 3.1.1	General Character	3.1-1
Section 3.1.2	Street and Block Patterns	3.1-1
Section 3.1.3	Building Placement and Location	3.1-1
Section 3.1.4	Building Height	3.1-1
Section 3.1.5	Mobility	3.1-1
DIVISION 3.2	DISTRICTS (S-SU-, S-TRH-, S-MU-, S-CC-, S-MX-, S-MS-)	3.2-1
Section 3.2.1	Districts Established	3.2-1
Section 3.2.2	Residential Districts (S-SU-A,-D, -F, -Fx -F1, -I,-Ix, S-TRH-2.5, S-MU-3, 5, 8, 12, 20).	3.2-2
Section 3.2.3	Commercial Corridor Districts (S-CC-3, -3X, -5, -5X).	3.2-3
Section 3.2.4	Mixed Use Districts (S-MX-2, -2x, -2A, -3, -3A, -5, -5A, -8, -8A, -12, -12A)	3.2-4
Section 3.2.5	Main Street Districts (S-MS-3, -5)	3.2-5
DIVISION 3.3	DESIGN STANDARDS	3.3-1
Section 3.3.1	General Intent	3.3-1
Section 3.3.2	Building Form Intent	3.3-1
Section 3.3.3	Primary Building Form Standards	3.3-5
Section 3.3.4	Detached Accessory Building Form Standards	3.3-28
Section 3.3.5	Supplemental Design Standards	3.3-40
Section 3.3.6	Design Standard Alternatives	3.3-41
Section 3.3.7	Design Standard Exceptions.	3.3-44
Section 3.3.8	Reference to Other Design Standards.	3.3-61
DIVISION 3.4	USES AND REQUIRED MINIMUM PARKING	3.4-1
Section 3.4.1	Applicability.	3.4-1
Section 3.4.2	Organization	3.4-1
Section 3.4.3	Explanation of Table Abbreviations	3.4-1
Section 3.4.4	District Specific Standards	3.4-3

DIVISION 3.1 NEIGHBORHOOD CONTEXT DESCRIPTION



SECTION 3.1.1 GENERAL CHARACTER

The Suburban Neighborhood Context is characterized by single-unit and multi-unit residential, commercial strips and centers, and office parks. Single-unit residential consists typically of the Suburban House building form with street-facing garages. Multi-unit building forms are typically separated from single-unit residential and consist of **TownRow** House and occasional mid- and high-rise Apartment building forms. Commercial buildings are typically separated from residential and consist of Shopfront and General forms. Single-unit residential uses are primarily located away from residential and commercial arterial streets. Multi-unit residential and commercial uses are primarily located along arterial and collector streets.

SECTION 3.1.2 STREET AND BLOCK PATTERNS

The Suburban Neighborhood Context consists of an irregular pattern of block shapes surrounded by curvilinear streets within a modified or non-existent grid, with cul-de-sacs and typically no alleys. Block shapes and sizes vary. The typical block pattern includes attached sidewalks (though sidewalks may be detached or non-existent), street and surface parking, and generous landscaping between the street and buildings.

SECTION 3.1.3 BUILDING PLACEMENT AND LOCATION

Single-unit residential buildings typically have consistent, deep front setbacks and varying side setbacks and building orientation. Multi-unit residential buildings typically have deep front setbacks and wide side setbacks. Commercial buildings may have varying orientation and typically have deep front and side setbacks to accommodate landscaping and parking.

SECTION 3.1.4 BUILDING HEIGHT

The Suburban Neighborhood Context is characterized by low scale buildings except for some mid- and high-rise multi-unit residential and commercial structures, particularly along arterial streets.

SECTION 3.1.5 MOBILITY

The Suburban Neighborhood Context has a higher reliance on the automobile with some access to pedestrian and bicycle facilities and the multi-modal transportation system.

DIVISION 3.2 DISTRICTS (S-SU-, S-~~TR~~H-, S-MU-, S-CC-, S-MX-, S-MS-)

SECTION 3.2.1 DISTRICTS ESTABLISHED

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

Suburban Neighborhood Context

S-SU-A	Single Unit A
S-SU-D	Single Unit D
S-SU-F	Single Unit F
S-SU-Fx	Single Unit Fx
S-SU-F1	Single Unit F1
S-SU-I	Single Unit I
S-SU-Ix	Single Unit Ix
S- TR H-2.5	Town 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

SECTION 3.2.2 RESIDENTIAL DISTRICTS (S-SU-A,-D, -F, -Fx -F1, -I,-IX, S-TRH-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 ~~townhouse~~ ~~row house~~ and multi unit districts promote existing and future patterns of multiple building forms on a single ~~Zone Lot~~. These building forms include duplex, ~~townhouse~~ ~~row house~~ and apartments ~~and are typically 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 certainty to property owners, developers, and neighborhoods about the limits of what is allowed in a residentially-zoned area. These regulations are also intended to reinforce desired development patterns in existing neighborhoods while accommodating reinvestment.
- 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 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.
- C. **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.
- D. **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.
- E. **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.

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

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

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

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

H. ~~Town~~Row House 2.5 (S-~~TR~~H-2.5)

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

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

S-MU- is a multi unit district and allows suburban house, duplex, ~~town row~~ house, ~~garden court~~ 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.
- D. The Commercial Corridor district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods.

3.2.3.2 Specific Intent

A. Commercial Corridor – 3 (S-CC-3)

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

B. Commercial Corridor – 3x (S-CC-3x)

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

C. Commercial Corridor – 5 (S-CC-5)

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

D. Commercial Corridor – 5x (S-CC-5x)

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

3.3.2.4 Specific Building Form Intent

A. Residential Zone Districts Building Form Intent

1. **Suburban House**
Establish standards for Single Unit Dwelling development. Also accommodates, where permitted, appropriately scaled Group Living, Civic, and Nonresidential development.
2. **Duplex**
Establish standards for Two Unit Dwelling development within a single primary structure, allowing side-by-side and up-down configurations. Also accommodates, where permitted, appropriately scaled Group Living, Civic, and Nonresidential development.
3. **Tandem House**
Establish standards for two dwelling units on a single zone lot, but occurring in two separate primary structures with a single unit in each structure.
4. **Town Row House**
Establish standards for Multi-Unit Dwelling buildings containing Side-by-Side Dwelling Units that require development where each Dwelling Unit to Orient to the Street and has have a street-facing entrance. No Dwelling Units are located behind the Dwelling Units Oriented to the Street.
5. **Apartment**
Establish standards for Multi-Unit Dwelling development in a variety of layouts. Also accommodates, where permitted, appropriately scaled Group Living, Civic, and Nonresidential development.

B. Commercial Mixed Use Zone Districts Building Form Intent

1. **Drive Thru Services**
To allow more flexible design standards to accommodate unique circumstances of automobile service uses and primary uses with an accessory drive-thru lane.
 - a. MX: Eliminate the build-to requirement and require a garden wall along street frontages.
 - b. MS: Allow a decrease in the percentage of build-to required along the Primary Street, allow a garden wall and canopy combination to meet a portion of the build-to and allow surface parking between a building and the Side Street.
2. **Drive Thru Restaurant**
To allow more flexible design standards to accommodate unique circumstances of eating/drinking establishments with an accessory drive-thru lane.
 - a. CC and MX: No change to standards contained within the General building form.
 - b. MS: Allow a reduced build-to requirement and a drive-thru lane to be located between the building and the Primary Street and Side Street.
3. **General**
Establish the base set of standards for the zone district from which all other building forms deviate for specific situations.
4. **Shopfront**
Establish the base set of standards for the zone district from which all other building forms deviate for specific situations.

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 General Standards

Combining standards from different building forms for the same structure is prohibited, except where expressly allowed.

3.3.3.3 District Specific Standards Summary

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

Suburban (S-) Neighborhood Context Zone Districts			Building Forms										
			Suburban House	Urban House	Duplex	Tandem House	Row/Town House	Garden Court	Town Row House	Apartment	Drive Thru Services	Drive Thru Restaurants	General
Max Number of Primary Structures per Zone Lot			1*	1*	1*	2	No Maximum						
RESIDENTIAL ZONE DISTRICTS													
Single Unit (SU)	S-SU-A, -D, -F, -Fx, -I, -Ix	1*	■										
	S-SU-F1	1*	■		■								
Row/Town House (TRH)	S-TRH-2.5	no-max	■		■	■							
Multi Unit (MU)	S-MU-3, -5, 8, 12, 20	no-max	■		■	■			■				
MIXED USE COMMERCIAL ZONE DISTRICTS													
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 geographic limitations *See Section 1.2.3.5 for exceptions

SUBURBAN HOUSE

HEIGHT		S-SU-A	S-SU-D	S-SU-Fx S-SU-F S-SU-F1	S-SU-Ix S-SU-I	S-TRH-2.5	S-MU-3, -5, -8, -12, -20
A	Stories (max)	2.5	2.5	2.5	3	2.5	3
A	Feet (max)	30'	30'	30'	30'	30'	32'
	Feet, permitted height increase (max)	1' for every 5' increase in 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	10'	10'	10'	10'	10'	na
	Bulk Plane Slope from Side Interior and Side Street Zone Lot Line	45°	45°	45°	45°	45°	na

SITING		S-SU-A	S-SU-D	S-SU-Fx S-SU-F S-SU-F1	S-SU-Ix S-SU-I	S-TRH-2.5	S-MU-3, -5, -8, -12, -20
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'

SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH		All S-SU, TRH, -MU Districts		
		25' or Less	Greater than 25' and less than 62'	62' or Greater
D	Primary Street, block sensitive setback required	na	yes	yes
D	Primary Street, where block sensitive setback does not apply (min)	15'	20'	20'
E	Side Street (min)	3'	5'	5'
F	Side Interior (min)	3'	5'	7.5'
G	Rear, alley/no alley (min)	12'/20'	12'/20'	12'/20'
	Building Coverage per Zone Lot, including all accessory structures (max)	50%	50%	50%
PARKING BY ZONE LOT WIDTH				
	Parking and Drive Lot Coverage in Primary Street Setback (max)	2 Spaces and 320 sf	2 Spaces and 320 sf	33%
	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		

DESIGN ELEMENTS		S-SU-A	S-SU-D	S-SU-Fx S-SU-F S-SU-F1	S-SU-Ix S-SU-I	S-TRH-2.5	S-MU-3, -5, -8, -12, -20
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 facade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. (2) May follow the Detached Garage Building Form for Side Street, Side Interior and Rear setbacks.					
I	Primary Street-Facing Attached Garage Door Width in first 50% of lot Depth (max)	35% of the entire width of the Primary Street facing facade of the primary structure or 16', whichever is greater					
STREET LEVEL ACTIVATION							
J	Pedestrian Access, Primary Street	Entry Feature					
USES		All S-SU, TRH, -MU Districts					
		Primary Uses shall be limited to Single Unit Dwelling and permitted Group Living 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

DUPLEX

HEIGHT		S-TRH-2.5	S-MU-3, -5, -8, -12, -20
A	Stories (max)	2.5	3
A	Feet (max)	30'	32'
	Feet, permitted height increase	1' for every 5' increase in 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	10'	na
	Bulk Plane Slope from Side Interior and Side Street Zone Lot Line	45°	na
SITING		S-TRH-2.5	S-MU-3, -5, -8, -12, -20
ZONE LOT			
	Zone Lot Size (min)	4,500 sf	4,500 sf
C	Zone Lot Width (min)	37.5'	37.5'
SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH		All S-TRH and S-MU Districts	
		61' or Less	Greater than 61'
D	Primary Street, block sensitive setback required	yes	yes
D	Primary Street, where block sensitive setback does not apply (min)	20'	20'
E	Side Street (min)	5'	5'
F	Side Interior (min)	5'	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 %)	50%	50%
	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	
DESIGN ELEMENTS		S-TRH-2.5	S-MU-3, -5, -8, -12, -20
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 facade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. (2) May follow the Detached Garage Building Form for Side Street, Side Interior and Rear setbacks.	
I	Primary Street-Facing Attached Garage Door Width in first 50% of lot Depth (max)	35% of the entire width of the Primary Street facing facade of the primary structure or 16', whichever is greater	
STREET LEVEL ACTIVATION			
J	Pedestrian Access, Primary Street	Entry Feature	
USES		All S-TRH and S-MU Districts	
		Primary Uses shall be limited to Two Unit Dwelling and permitted Group Living 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			

D. **TownRow** House



TOWNROW HOUSE

HEIGHT		S-TRH-2.5	S-MU-3	S-MU- 5, 8, 12, 20
A	Stories (max)	2.5	3	5
A	Feet (max)	35'	40' 35'	65'
B	Side Wall Height (max)	25'	na	na

SITING		S-TRH-2.5	S-MU-3	S-MU- 5, 8, 12, 20
ZONE LOT				
	Zone Lot Size (min)	6,000 sf	6,000 sf	6,000 sf
C	Zone Lot Width (min)	50'	50'	50'
	Dwelling Units per Primary Residential Structure (max)	10	na	na
REQUIRED BUILD-TO				
GD	Primary Street (min % within min/max)	na	50% 0'/80'	50% 0'/80'
SETBACKS				
D	Primary Street, block sensitive setback required	yes	na	na
DE	Primary Street (min)	20'	10'	10'
EF	Side Street (min)	5'	5'	5'
FG	Side Interior (min)	5'	5'	5'
H	Side Interior, adjacent to Protected District (min)	na	10'	10'
G	Rear, alley/no alley (min)	12'/20'	10'/20'	10'/20'
	Rear, adjacent to Protected District (min)	na	na	na
PARKING				
	Vehicle Access	From Alley; or Street access allowed when no Alley present (Sec. 3.3.7.6)		
H	DETACHED ACCESSORY STRUCTURES	See Sec. 3.3.4		

DESIGN ELEMENTS		S-TRH-2.5	S-MU-3	S-MU- 5, 8, 12, 20
BUILDING CONFIGURATION				
I	<u>Dwelling Units Oriented to the Street</u>	<u>All Dwelling Units shall be Oriented to the Street</u>		
	<u>Dwelling Unit Configuration</u>	<u>Structure shall only contain Side-by-Side-Dwelling Units</u>		
IJ	Primary Street-Facing Attached Garage Door Width (max per unit)	10'	10'	10'
K	Upper Story Setback, for Flat Roof, Above 25', Primary Street, Side Street and Side Interior	10'	na	na
J	Upper Story Setback Above 40', Side, interior	na	na	15'
J	Upper Story Setback above 51', Side, interior	na	na	15'
KL	Upper Story Setback Above 27', adjacent to Protected District: Side Interior	na	25'	25'
	Upper Story Setback above 27', adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	na	na	20'/25'
	Upper Story Setback above 40', adjacent to Protected District: Rear, alley/Rear, no alley (min)	na	na	30'/40'
L	Upper Story Setback above 51', adjacent to Protected District: Side Interior (min)	na	na	40'
	Rooftop and/or Second Story Decks	See Section 3.3.5.2		
	Attached Garage Allowed	May follow the Detached Garage building form Side Street, Side Interior and Rear setbacks		
STREET LEVEL ACTIVATION				
M	Transparency, Primary Street (min)	30%	30%	30%
N	Transparency, Side Street (min)	25%	25%	25%
ON	Pedestrian Access	Each unit shall have a street-facing Entrance		
USES		All S-TRH and S-MU Districts		
Primary Uses shall be limited to Multi-Unit Dwelling and permitted Group Living 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 maximum number of structures per zone lot and building forms allowed by zone district is summarized below:

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-F1	no max*	□	■	■	
Town- house-Row House(FRH)	S-FRH-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

DETACHED ACCESSORY DWELLING UNIT

HEIGHT		S-SU-F1	S-TRH-2.5	S-MU-3, -5, -8, -12, -20
A	Stories (max)	1.5	1.5	1.5
A	Feet (max)	24'	24'	24'
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

SITING		S-SU-F1	S-TRH-2.5	S-MU-3, -5, -8, -12, -20
ZONE LOT				
	Zone Lot Size (min)	8,500 sf	6,000 sf	6,000 sf
	Zone Lot Depth (min)	150'	na	na
	Additional Standards	See Section 3.3.4.3		
SETBACKS				
	Location	Located in the rear 35% of the zone lot depth		
C	Side Interior and Side Street (min)	5'	5'	5'
D	Rear (min)	5'	5'	5'
PARKING				
	Vehicle Access	From Alley; or Street access allowed when no Alley present see Sec. 3.3.7.6 for exceptions		

		S-SU-F1 Only By Zone Lot Size			S-TRH-2.5, S-MU-3, -5, -8, -12, -20
		6,000 sf or Less	Greater than 6,000 sf and up to 7,000 sf	Greater than 7,000 sf	
DESIGN ELEMENTS					
BUILDING CONFIGURATION					
	Building Footprint (max)	650 sf	864 sf	1,000 sf	1,000 sf
	Habitable Space (max)	650 sf	864 sf	1,000 sf	na
E	Horizontal Dimension (max)	36'	36'	36'	36'
	Rooftop and/or Second Story Decks	Not allowed - See Section 3.3.5.2			
USES		S-SU-F1; S-TRH-2.5; All S-MU			
Accessory Uses Only Accessory to a Primary Single Unit Dwelling Use, including 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

DETACHED GARAGE

				S-SU-Fx		S-MU-3, 5, -8, -12, -20	
		S-SU-A	S-SU-D	S-SU-F	S-SU-Ix	S-SU-I	S-MU-3, 5, -8, -12, -20
HEIGHT							
A	Stories (max)	1	1	1	1	1	1
A	Feet (max)	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'	na
	Bulk Plane Slope from Side Interior and Side Street Zone Lot Line	45°	45°	45°	45°	45°	na

				S-SU-Fx		S-MU-3, 5, -8, -12, -20	
		S-SU-A	S-SU-D	S-SU-F	S-SU-Ix	S-SU-I	S-MU-3, 5, -8, -12, -20
SITING							
Additional Standards		See Section 3.3.4.3					
SETBACKS							
C	Setback from Primary Street Facing Facade of Primary Structure (min)	10'	10'	10'	10'	10'	10'
D	Side Street (min)	5'	5'	5'	5'	5'	5'
D	Side Interior (min), for structure entirely in rear 35% of zone lot**	0'	0'	0'	0'	0'	0'
	Side Interior (min), for structure not entirely in rear 35% of zone lot	5'	5'	5'	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'	3'	3'	3'
E	Rear, no alley (min)	5'	5'	5'	5'	5'	5'
	Rear, alley, where garage doors face alley (min)	5'	5'	5'	5'	5'	5'
	Rear, alley, where garage doors do not face alley (min)	0'	0'	0'	0'	0'	0'
Vehicle Access		From Alley; or Street access allowed when no Alley present see Sec. 3.3.7.6 for exceptions					

				S-SU-Fx		S-MU-3, 5, -8, -12, -20	
		S-SU-A	S-SU-D	S-SU-F	S-SU-Ix	S-SU-I	S-MU-3, 5, -8, -12, -20
DESIGN ELEMENTS							
BUILDING CONFIGURATION							
	Building Footprint (max)	1,000 sf	1,000 sf	1,000 sf	1,000 sf	864 sf per unit*	864 sf per unit*
F	Horizontal Dimension (max)	36'	36'	36'	36'	no max	no max
	Allowed Number of Primary Street Facing Vehicular Access Doors in the front 50% of the lot depth (max)	3	3	3	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'	28'	28'	28'	no max	no max
USES		All S-SU; S-FRH-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 Public Works, building and fire code review - Side facing gable roof ends are not permitted where setbacks are less than 5'

OTHER DETACHED ACCESSORY STRUCTURES

		S-SU-Fx					S-MU-3, 5, -8, -12, -20
		S-SU-A	S-SU-D	S-SU-F1	S-SU-Ix	S-SU-I	S-FRH-2.5
HEIGHT							
A	Stories (max)	1	1	1	1	1	1
A	Feet (max)	15'	15'	15'	15'	15'	15'
	Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line	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-Fx					S-MU-3, 5, -8, -12, -20
		S-SU-A	S-SU-D	S-SU-F1	S-SU-Ix	S-SU-I	S-FRH-2.5
SITING							
	Additional Standards	See Section 3.3.4.3					

		S-SU-Fx					S-MU-3, 5, -8, -12, -20
		S-SU-A	S-SU-D	S-SU-F1	S-SU-Ix	S-SU-I	S-FRH-2.5
SETBACKS							
B	Setback from Primary Street Facing Facade of Primary Structure (min)	10'	10'	10'	10'	10'	10'
C	Side Street (min)	5'	5'	5'	5'	5'	5'
C	Side Interior, for structure entirely in rear 35% of zone lot (min)	0'	0'	0'	0'	0'	0'
	Side Interior, for structure not entirely in rear 35% of zone lot (min)	5'	5'	5'	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'	3'	3'	3'
D	Rear, no alley (min)	5'	5'	5'	5'	5'	5'
	Rear, alley, where doors face alley (min)	5'	5'	5'	5'	5'	5'
	Rear, alley, where doors do not face alley (min)	0'	0'	0'	0'	0'	0'

		S-SU-Fx					S-MU-3, 5, -8, -12, -20
		S-SU-A	S-SU-D	S-SU-F1	S-SU-Ix	S-SU-I	S-FRH-2.5
DESIGN ELEMENTS							
BUILDING CONFIGURATION							
	Building Footprint (max)	1,000 sf	1,000 sf	1,000 sf	1,000 sf	1,000 sf	1,000 sf
E	Horizontal Dimension (max)	36'	36'	36'	36'	36'	36'
USES		All S-SU; S-FRH-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 3.3.5 SUPPLEMENTAL DESIGN STANDARDS

3.3.5.1 Surface Parking Between the Building and the Primary/Side Street

A. Intent

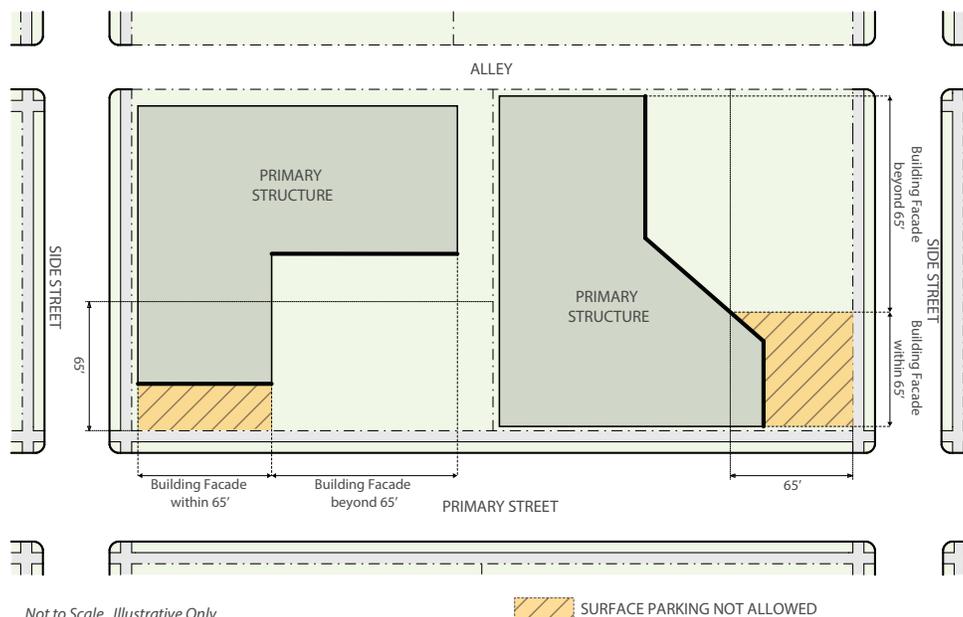
Allow for the functional siting of Buildings and Surface Parking while continuing to minimize the impacts of Surface Parking on the pedestrian experience.

B. Applicability

This Section 3.3.5.1 applies to the Shopfront building form in the S-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 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 any portion of a Building Facade set back more than 65 feet from the Zone Lot Line abutting the applicable Street and the Street.



3.3.5.2 Rooftop and/or Second Story Decks

A. Intent

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

B. Applicability

All S-SU and S-FRH zone districts

C. Supplemental Design Standard

1. Rooftop and/or Second Story Decks are prohibited in the rear 35% of the zone lot depth.
2. 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.

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)
S-CC	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%*
S-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%*
S-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.

3.3.6.4 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 the S-MX-2A, -3A, -5A, -8A, -12A zone districts for all 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 13.1.6.2.B.4:

1. Courtyard or Plaza
2. Covered Walkway

3.3.6.5 Attached Garage Alternative

A. Intent

To allow for an attached garage, designed as an integral part of the building's facade, to project forward of a primary street facing facade when the design of the entire building de-emphasizes the garage entrance and function.

B. Applicability

Zone lots that meet both of the following may utilize this alternative:

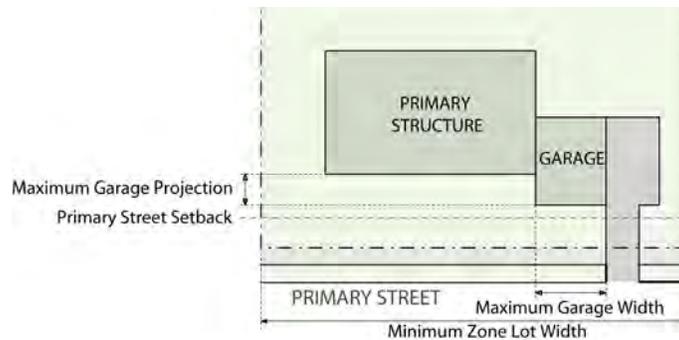
1. Zoned S-SU, S-FRH, or S-MU; and
2. Zone Lot Width along Primary Street is at least 100 feet.

C. Allowance

An attached garage may be located closer to the minimum Primary Street setback line than the Primary Street facing facade(s) enclosing the primary use, if the attached garage complies with all of the following standards:

1. Garage doors shall not face the Primary Street (See Section 13.1.6.1.L);

2. Maximum 30 feet width and maximum 12 feet depth dimension for the portion of the attached garage projecting forward of the Primary Street facing facade;
3. The attached garage facade facing the Primary Street has similar architectural and material treatment as the other portions of the Primary Street facing facade.



SECTION 3.3.7 DESIGN STANDARD EXCEPTIONS

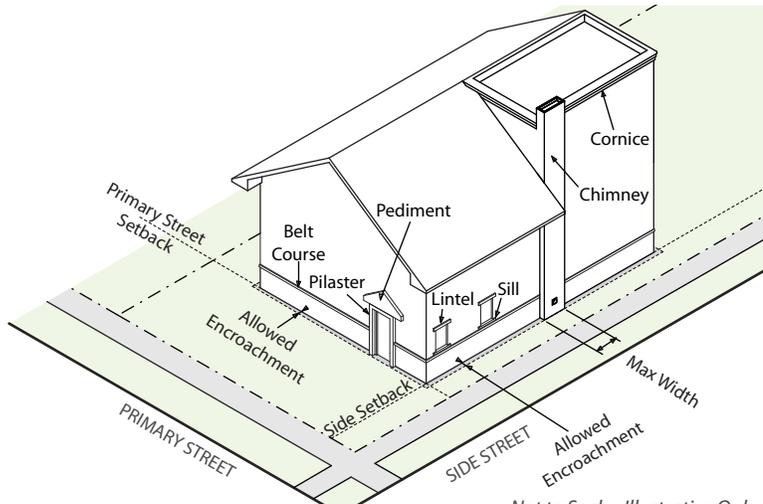
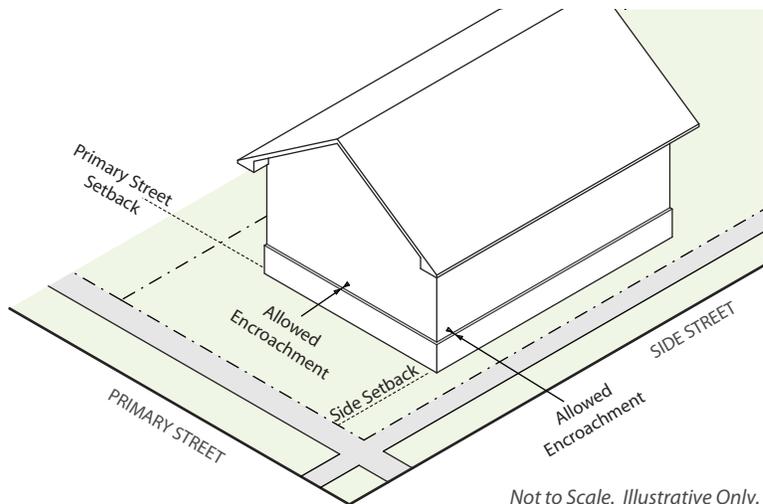
3.3.7.1 Height Exceptions

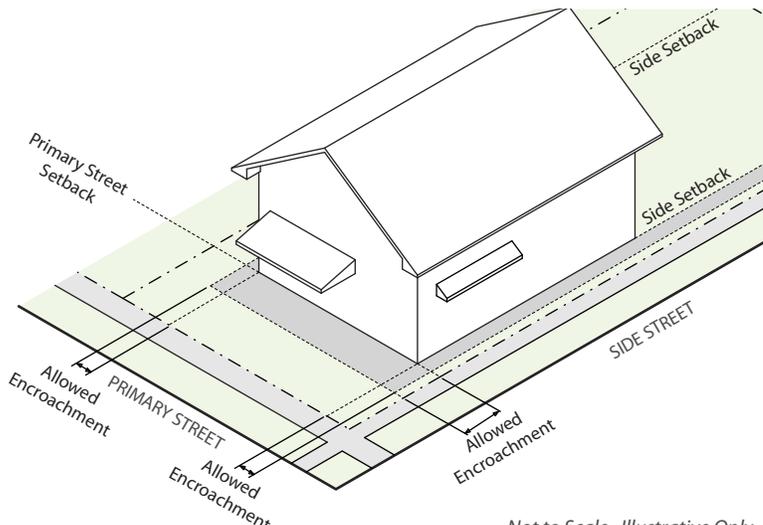
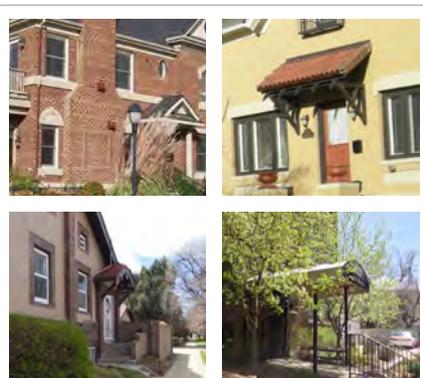
A. Intent

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. Applicability and Standards:

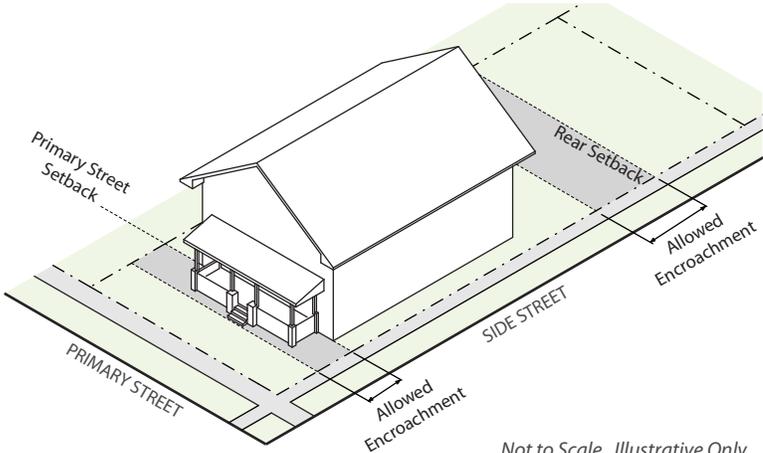
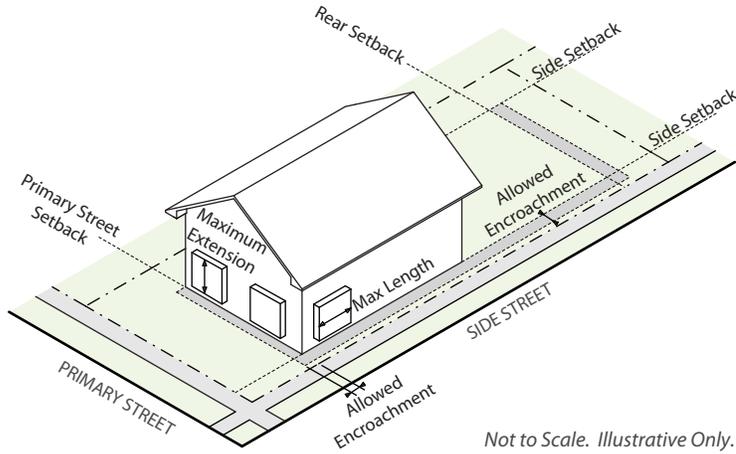
1. The following building features are allowed to exceed height in feet, stories, bulk plane and upper story setbacks as described in the table below, subject to the standards in this Section 3.3.7.1.B.
2. Unoccupied elevator penthouses, stair enclosures, and enclosed or unenclosed mechanical equipment 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.
3. 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.
4. Unoccupied building features shall not include space for living, sleeping, eating, cooking, bathrooms, toilet compartments, closets, halls, storage, or similar space.
5. 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.

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Belt Courses, sills, lintels, pilasters, pediments, cornices; chimneys and fireplace insert vents not exceeding 6' in width	All S- Zone Districts	<u>All Building Forms</u>	1.5' Cornices only: 3'	1.5' Cornices only: 3'	1.5' Cornices only: 3'; if setback is less than 5': 2'	1.5' Cornices only: 5'
Intent: To allow common, minor decorative elements which are integral to a building.	 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
 <p style="text-align: center;"><i>Illustrative only</i></p>						
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Brick and stone veneers above Finished Grade for re-siding an existing structure only	All S- Zone Districts	<u>All Building Forms</u>	6"	6"	6"	6"
Intent: To allow for re-siding of existing structures which may not meet a required minimum setback or the re-siding of the structure would result in not meeting the required minimum setback.	 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Canopies providing cover to an entrance:</p> <ul style="list-style-type: none"> • Shall be no more than 8' maximum in horizontal width; • Shall be open on three sides; • May include an at-grade landing. 	All S-SU, S-FRH Zone Districts	<u>All Building Forms</u>	3'	3'	3'; if setback is less than 5': 2' and at no point closer than 2' to a property line.	Not allowed
<p>Intent: To provide for covering over an entrance to protect from weather. Unlike the Porch encroachment, canopy is allowed in Side Interior.</p>	 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
 <p style="text-align: center;"><i>Illustrative only</i></p>						

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Canopies providing cover to an entrance: • The width shall be no greater than 25% of the width of the face of the building or 20', whichever is less; and • Shall be open on three sides.	All S- Zone Districts, except S-SU and S-FRH	All Building Forms	Any distance	Any distance	Not allowed	Not allowed
Intent: Provide protection from the weather for pedestrians entering the building and define street entrances to the building.	<p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
<p style="text-align: center;"><i>Illustrative only</i></p>						

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Gutters and Roof Overhang	All S- Zone Districts	All Building Forms	3'	3'	3'; if setback is less than 5': 2'	5'
Intent: To allow features of structures intended to repel weather	<p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
<p style="text-align: center;"><i>Illustrative only</i></p>						

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Porches (1 story or multi-story), Decks, Patios, Exterior Balconies, Stoops, and above-grade stairways at the Street Level connected to a porch:</p> <ul style="list-style-type: none"> • May be covered; • All sides shall be at least 50% open except for any side abutting a building facade. 	All S- Zone Districts	<u>All Building Forms</u>	8' and minimum of 1' between right-of-way and first riser of above- grade stairway	5' and minimum of 1' between right-of-way and first riser of above-grade stairway	Not allowed	5'
<p>Intent: To promote elements which provide for street activation.</p>  <p style="text-align: center;"><i>Illustrative only</i></p>	 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Projecting Windows:</p> <ul style="list-style-type: none"> • Shall be a minimum of 1.5' above finished floor; • Shall not extend floor to ceiling; and • No individual projection shall be more than 10' in horizontal length at the opening along the face of the building. 	All S- Zone Districts	<u>All Building Forms</u>	1.5'	1.5'	Not allowed	1.5'
<p>Intent: To allow for improved interior daylighting.</p>  <p style="text-align: center;"><i>Illustrative only</i></p>	 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Shading devices: building elements, such as awnings, designed and intended to control light entering a building	All S- Zone Districts	All Building Forms	5'	3'	3'	10'
Intent: To allow for elements either integral or attached to a building which control light entering through windows.	<p>Not to Scale. Illustrative Only.</p>					
<p>Illustrative only</p>						

2. Site Elements

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

	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 for Suburban House, Duplex, and Tandem House building forms	All S-SU, S-TRH, S-MU Zone Districts	All Building Forms	Any distance	Any distance	Any distance	Any distance
Intent: To allow off-street parking area where it is not impactful due to the number of required parking spaces.	<p>Not to Scale. Illustrative Only.</p>					

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Off-Street Parking Area for the Townhouse and Apartment building forms	All S- TRH and S-MU Zone Districts	<u>Row House and Apartment</u>	Not allowed	Not allowed	Allowed within the rear 35% of the Zone Lot only	Any distance
Intent: To restrict off-street parking area where it is impactful due to the number of required parking spaces.	<p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Drive or Driveway for Suburban House, Duplex, and Tandem House building forms	All S-SU, S- TRH , S-MU Zone Districts	<u>Suburban House, Duplex, and Tandem House</u>	Any distance	Any distance	Any distance	Any distance
Intent: To allow a Drive or Driveway to access an Off-Street Parking Area.	<p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
<p style="text-align: center;"><i>Illustrative only</i></p>						

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Drive or Driveway for the Townhouse and Apartment building forms	All S-TRH and S-MU Zone Districts	<u>Row House and Apartment</u>	Any distance	Any distance	Not allowed (*see exception below)	Any distance
Intent: To allow a Drive or Driveway to access an Off-Street Parking Area, but restrict the location where it is impactful due to proximity to adjacent properties.	<p>Side Setback, Side Setback, Side Setback, ALLEY, Side Setback, Side Setback, Side Street Setback, Rear Setback, Primary Street Setback, ALLEY, SIDE STREET, PRIMARY STREET, See Exception, Not to Scale. Illustrative Only.</p>					
 <i>Illustrative only</i>						

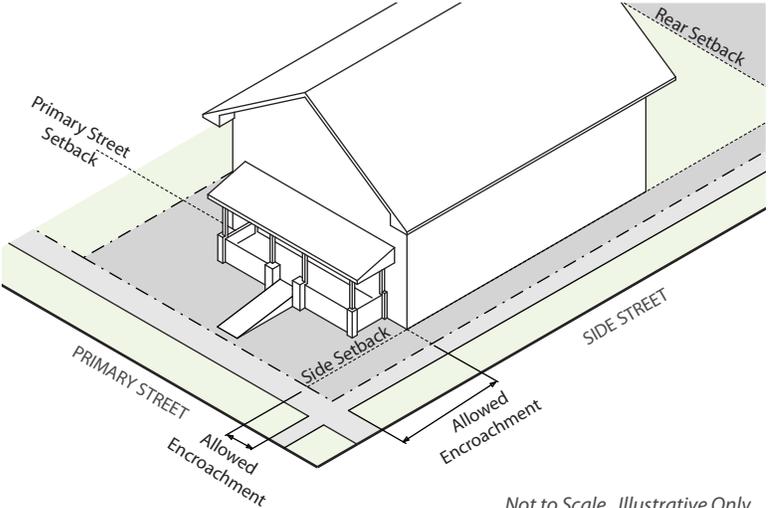
*Exception: A Drive or Driveway may encroach any distance into a Side Interior setback where:

- The Side Interior setback Abuts a public Alley;
- Other public right-of-way, or an easement for public access Abutting a public Alley; or
- Where a shared access agreement allows the Drive or Driveway to provide shared access to more than one Abutting Zone Lot.

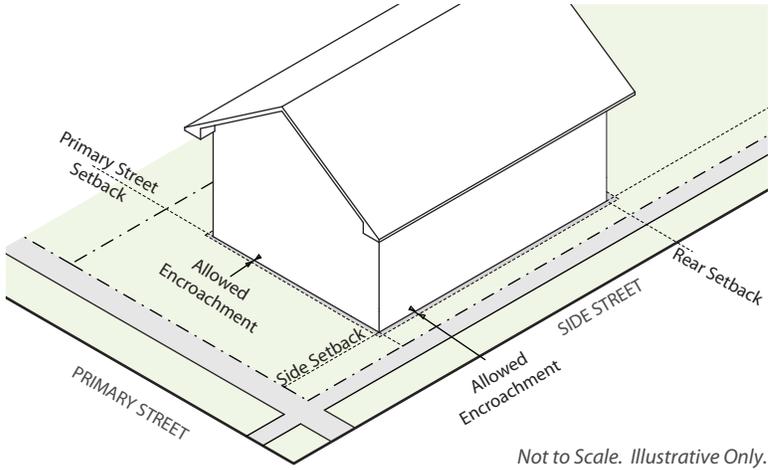
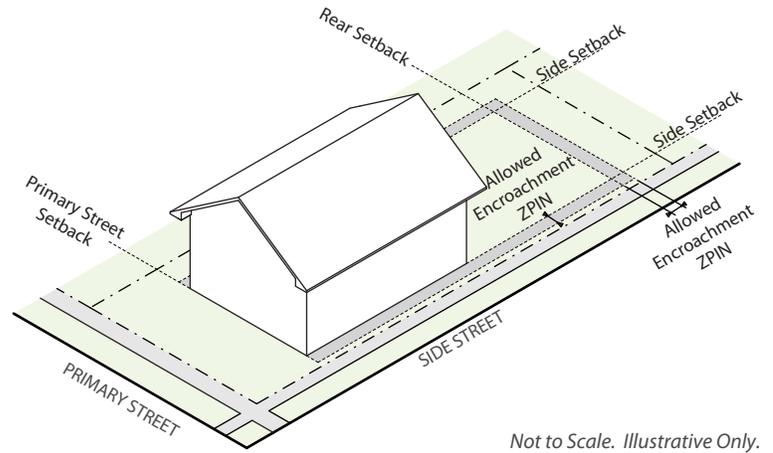
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Flatwork providing pedestrian access to entrances and buildings:	All S- Zone Districts	<u>All Building Forms</u>	Any distance, but may not exceed 50% of the area within the setback	Any distance, but may not exceed 50% of the area within the setback	Maximum of 5' wide: Any distance	Maximum of 5' wide: Any distance
Intent: To provide pedestrian access to entrances and buildings, but restrict coverage and width to ensure adequate openness	<p>Side Setback, Side Setback, Side Setback, ALLEY, Side Setback, Side Setback, Side Street Setback, Rear Setback, Primary Street Setback, ALLEY, SIDE STREET, PRIMARY STREET, Allowed Encroachment, Allowed Encroachment, Allowed Encroachment, Allowed Encroachment, Not to Scale. Illustrative Only.</p>					
 <i>Illustrative only</i>						

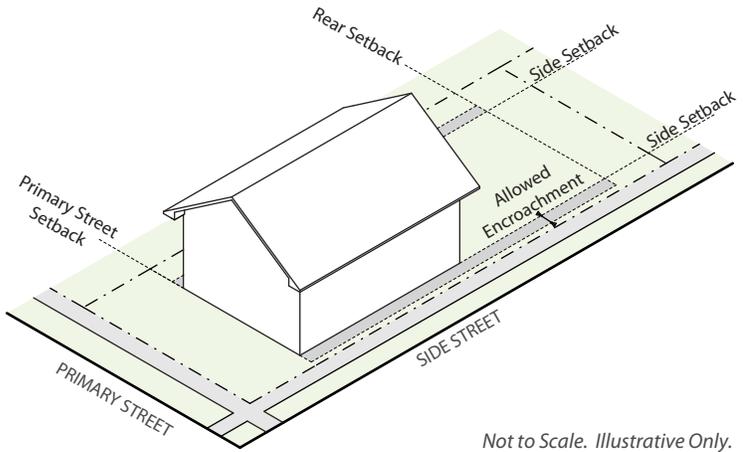
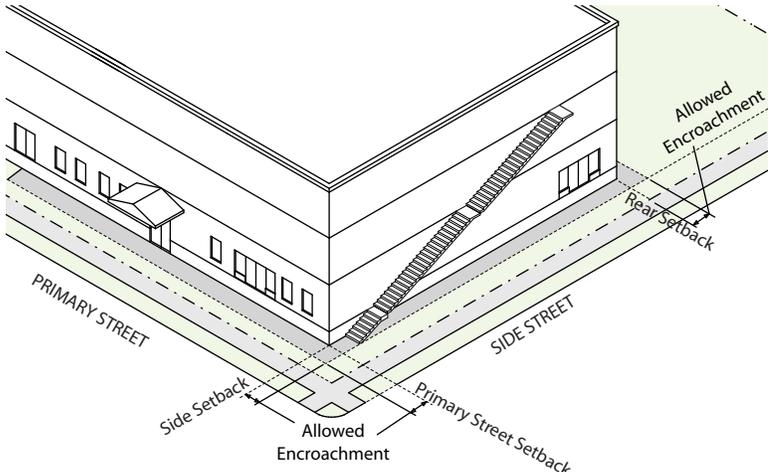
3. Service & Utility Elements

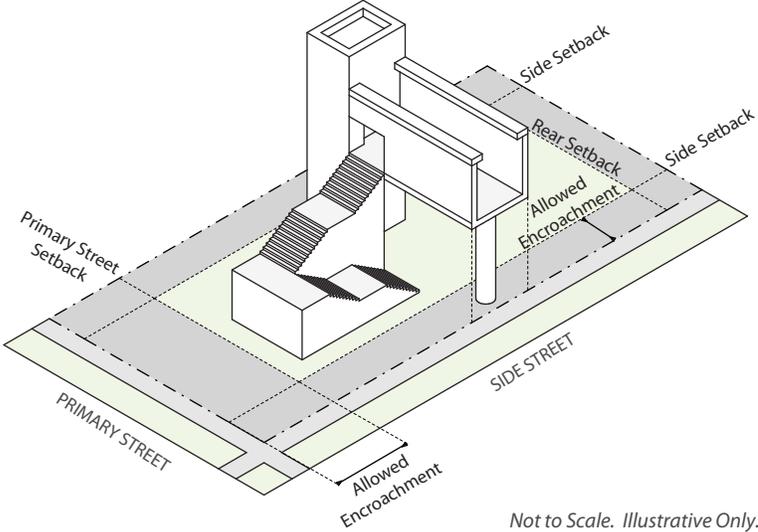
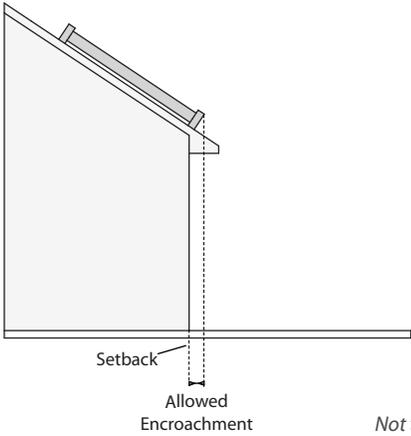
To allow for minor service and utility elements while maintaining an open and unobstructed setback space.

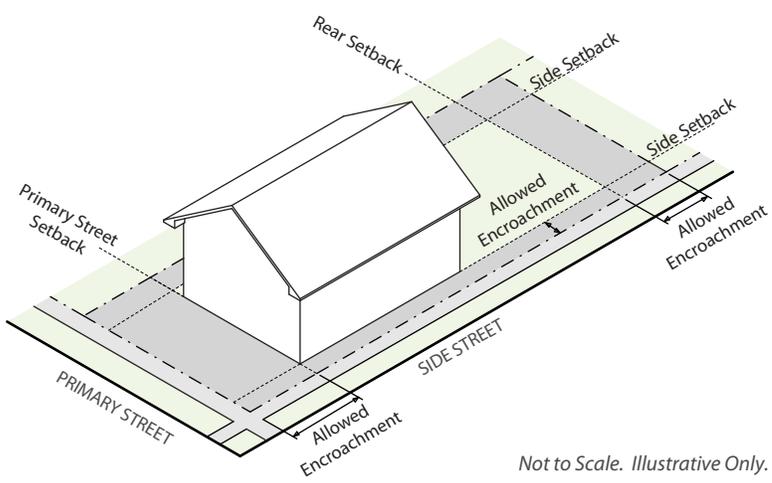
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Barrier-free access structures providing access to existing buildings as required by the Americans with Disabilities Act or Denver Accessibility Standards, when no alternative locations are available.</p> <ul style="list-style-type: none"> • Setback encroachments for required barrier-free access structures are only allowed for expansions, enlargements, and alterations to existing buildings. • Such barrier-free access structures shall be designed to be compatible with the character of the building, as determined by the Zoning Administrator. 	All S- Zone Districts	All Building Forms	Any distance	Any distance	Any distance	Any distance
<p>Intent: To provide flexibility in the location of required barrier-free access to existing buildings.</p> <div style="display: flex; justify-content: space-around;">  </div> <p style="text-align: center;"><i>Illustrative only</i></p>	 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Basketball goals on a fixed post	All S- Zone Districts	<u>All Building Forms</u>	Any distance	Any distance	Any distance	Any distance
<p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>						
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Enclosed structure that is below the original grade and completely underground, of any setback space, except as otherwise restricted by this Code	All S- Zone Districts	<u>All Building Forms</u>	Any distance	Any distance	Any distance	Any distance
Intent: To allow below grade structures that do not disrupt the streetscape.	<p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Gas and electric meters	All S- Zone Districts	All Building Forms	1.5'	1.5'	1.5'	1.5'
Intent: To allow for functional siting.	 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Ground mounted air conditioning units or other similar mechanical equipment, except evaporative coolers, provided the following are all met:	All S- Zone Districts	All Building Forms	Not allowed	3'; subject to Zoning Permit Review with Informational Notice	3'; subject to Zoning Permit Review with Informational Notice	3'; subject to Zoning Permit Review with Informational Notice
<ul style="list-style-type: none"> • Does not generate more than 75 decibels of ambient sound according to the manufacturer's specifications and does not exceed the noise standards of Section 36-6 of the DRMC; • Does not exceed 4' in height or 10 square feet in area per unit; • Does not exceed 2 units per zone lot; • Has adequate screening to conceal it from view from adjacent properties and public rights-of way by means of landscaping and/or fencing; and • The location of the unit(s) minimizes the impacts on adjoining properties. 						
Intent: To allow for functional siting.	 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					

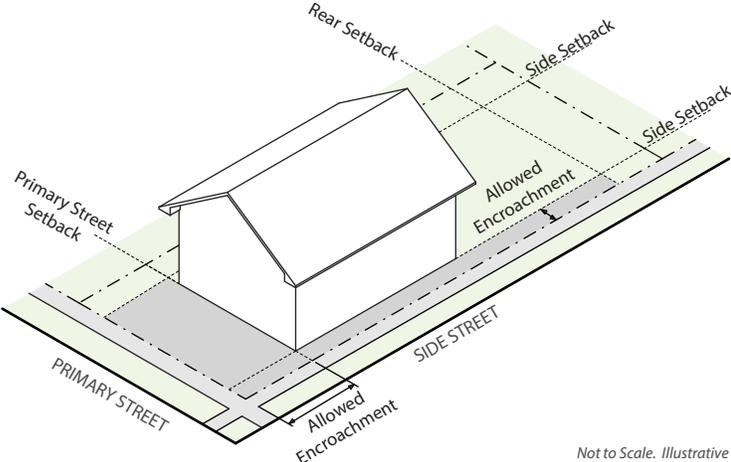
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Ground mounted evaporative coolers</p> <ul style="list-style-type: none"> • located behind the front of the primary structure and • screened from adjacent properties and public rights-of-way, and • not to exceed the noise standards of D.R.M.C. Section 36-6 	All S- Zone Districts	<u>All Building Forms</u>	Not allowed	3'	3'	Not allowed
<p>Intent: To allow for functional siting.</p>	 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Emergency egress, when required by Denver Fire Code, such as fire escapes, fire escape ladders, and outside stairways, including landing(s) which do not exceed the minimum required dimensions for a landing as defined in the Denver Building And Fire Code and excluding above-grade walkways</p>	All S- Zone Districts	<u>All Building Forms</u>	5'	3'	3'	10'
<p>Intent: To provide for egress from a building only for emergency purposes</p>	 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Pedestrian Bridge where the encroachment is necessary to complete a connection for access to a mass transit station:</p> <ul style="list-style-type: none"> • Provided Public Works has approved a right-of-way encumbrance. • Shall not include elevators, stairways or other vertical circulation elements. 	All S- Zone Districts	<u>All Building Forms</u>	Any distance	Any distance	Any distance	Any distance
<p>Intent: To allow for above-grade connections to and from transit stations</p>  <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
<p>Solar Panel, Flush Mounted Roof</p>	All S- Zone Districts	<u>All Building Forms</u>	Any distance	Any distance	Any distance	Any distance
<p>Intent: To allow flush mounted solar panels on the roof of existing structures which may not meet a required minimum setback.</p>  <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
Utility pedestals, transformers or other similar equipment, excluding mechanical equipment: • Shall not exceed 3' in height.	All S- Zone Districts	<u>All Building Forms</u>	Any distance	Any distance	Any distance	Any distance
Intent: To allow for functional siting.	 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Utility pedestals, transformers or other similar equipment, excluding mechanical equipment: • Greater than 3' in height but not exceeding 8' in height above Finished Grade.	All S-FRH, S-MU, S-CC, S-MX, and S-MS Zone Districts	All Building Forms	Not allowed	Not allowed	Any distance	Any distance
Intent: To allow for functional siting.						
<p><i>Illustrative only</i></p>						

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Window well and/or emergency basement egress areas: • Shall be below grade.	All S- Zone Districts	All Building Forms	Any distance for any width	Each may be no more than 3' in width as measured perpendicular to the side interior/side street zone lot line and 6' in length as measured parallel to the building facade facing the side interior/side street zone lot line		Any distance for any width
Intent: To allow for emergency egress						
<p><i>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 S-Zone Districts	All Building Forms	Any distance	Any distance	Not allowed	Not allowed
Intent: To allow for functional siting.						
 <p><i>Illustrative only</i></p>		 <p><i>Not to Scale. Illustrative Only.</i></p>				

3.3.7.5 Building Coverage Exception

A. Applicability

All S-SU, S-TRH, and S-MU zone districts where a building coverage standard applies.

B. Front Porch

1. Intent

To promote street activation and human scale.

2. Standard

Area on a zone lot occupied by a Front Porch may be excluded from the calculation of building coverage, up to a maximum of 400 square feet for each dwelling unit.

C. Detached ADU or Detached Garage

1. Intent

To promote openness between buildings located in the front and back of the lot.

2. Standard

Area on a zone lot occupied by either a Detached Accessory Dwelling Unit building form or a Detached Garage building form may be excluded from the calculation of building coverage. See those building forms for the applicable zone district.

3.3.7.6 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

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:

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. Additionally, the Department of Public Works shall have approved the location of any such vehicular access;
4. The Department of Public Works 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;
5. The Primary Use is within the Civic, Public, and Institutional Use Category and the Department of Public Works determines that vehicular access is needed from the street; or
6. The applicant can demonstrate at the time of zoning permit application that vehicular access from a street to an Accessory Garage, Carport, or other Off-Street Parking Area was legally established, constructed, or expanded prior to June 25, 2010 and was Continuously Maintained, and the Primary Structure has not been Voluntarily Demolished.

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 resolve the exceptions specified in Section 3.3.7.6, then vehicular Alley access is required.

SECTION 3.3.8 REFERENCE TO OTHER DESIGN STANDARDS

3.3.8.1 Article 10: General Design Standards

Refer to the following Divisions for other applicable design standards

- A. Parking and Loading: Division 10.4
- B. Landscaping, Fences, Walls and Screening: Division 10.5
- C. Site Grading: Division 10.6
- D. Outdoor Lighting: Division 10.7
- E. Signs: Division 10.10

~~this page intentionally left blank.~~

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 ZPIN = Subject to Zoning Permit Review with Informational Notice ZPSE = Subject to Zoning Permit with Special Exception Review
 When no ZP, ZPIN, ZPSE listed = No Zoning Permit required

USE CATEGORY	SPECIFIC USE TYPE •Vehicle Parking Reqmt: # spaces per unit of measurement •Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	APPLICABLE USE LIMITATIONS									
		S-SU-Fx S-SU-lx	S-SU-F1 S-SU-I	S-SU-A S-SU-D S-SU-F S-FRH-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

RESIDENTIAL PRIMARY USE CLASSIFICATION

Household Living	Dwelling, Single Unit •No Parking Requirements	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Dwelling, Two Unit •Vehicle: 1.25/unit •MS only: 1/unit •Bicycle: No requirement	L-ZP	L-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	\$11.2.2
	Dwelling, Multi-Unit •Vehicle - MS only: 1/unit •Vehicle: 1.25/unit •Bicycle: 1/ 5 units (80/20)	L-ZP	L-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	\$11.2.3
	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
Group Living	Assisted Living Facility •Vehicle: .75/unit •Bicycle: No requirement	L-ZPIN	L-ZPIN	P-ZPIN	P-ZPIN	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	\$11.2.6; \$11.2.8
	Community Corrections Facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Nursing Home, Hospice •Vehicle: .75/unit •Bicycle: No requirement	NP	NP	NP	P-ZPIN	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Residence for Older Adults •Vehicle: .75/unit •Bicycle: No requirement	L-ZP	L-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	\$11.2.7
	Residential Care Use, Small or Large •Vehicle: .25/unit •Bicycle: No requirement	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	\$11.2.8
	Rooming and Boarding House •Vehicle - MS only: 2 / 1,000 sf GFA •Vehicle: 5 / 1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	P-ZP	P-ZP	P-ZP	NP	NP	P-ZP	P-ZP	
	Shelter for the Homeless •Vehicle: .5/ 1,000 sf GFA •Bicycle: No requirement	L	L	L	L-ZPIN/L	L-ZPIN/L	L-ZPIN/L	L	L	L-ZPIN/L	L-ZPIN/L	\$11.2.10
Student Housing •Vehicle - MS only: 1/unit •Vehicle: 1.25/unit •Bicycle: 1/ 5 units (80/20)	NP	NP	NP	P-ZP	P-ZP	P-ZP	NP	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	\$11.3.1									
	Utility, Minor Impact* •Vehicle: .5/ 1,000 sf GFA •Bicycle: No requirement	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 ZPIN = Subject to Zoning Permit Review with Informational Notice ZPSE = Subject to Zoning Permit with Special Exception Review
 When no ZP, ZPIN, ZPSE listed = No Zoning Permit required

USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)											APPLICABLE USE LIMITATIONS	
		S-SU-Fx S-SU-lx	S-SU-A S-SU-D S-SU-F S-SU-F1 S-SU-I	S-FRH-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		
Community/ Public Services	Community Center • Vehicle: .5 / 1,000 sf GFA • Bicycle: 1 / 10,000 sf GFA (0/100)	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.3.3
	Day Care Center • Vehicle: 1 / 1,000 sf GFA • Bicycle: 1 / 10,000 sf GFA (0/100)	L-ZP	L-ZP	P-ZPIN	P-ZP	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	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	P-ZP	§11.3.5
	Hospital	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Correctional Institution	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Cultural/Special Purpose/Public Parks & Open Space	Cemetery*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Library • Vehicle: 1 / 1,000 sf GFA • Bicycle: 1 / 10,000 sf GFA (0/100)	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Museum • Vehicle: 1 / 1,000 sf GFA • Bicycle: 1 / 10,000 sf GFA (0/100)	NP	NP	NP	NP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	City Park*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Open Space - Recreation* • Vehicle: .5 / 1,000 sf GFA • Bicycle: No requirement	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	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	P-ZP	

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

USE CATEGORY	SPECIFIC USE TYPE •Vehicle Parking Reqmt: # spaces per unit of measurement •Bicycle Parking Reqmt :# spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)											APPLICABLE USE LIMITATIONS	
		S-SU-Fx S-SU-Ix	S-SU-A S-SU-D S-SU-F S-SU-F1 S-SU-I	S-FRH-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		
Education	Elementary or Secondary School •Vehicle- High School: 2/1,000 sf GFA •Bicycle - High School: 1/ 20,000 sf GFA (0/100) •Vehicle- All Others: 1/1,000 sf GFA •Bicycle-All Others: 1/ 10,000 sf GFA (0/100)	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.3.8
	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	L-ZP	§11.3.8
Public and Religious Assembly	All Types •Vehicle: .5/ 1,000 sf GFA •Bicycle: 1 / 10,000 sf GFA (0/100)	L-ZP	L-ZP	L-ZP	L-ZP	P-ZP	P-ZP	L-ZP	P-ZP	P-ZP	P-ZP	§ 11.3.10	
COMMERCIAL SALES, SERVICES, & REPAIR PRIMARY USE CLASSIFICATION													
Adult Business	All Types	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	See Section 9.4.4, Use Overlay Districts, for adult business use allowance in the UO-1 District.
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	
	Sports and/or Entertainment Arena or Stadium*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	

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

USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)											APPLICABLE USE LIMITATIONS
		S-SU-Fx S-SU-Ix	S-SU-A S-SU-D S-SU-F S-SU-F1 S-SU-I	S-FRH-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		
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						§11.4.5
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	§ 11.4.6
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	§ 11.4.8
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	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	§11.4.9
	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	
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	§11.4.11; §11.4.12
	Animal Sales and Services, All Others	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Body Art Establishment • 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	NP	NP	L-ZP	L-ZP	§11.4.10 §11.4.13
	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

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

USE CATEGORY	SPECIFIC USE TYPE •Vehicle Parking Reqmt: # spaces per unit of measurement •Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)											APPLICABLE USE LIMITATIONS	
		S-SU-Fx S-SU-Ix	S-SU-A S-SU-D S-SU-F S-SU-F1 S-SU-I	S-FRH-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		
Retail Sales, Service & Repair (Not Including Vehicle or Equipment Sales, Service & Repair)	Pawn Shop	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Retail Sales, Service & Repair -- Outdoor* •Vehicle - MS only: 2/1,000 sf GFA •Vehicle: 2.5/ 1,000 sf GFA •Bicycle: 1/20,000 sf GFA (20/80)	NP	NP	NP	NP	NP	L-ZP	L-ZPIN	L-ZPIN	NP	NP	NP	§11.4.10 §11.4.16
	Retail Sales, Service & Repair - Firearms Sales •Vehicle - MS only: 2/1,000 sf GFA •Vehicle: 2.5/ 1,000 sf GFA •Bicycle: 1/20,000 sf GFA (20/80)	NP	NP	NP	NP	NP	P-ZP	NP	NP	NP	NP	P-ZP	
Vehicle / Equipment Sales, Rentals, Service & Repair	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	NP	§11.4.10
	Automobile Emissions Inspection Facility •Vehicle: .5/ 1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	NP	P-ZP	P-ZP	NP	L-ZP	P-ZP	P-ZP	NP	§11.4.17
	Automobile Services, Light •Vehicle: .5/ 1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	NP	L-ZP	L-ZP	NP	L-ZPSE	L-ZP	L-ZP	NP	§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	NP	§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	NP	§11.4.21
Heavy Vehicle/ Equipment Sales, Rentals & Service* •Vehicle: .5/ 1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	NP	NP	P-ZPSE	NP	NP	NP	NP	NP		

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

USE CATEGORY	SPECIFIC USE TYPE •Vehicle Parking Reqmt: # spaces per unit of measurement •Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)											APPLICABLE USE LIMITATIONS	
		S-SU-Fx S-SU-Ix	S-SU-A S-SU-D S-SU-F S-SU-F1 S-SU-I	S-FRH-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		
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	L-ZP/ ZPIN/ ZPSE	§11.5.2
	Telecommunications Tower - Alternative Structure* •No Parking Requirements	L-ZP/ ZPIN	L-ZP/ ZPIN	L-ZP/ZPIN	L-ZP/ZPIN	L-ZP/ ZPIN	L-ZP/ ZPIN	L-ZP/ ZPIN	L-ZP/ ZPIN	L-ZP/ZPIN	L-ZP/ZPIN	L-ZP/ ZPIN	§11.5.2
	Telecommunication Facilities - All Others* •No Parking Requirements	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	§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		
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	

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

USE CATEGORY	SPECIFIC USE TYPE •Vehicle Parking Reqmt: # spaces per unit of measurement •Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)											APPLICABLE USE LIMITATIONS
		S-SU-Fx S-SU-Ix	S-SU-A S-SU-D S-SU-F S-SU-F1 S-SU-I	S-FRH-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	
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 Solid Waste Facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Wholesale, Storage, Warehouse & Distribution	Automobile Towing Service Storage Yard*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	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
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

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

USE CATEGORY	SPECIFIC USE TYPE											APPLICABLE USE LIMITATIONS																		
	• 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	S-SU-D	S-SU-F	S-SU-Fx	S-SU-F1	S-SU-Ix	S-SU-I	S-FRH-2.5	S-MU-3	S-MU-5	S-MU-8	S-MU-12	S-CC-3x	S-CC-3	S-CC-5x	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

ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION

	Unlisted Accessory Uses	L - Applicable to all Zone Districts										§11.7	
		NP	S-SU-F1 only: L-ZP; All other: NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	
Accessory to Primary Residential Uses (Parking is Not Required for Accessory Uses Unless Specifically Stated in this Table or in an Applicable Use Limitation)	Accessory Dwelling Unit	NP	S-SU-F1 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	L	§11.7; §11.8.3
	Garden*	L	L	L	L	L	L	L	L	L	L	L	§11.7; §11.8.4
	Keeping of Household Animals*	L / L-ZPIN	L / L-ZPIN	L / L-ZPIN	L / L-ZPIN	L / L-ZPIN	L / L-ZPIN	L / L-ZPIN	L / L-ZPIN	L / L-ZPIN	L / L-ZPIN	L / L-ZPIN	§11.7; §11.8.5
	Keeping and Off-Street Parking of Vehicles, Motorcycles, Trailers & Recreational Vehicles*	L	L	L	L	L	L	L	L	L	L	L	§11.7; §10.9
	Kennel or Exercise Run*	L	L	L	L	L	L	L	L	L	L	L	§11.7; §11.8.6
	Limited Commercial Sales, Services Accessory to Multi-Unit Dwelling Use	NP	NP	NP	L-ZP	Not Applicable - See Permitted Primary Uses						§11.7; §11.8.7	
	Outdoor Storage, Residential*	L	L	L	L	L	L	L	L	L	L	L	§11.7; §11.8.8
	Second Kitchen Accessory to Single Unit Dwelling Use	L-ZP	L-ZP	L-ZP	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	L	§11.7; §11.8.10
	Vehicle Storage, Repair and Maintenance*	L	L	L	L	L	L	L	L	L	L	L	§11.7; §10.9
	Wind Energy Conversion Systems*	L-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	L	§11.8; §11.8.11

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

USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	S-SU-A S-SU-D S-SU-F S-SU-Fx S-SU-Ix	S-SU-F1 S-SU-I	S-FRH-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
--------------	--	--	-------------------	-----------	--	--------------------	------------------	---------	-------------------	--	------------------	----------------------------

HOME OCCUPATIONS ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION

USE CATEGORY	SPECIFIC USE TYPE	L-ZP	APPLICABLE USE LIMITATIONS	
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	\$11.9; §11.9.4.1	
	Animal Care Services	NP	L-ZP	\$11.9; §11.9.4.2
	Artist Studio	NP	L-ZP	\$11.9; §11.9.4.3
	Beauty Shop or Salon	NP	L-ZP	\$11.9; §11.9.4.4
	Child Care Home, Small	L-ZP	\$11.9; §11.9.4.5	
	Child Care Home, Large	L-ZPIN	\$11.9; §11.9.3	
	Clock and Watch Repair	NP	L-ZP	\$11.9; §11.9.4.6
	Craft Work	NP	L-ZP	\$11.9; §11.9.4.7
	Custom Dress-making, Millinery, Tailoring, Sewing	NP	L-ZP	\$11.9; §11.9.4.8
	Food Preparation	NP	L-ZP	\$11.9; §11.9.4.9
	Foster Family Care	L-ZP	\$11.9; §11.9.4.10	
	Fresh Produce and Cottage Foods Sales*	NP	L-ZP	\$11.9; §11.9.4.11
	Laundering and Pressing	NP	L-ZP	\$11.9; §11.9.4.12
	Office, Non-Medical, Non-Dental	L-ZP	\$11.9; §11.9.4.13	
	Professional Studio	NP	L-ZP	\$11.9; §11.9.4.14
Rooming and/or Boarding	NP	L-ZP	\$11.9; §11.9.4.15	
Tutoring Services	NP	L-ZP	\$11.9; §11.9.4.16	
Unlisted Home Occupations	NP	L-ZPIN	\$11.9; §11.9.5	

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

USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	APPLICABLE USE LIMITATIONS										
		S-SU-A S-SU-D S-SU-F S-SU-Fx S-SU-Ix	S-SU-F1 S-SU-I	S-FRH-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	
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	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	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	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	NP	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
	Garden*	L	L	L	L	L	L	L	L	L	L	§11.7; §11.10.9
	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; §11.10.10
	Nonresidential Uses in Existing Business Structures In Residential Zones - Accessory Uses	L	L	L	L	Not Applicable						§11.7; §11.4.5
	Occasional Sales, Services Accessory to Places of Religious Assembly*	L	L	L	L	L	L	L	L	L	L	§11.7; §11.10.11
	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	L-ZP/ZPSE	§11.7; §11.10.12
	Outdoor Entertainment Accessory to an Eating/Drinking Establishment Use*	NP	NP	NP	NP	L-ZPIN/ZPSE	L-ZPIN/ZPSE	NP	NP	L-ZPIN/ZPSE	L-ZPIN/ZPSE	§11.7; §11.10.13
	Outdoor Retail Sale and Display*	NP	NP	NP	NP	L-ZP	L-ZP	NP	L-ZP	L-ZP	L-ZP	§11.7; §11.10.14
	Outdoor Storage, General*	NP	NP	NP	NP	L-ZP	L-ZP	NP	NP	L-ZP	NP	§11.7; §11.10.15
	Outdoor Storage, Limited*	NP	NP	NP	NP	L	L	L	L	L	L	§11.7; §11.10.16
Rental or Sales of Adult Material Accessory to a Permitted Bookstore Retail Sales Use	NP	NP	NP	NP	L	L	L	L	L	L	§11.7; §11.10.17	

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

USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)											APPLICABLE USE LIMITATIONS																	
		S-SU-Fx	S-SU-F1	S-SU-Ix	S-SU-I	S-SU-A	S-SU-D	S-SU-F	S-FRH-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

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
		NP	NP	NP	L-ZP	Not Applicable - See Permitted Primary Uses						
Ambulance Service - Temporary	NP	NP	NP	NP	L-ZP	Not Applicable - See Permitted Primary Uses						
Amusement / Entertainment - Temporary*	NP	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	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	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	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	L-ZP	§11.11.7
Health Care Center	L-ZP	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	L-ZP	§11.11.9
Outdoor Retail Sales - Pedestrian / Transit Mall*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Outdoor Retail Sales*	NP	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	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	L-ZP	§11.11.13
Retail Food Establishment, Mobile*	NP	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	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	L-ZP	§11.11.16
Tent for Religious Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	

Contents

ARTICLE 4. URBAN EDGE (E-) NEIGHBORHOOD CONTEXT

DIVISION 4.1	NEIGHBORHOOD CONTEXT DESCRIPTION	4.1-1
Section 4.1.1	General Character	4.1-1
Section 4.1.2	Street, Block and Access Patterns	4.1-1
Section 4.1.3	Building Placement and Location	4.1-1
Section 4.1.4	Building Height	4.1-1
Section 4.1.5	Mobility	4.1-1
DIVISION 4.2	DISTRICTS (E-SU-, E-TU-, E-TRH-, E-CC-, E-MX-, E-RX-, E-MS-)	4.2-1
Section 4.2.1	Districts Established	4.2-1
Section 4.2.2	Residential Districts (E-SU-A, -B, -D, -Dx, -D1, -D1x, -G, -G1, E-TU-B, -C, E-TRH-2.5, E-MU-2.5)	4.2-1
Section 4.2.3	Commercial Corridor Districts (E-CC-3, -3x)	4.2-3
Section 4.2.4	Mixed Use Districts (E-MX-2, -2A, -2x, -3, -3A)	4.2-3
Section 4.2.5	Residential Mixed Use Districts (E-RX-3, -5)	4.2-4
Section 4.2.6	Main Street Districts (E-MS-2, -2x, -3, -5)	4.2-5
DIVISION 4.3	DESIGN STANDARDS	4.3-1
Section 4.3.1	General Intent	4.3-1
Section 4.3.2	Building Form Intent	4.3-1
Section 4.3.3	Primary Building Form Standards	4.3-5
Section 4.3.4	Detached Accessory Building Form Standards	4.3-34
Section 4.3.5	Supplemental Design Standards	4.3-46
Section 4.3.6	Design Standard Alternatives	4.3-51
Section 4.3.7	Design Standard Exceptions	4.3-52
Section 4.3.8	Reference to Other Design Standards	4.3-75
DIVISION 4.4	USES AND REQUIRED MINIMUM PARKING	4.3-76
Section 4.4.1	Applicability	4.3-76
Section 4.4.2	Organization	4.3-76
Section 4.4.3	Explanation of Table Abbreviations	4.3-76
Section 4.4.4	District Specific Standards	4.3-78

DIVISION 4.1 NEIGHBORHOOD CONTEXT DESCRIPTION



SECTION 4.1.1 GENERAL CHARACTER

The Urban Edge Neighborhood Context is characterized by a mix of elements from both the Urban and Suburban Neighborhood Contexts. The Urban Edge Neighborhood Context is primarily single-unit and two-unit residential uses. Small-scale multi-unit residential uses and commercial areas are typically embedded in residential areas. Single-unit residential structures are typically the Urban House and Suburban House building forms. Multi-unit building forms are typically the ~~Town Row~~ House, Garden Court, Town House or Apartment building forms embedded with other residential uses. Commercial buildings are typically the Shopfront and General building forms that typically contain a single type of use. Single and two-unit residential uses are primarily located along local and residential arterial streets. Multi-unit residential and commercial uses are located along local streets, arterials, and main streets.

SECTION 4.1.2 STREET, BLOCK AND ACCESS PATTERNS

The Urban Edge Neighborhood Context consists of a regular pattern of block shapes surrounded by orthogonal streets within a grid or modified grid. Orthogonal streets provide connection and a mixed presence of alleys. Block sizes and shapes are consistent and include attached, detached and non-existent sidewalks, treelawns where provided for by detached sidewalks, street and surface parking, and landscaping in the front setback.

SECTION 4.1.3 BUILDING PLACEMENT AND LOCATION

Single-, two-unit and multi-unit residential buildings typically have consistent moderate to deep front setbacks. Building orientation along a block face may be inconsistent or consistent. Commercial buildings typically have consistent orientation and front setbacks deep enough to allow for a mix of landscaping and some parking.

SECTION 4.1.4 BUILDING HEIGHT

The Urban Edge Neighborhood Context is characterized by low scale buildings except for some mid- rise commercial and mixed use structures, particularly at nodes or along arterial streets.

SECTION 4.1.5 MOBILITY

There is reliance on the automobile with some pedestrian and bicycle activity and low to medium level of access to the multi-modal transportation system.

DIVISION 4.2 DISTRICTS (E-SU-, E-TU-, E-~~TR~~H-, E-CC-, E-MX-, E-RX-, E-MS-)

SECTION 4.2.1 DISTRICTS ESTABLISHED

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

Urban Edge Neighborhood Context

E-SU-A	Single Unit A
E-SU-B	Single Unit B
E-SU-D	Single Unit D
E-SU-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- TR H-2.5	Town-Row House 2.5
E-MU-2.5	Multi Unit 2.5
E-CC-3	Commercial Corridor 3
E-CC-3x	Commercial Corridor 3x
E-MX-2	Mixed Use 2
E-MX-2A	Mixed Use 2A
E-MX-2x	Mixed Use 2x
E-MX-3	Mixed Use 3
E-MX-3A	Mixed Use 3A
E-RX-3	Residential Mixed Use 3
E-RX-5	Residential Mixed Use 5
E-MS-2	Main Street 2
E-MS-2x	Main Street 2x
E-MS-3	Main Street 3
E-MS-5	Main Street 5

SECTION 4.2.2 RESIDENTIAL DISTRICTS (E-SU-A, -B, -D, -DX, -D1, -D1x, -G, -G1, E-TU-B, -C, E-~~TR~~H-2.5, E-MU-2.5)

4.2.2.1 General Purpose

- A. The intent of the Residential districts is to promote and protect residential neighborhoods within the character of the Urban Edge Neighborhood Context. These regulations allow for some multi-unit districts, but not to such an extent as to detract from the overall image and character of the residential neighborhood.
- B. The building form standards, design standards, and uses work together to promote desirable residential areas. The standards of the single unit districts accommodate the varied pattern of suburban and urban house forms. While lot sizes vary, lot coverage is typically low creating generous setbacks and yard space. The standards of the two unit and ~~town 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.

K. Town-Row House 2.5 (E-TRH-2.5)

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

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

E-MU-2.5 is a multi unit district and allows urban house, detached accessory dwelling unit, duplex, tandem house, town-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, 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.
- B. There is a diverse menu of Mixed Use zone districts in the Urban Edge Neighborhood Context to recognize the diverse pattern of mixed use places in these neighborhoods.
- C. The Mixed Use districts are appropriate along corridors, embedded in neighborhoods and on large sites.
- D. The building form standards of the Mixed Use zone districts balance the importance of street presence and provision of parking through build-to requirements, Street Level activation and parking lot screening along the right-of-way. Predictable flexibility in building form options recognizes the varied development pattern of Urban Edge Neighborhoods.

4.2.5.2 Specific Intent

A. Residential Mixed Use – 3 (E-RX-3)

E-RX-3 applies to residentially-dominated areas served primarily by local or collector streets where a building scale of 1 to 3 stories is desired.

B. Residential Mixed Use – 5 (E-RX-5)

E-RX-5 applies to residentially-dominated areas served primarily by local or collector streets where a building scale of 2 to 5 stories is desired.

SECTION 4.2.6 MAIN STREET DISTRICTS (E-MS-2, -2X, -3, -5)

4.2.6.1 General Purpose

- A. The Main Street zone districts are intended to promote safe, active, and pedestrian-scaled commercial streets through the use of ~~shopfront and row house~~ building forms that clearly define and activate the public street edge.
- B. The Main Street zone districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering along the city's commercial streets.
- C. The Main Street district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods.
- D. Main Street zone districts are typically applied linearly along entire block faces of commercial, industrial, main, mixed-use and residential arterial streets (as designated in Blueprint Denver) or, less frequently, on single zone lots at the intersection of local/collector streets within a residential neighborhood.
- E. In all cases, the Main Street zone districts should be applied where a higher degree of walkability and pedestrian activity is desired than required in a Corridor, Mixed Use, or Residential Mixed Use zone district.
- F. In the Urban Edge Neighborhood Context, the Main Street zone districts may also be embedded within a larger commercial shopping center or mixed-use area to promote a pedestrian-active street front within a larger mixed use or commercial development.
- G. The Main Street zone districts are intended to promote an urban, mixed-use, built-to environment regardless of neighborhood context. Main Street buildings have a shallow front setback range. The build-to requirements are high and building coverage is significant.

4.2.6.2 Specific Intent

A. Main Street 2 (E-MS-2)

E-MS-2 applies to areas or intersections served primarily by local streets embedded within an existing or proposed neighborhood where a building scale of 1 to 2 stories is desired. The E-MS-2 district is intended to provide for appropriate locations for traditional corner commercial establishments located directly within a residential neighborhood.

B. Main Street 2x (E-MS-2x)

E-MS-2x applies to small sites served primarily by local streets embedded within an existing or proposed neighborhood. These are typically one or two parcels and are limited to low scale building forms and low intensity uses.

C. Main Street 3 (E-MS-3)

E-MS-3 applies primarily to local or collector street corridors, or may be embedded within a commercial shopping center or mixed-use area, where a building scale of 1 to 3 stories is desired.

4.3.2.4 Specific Building Form Intent

A. Residential Zone Districts

1. Suburban House

Establish standards for Single Unit Dwelling development that allows more height in the rear of a lot but with a more restrictive bulk plane over the entire lot, as compared to Urban House. Also accommodates, where permitted, appropriately scaled Group Living, Civic, and Nonresidential development.

2. Urban House

Establish standards for Single Unit Dwelling development. Also accommodates, where permitted, appropriately scaled Group Living, Civic, and Nonresidential development.

3. Duplex

Establish standards for Two Unit Dwelling development within a single primary structure, allowing side-by-side and up-down configurations. Also accommodates, where permitted, appropriately scaled Group Living, Civic, and Nonresidential development.

4. Tandem House

Establish standards for two dwelling units on a single zone lot, but occurring in two separate primary structures with a single unit in each structure.

5. ~~Town Row~~ House

Establish standards for ~~Multi-Unit Dwelling~~ buildings containing ~~Side-by-Side Dwelling Units to require development where~~ each ~~Dwelling Unit to Orient to the Street and has~~ have a street-facing entrance. ~~No Dwelling Units are located behind the Dwelling Units Oriented to the Street. Accommodates Multi-Unit Dwelling development.~~

6. Garden Court

Establish standards for Multi-Unit Dwelling development where dwelling entrances may be oriented around a common, central ~~open space~~ Garden Court with landscaping, rather than exclusively orienting toward the street, as ~~Town Row~~ House requires. ~~Off-Street Parking Areas are restricted in the front of the Zone Lot. Accommodates Two Unit and Multi-Unit Dwelling development. Also accommodates, where permitted, appropriately scaled Group Living, Civic, and Nonresidential development.~~

7. ~~Town~~ House

~~Establish standards for buildings containing Side-by-Side Dwelling Units to require Dwelling Units located near the street to be Oriented to the Street. Compared to the Row House building form, additional Dwelling Units are permitted behind the Dwelling Units Oriented to the Street. Accommodates Two Unit and Multi-Unit Dwelling development.~~

8. Apartment

Establish standards for Multi-Unit Dwelling development that allows a variety of Dwelling Unit configurations, but does not allow structures containing mostly layouts Side-by-Side Dwelling Units. ~~but~~ The building form requires a minimum of one entrance at the street, in addition to transparency and other design elements. Also accommodates, where permitted, appropriately scaled Group Living, Civic, and Nonresidential development.

B. Commercial Mixed Use Zone Districts

1. Drive Thru Services

To allow more flexible design standards to accommodate unique circumstances of automobile service uses and primary uses with an accessory drive-thru lane.

- a. E-MX: Eliminate build-to requirement

- b. E-MX-2A, 3A: Gas Stations Only - eliminate build-to requirement; All other - allow a reduced build-to percentage and allow a canopy and garden wall combination to meet a portion of the build-to requirement.
- c. E-MS: Allow a reduced build-to requirement and allow a canopy and garden wall combination to meet a portion of the build-to requirement.

2. Drive Thru Restaurant

To allow more flexible design standards to accommodate unique circumstances of eating/drinking establishments with an accessory drive-thru lane.

- a. MX: For corner lots only, allow a reduced build-to requirement and a drive-thru lane to be located between the building and the Primary Street.
- b. MS: For corner lots only, allow a decrease in the percentage of build-to required along the Primary Street, when the build-to percentage is increased along the Side Street.

3. General

Establish ~~a the base~~ set of standards to define and activate the street. The building form requires a minimum of one pedestrian Entrance at the street, in addition to other design elements that promote an active street front. The building form allows for a variety of site configurations, but does not allow structures containing mostly Side-by-Side Dwelling Units. for the zone district from which all other building forms deviate for specific situations. All uses are allowed.

4. Shopfront

Establish ~~a the base~~ set of standards to define and activate the street. The building form requires a minimum of one pedestrian Entrance at the street, in addition to other design elements that promote an active street front. The building form allows for a variety of site configurations, but does not allow structures containing mostly Side-by-Side Dwelling Units. Compared to the General building form, the Shopfront building form has increased standards for design elements such as transparency, active use and build-to. for the zone district from which all other building forms deviate for specific situations. All uses are allowed.

SECTION 4.3.3 PRIMARY BUILDING FORM STANDARDS

4.3.3.1 Applicability

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

4.3.3.2 General Standards

Combining standards from different building forms for the same structure is prohibited, except where expressly allowed.

4.3.3.3 District Specific Standards Summary

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

Urban Edge (E-) Neighborhood Context Zone Districts			Building Forms										
			Suburban House	Urban House	Duplex	Tandem House	Row Town House	Garden Court	Town Row House	Apartment	Drive Thru Services	Drive Thru Restaurant	General
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	1*		■									
	E-SU-D1	1*		■									
	E-SU-Dx, -G	1*	■	■									
	E-SU-D1x, -G1	1*	■	■									
Two Unit (TU)	E-TU-B, -C	1*		■	■	■							
Town Row House (TRH)	E-TRH-2.5	no-max	■	■	■	■	■	×					
Multi Unit (MU)	E-MU-2.5	no-max	■	■	■	■	×	■	■	■			
COMMERCIAL MIXED USE ZONE DISTRICTS													
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 [geographic](#) limitations *See Section 1.2.3.5 for exceptions

SUBURBAN HOUSE

HEIGHT		E-SU-Dx E-SU-D1x	E-SU-G E-SU-G1	E-TRH-2.5 E-MU-2.5
A	Stories (max)	2.5	2.5	2.5
A	Feet (max)	30'	30'	30'
	Feet, permitted height increase	1' for every 5' increase in 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	10'	10'	10'
	Bulk Plane Slope from Side Interior and Side Street Zone Lot Line	45°	45°	45°
SITING		E-SU-Dx E-SU-D1x	E-SU-G E-SU-G1	E-TRH-2.5 E-MU-2.5
ZONE LOT				
	Zone Lot Size (min)	6,000 sf	9,000 sf	6,000 sf
C	Zone Lot Width (min)	50'	62.5'	50'
SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH		All E-SU, -TRH, -MU Districts		
		61' or Less	Greater than 61'	
D	Primary Street, block sensitive setback required	yes	yes	
D	Primary Street, where block sensitive setback does not apply (min)	20'	20'	
E	Side Street (min)	5'	5'	
F	Side Interior (min)	5'	7.5'	
G	Rear, alley/no alley (min)	12'/20'	12'/20'	
	Building Coverage per Zone Lot, including all accessory structures (max)	37.5%	37.5%	
PARKING BY ZONE LOT WIDTH		61' or Less	62' or Greater	
	Parking and Drive Lot Coverage in Primary Street Setback (max)	33%	33%	
	Vehicle Access	From Alley; or Street access allowed when no Alley present (See Sec. 4.3.7.6)		
H	DETACHED ACCESSORY STRUCTURES	See Sec. 4.3.4		
DESIGN ELEMENTS		All E-SU, -TRH, -MU Districts		
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 facade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. (2) May follow the Detached Garage Building Form for Side Street, Side Interior and Rear setbacks		
I	Primary Street-Facing Attached Garage Door Width in first 50% of lot depth(max)	35% of the entire width of the Primary Street facing facade of the primary structure or 16', whichever is greater		
STREET LEVEL ACTIVATION				
J	Pedestrian Access, Primary Street	Entry Feature		
USES		All E-SU, -TRH, -MU Districts		
		Primary Uses shall be limited to Single Unit Dwelling and permitted Group Living and Nonresidential uses. See Division 4.4 Uses and Parking		

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

URBAN HOUSE

HEIGHT		E-SU-D		E-SU-Dx		E-SU-G		E-TRH-2.5	
		E-SU-A	E-SU-B	E-SU-D1	E-SU-D1x	E-SU-G1	E-TU-B	E-TU-C	E-MU-2.5
	Stories, front 65% / rear 35% of zone lot depth (max)	2.5/1	2.5/1	2.5/1	2.5/1	2.5/1	2.5/1	2.5/1	2.5/1
A/B	Feet, front 65% / rear 35% of zone lot depth (max)	30'/17'	30'/17'	30'/17'	30'/17'	30'/17'	30'/17'	30'/17'	30'/17'
	Feet, front 65% of zone lot depth, permitted height increase	1' for every 5' increase in lot width over 50' up to a maximum height of 35'							
	Feet, rear 35% of zone lot depth, permitted height increase	1' for every 3' increase in side setback up to a maximum height of 19'							
C/D	Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot in front 65% / rear 35% of zone lot depth	17'/10'	17'/10'	17'/10'	17'/10'	17'/10'	17'/10'	17'/10'	17'/10'
	Bulk Plane Slope from Side Interior and Side Street Zone Lot	45°	45°	45°	45°	45°	45°	45°	45°
SITING		E-SU-D		E-SU-Dx		E-SU-G		E-TRH-2.5	
		E-SU-A	E-SU-B	E-SU-D1	E-SU-D1x	E-SU-G1	E-TU-B	E-TU-C	E-MU-2.5
	Zone Lot Size (min)	3,000 sf	4,500 sf	6,000 sf	6,000 sf	9,000 sf	4,500 sf	5,500 sf	4,500 sf
E	Zone Lot Width (min)	25'	35'	50'	50'	62.5'	35'	50'	35'
SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH		All E-SU, TU, TRH, 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, block sensitive setback required	yes		yes		yes		yes	
F	Primary Street, where block sensitive setback does not apply (min)	20'		20'		20'		20'	
G	Side Street (min)	3'		5'		5'		7.5'	
H	Side Interior (min)	3'		3' min one side/ 10' min combined		5'		10'	
I	Rear, alley/no alley (min)	12'/20'		12'/20'		12'/20'		12'/20'	
	Building Coverage per Zone Lot, including all accessory structures (max)	50%		37.5%		37.5%		37.5%	
PARKING BY ZONE LOT WIDTH		30' or less		Greater than 30' and up to 40'		Greater than 40' and less than 75'		75' or Greater	
		Parking and Drive Lot Coverage in Primary Street Setback (max)		2 Spaces and 320 sf		2 Spaces and 320 sf		33%	
	Vehicle Access	From Alley; or Street access allowed when no Alley present (See Sec 4.3.7.6)							
J	DETACHED ACCESSORY STRUCTURES	see Sec. 4.3.4							
DESIGN ELEMENTS		E-SU-D		E-SU-Dx		E-SU-G		E-TRH-2.5	
		E-SU-A	E-SU-B	E-SU-D1	E-SU-D1x	E-SU-G1	E-TU-B	E-TU-C	E-MU-2.5
BUILDING CONFIGURATION		See Section 4.3.5.2							
	Rooftop and/or Second Story Decks	See Section 4.3.5.2							
	Attached Garage Allowed	(1) Shall not be located closer to the minimum Primary Street setback line than the Primary Street facing facade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. (2) May follow the Detached Garage building form for Side Street, Side Interior and Rear setbacks							
	Primary Street-Facing Attached Garage Door Width in first 50% of lot depth(max)	35% of the entire width of the Primary Street facing facade of the primary structure or 16', whichever is greater							
STREET LEVEL ACTIVATION									
K	Pedestrian Access, Primary Street	Entry Feature							
USES		All E-SU, TU, TRH, MU Districts							
		Primary Uses shall be limited to Single Unit Dwelling and permitted Group Living and Nonresidential uses. See Division 4.4 Uses and Parking							
See Sections 4.3.5 - 4.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions									

DUPLEX

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

TANDEM HOUSE

HEIGHT		E-TU-B	E-TU-C	E- TR H-2.5; E-MU-2.5
	Stories (max)	2.5	2.5	2.5
A/B	Feet, front 65% /rear 35% of zone lot depth (max)	30'/24'	30'/24'	30'/24'
	Feet, front 65% of zone lot depth, permitted height increase	1' for every 5' increase in lot width over 50' up to a maximum height of 35'		
C/D	Bulk Plane Vertical Height at Side Interior and Side Street zone lot line in front 65% / rear 35% of zone lot depth	17'/10'	17'/10'	17'/10'
	Bulk Plane Slope from Side Interior and Side Street zone lot line	45°	45°	45°
SITING		E-TU-B	E-TU-C	E- TR H-2.5; E-MU-2.5
ZONE LOT				
	Zone Lot Size (min)	4,500 sf	5,500 sf	4,500 sf
E	Zone Lot Width (min)	35'	50'	35'

SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH		All E-TU, TRH, 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, block sensitive setback required	yes	yes	yes	yes
F	Primary Street, where block sensitive setback does not apply (min)	20'	20'	20'	20'
G	Side Street (min)	3'	5'	5'	7.5'
H	Side Interior, for Primary Structure #1 (min one side/min combined)	3'/6'	3'/10'	5'/10'	10'/20'
I	Side Interior, for Primary Structure #2 (min one side/min combined)*	3'/6'	3'/10'	5'/10'	10'/20'
J	Rear, for Primary Structure #1, as a % of lot depth (min)	50%	50%	50%	50%
K	Rear, for Primary Structure #2 (min)	5'	5'	5'	5'
L	Minimum Spacing Between Primary Structures (min)	6'	6'	6'	6'
	Building Coverage per Zone Lot, including all accessory structures (max)	50%	37.5%	37.5%	37.5%
PARKING BY ZONE LOT WIDTH					
	Parking and Drive Lot Coverage in Primary Street Setback (max)	50%	50%	50%	50%
	Vehicle Access	From Alley; or Street access allowed when no Alley present (See Sec 4.3.7.6)			
	DETACHED ACCESSORY STRUCTURES	See Sec. 4.3.4			

DESIGN ELEMENTS		E-TU-B	E-TU-C	E- TR H-2.5; E-MU-2.5
BUILDING CONFIGURATION				
M	Overall Structure Width (max)	36'	36'	36'
N	Overall Structure Length (max)	42'	42'	42'
	Rooftop and/or Second Story Decks	See Section 4.3.5.2		
	Attached Garage Allowed	(1) Shall not be located closer to the minimum Primary Street setback line than the Primary Street facing facade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. (2) May follow the Detached Garage building form for Side Street, Side Interior and Rear setbacks		
	Primary Street Facing Attached Garage Door Width in first 50% of lot depth(max)	35% of the entire width of the Primary Street facing facade of the dwelling primary structure or 16', whichever is greater		
STREET LEVEL ACTIVATION				
O	Pedestrian Access, Primary Street*	Primary Structure #1: Entry Feature Primary Structure #2: No Requirement		

USES		All E-TU, TRH, MU Districts		
		Primary Uses shall be limited to Single Unit Dwelling per primary structure. 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

*Must be offset to be visible from the street if to the rear of Primary Structure #1 (side setbacks may be reversed from Primary Structure #1)

E. **Town-Row House**

Not to Scale. Illustrative Only.



TOWN ROW HOUSE

HEIGHT		E-TRH-2.5	E-MU-2.5
A	Stories (max)	see below	see below
A	Feet (max)	see below	see below
A	Stories, front 65% / rear 35% of zone lot depth (max)	2.5/1	2.5/1
A	Feet, front 65% / rear 35% of zone lot depth (max)	30' /19'	30' /19'
	Feet, front 65% of zone lot depth, permitted height increase	1' for every 5' increase in lot width over 50' up to a maximum height of 35'	
B	Side Wall Height, for Pitched Roof, within 15' of Side Interior and Side Street (max)	25'	25'
C	Upper Story Setback, for Flat Roof, Above 25': Side, Interior and Side Street	15'	15'

SITING		E-TRH-2.5	E-MU-2.5
ZONE LOT			
	Zone Lot Size (min)	6,000 sf	6,000-sf
D	Zone Lot Width (min)	50'	50'
	Dwelling Units per Primary Residential Structure (max)	10	10
REQUIRED BUILD TO			
E	Primary Street (min % within min/max)	na	na
SETBACKS			
E	Primary Street, block sensitive setback required	yes	yes
DE	Primary Street, where block sensitive setback does not apply (min)	20'	20'
EF	Side Street (min)	5'	5'
FG	Side Interior (min)	5'	5'
	Side Interior, adjacent to Protected District (min)	na	na
G	Rear, alley/no alley (min)	12'/20'	12'/20'
	Rear, adjacent to Protected District, alley/no alley (min)	na	na
PARKING			
	Surface Parking between building and Primary Street/Side Street	Not Allowed/Allowed	Not Allowed/Allowed
	Vehicle Access	From Alley; or Street access allowed when no Alley present (See Sec. 4.3.7.6)	
H	DETACHED ACCESSORY STRUCTURES	See Sec. 4.3.4	

DESIGN ELEMENTS		E-TRH-2.5	E-MU-2.5
BUILDING CONFIGURATION			
H	<u>Dwelling Units Oriented to the Street</u>	All Dwelling Units shall be Oriented to the Street	
	<u>Dwelling Unit Configuration</u>	Structure shall only contain Side-by-Side Dwelling Units	
I	Upper Story Stepback, for Flat Roof, Above 25', Primary Street (min)	10'	10'
I	<u>Upper Story Setback Above 27', adjacent to Protected District: Rear, alley/Rear, no alley and Side, interior (min)</u>	na	na
J	Primary Street- Facing Attached Garage Door Width (max per unit)	10'	10'
	Rooftop and/or Second Story Decks	See Section 4.3.5.2	
	Attached Garage Allowed	May follow the Detached Garage building form Side Street, Side Interior and Rear setbacks	
STREET LEVEL ACTIVATION			
	<u>Transparency, Primary Street (min)</u>	na	na
	<u>Transparency, Side Street (min)</u>	na	na
K	Pedestrian Access	Each unit shall have a street-facing Entrance	

USES
E-TRH-2.5; E-MU-2.5
Primary Uses shall be limited to Multi-Unit Dwelling and permitted Group Living and Nonresidential uses.
See Division 4.4 Uses and Parking

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

F. Garden Court

Not to Scale. Illustrative Only.



GARDEN COURT

HEIGHT

	E-TH-2.5	E-MU-2.5
A Stories, front 65% / rear 35% of zone lot depth (max)	2.5/1	2.5/1
A Feet, front 65% / rear 35% of zone lot depth (max)	30'/19'	30'/19'
Feet, front 65% of zone lot depth, permitted height increase	1' for every 5' increase in lot width over 50' up to a maximum height of 35'	
B Side Wall Plate Height, for Pitched Roof, within 15' of Side Interior and Side Street (max)	25'	25'
B Upper Story Setback, for Flat Roof, Above 25': Side, Interior and Side Street	15'	15'

SITING

	E-TH-2.5	E-MU-2.5
ZONE LOT		
Zone Lot Size (min)	6,000-sf	6,000 9,000 sf
C Zone Lot Width (min)	50'	50' 75'
Dwelling Units per Primary Residential Structure (max)	10	10
SETBACKS		
G Primary Street, block sensitive setback required	yes	yes
D G Primary Street, where block sensitive setback does not apply (min)	20'	20'
E D Side Street (min)	5'	5'
F E Side Interior (min)	5'	5'
F Rear, alley/no alley (min)	12'/20'	12'/20'
G <u>Required Separation Between Primary Structures (min)</u>		10'
PARKING		
Surface Parking between building and Primary Street/ Side Street	Not Allowed/ <u>Not</u> Allowed	
H <u>Off-Street Parking Area</u>	<u>Shall be setback a minimum of 50' from the Primary Street</u>	
Surface Parking Screening	See Article 10, Division 10.5	
Vehicle Access	From Alley; or Street access allowed when no Alley present <u>(See Sec. 4.3.7.6)</u>	
H DETACHED ACCESSORY STRUCTURES	See Sec. 4.3.4	

DESIGN ELEMENTS

	E-TH-2.5	E-MU-2.5
BUILDING CONFIGURATION		
I Upper Story Stepback, for Flat Roof, Above 25': Primary Street (min)	10'	10'
J I Street-Facing Garden Court Width, (min)	15'	15' 30' or 33% of Zone Lot width, whichever is greater.
K J Street-Facing Garden Court Depth (min)	30'	30'
Garden Court Design Standards	See Sec. 4.3.5.3	
Rooftop and/or Second Story Decks	See Section 4.3.5.2	
Attached Garage Allowed	May follow the Detached Garage building form Side Street, Side Interior and Rear setbacks	
STREET LEVEL ACTIVATION		
L K Pedestrian Access	Each dwelling unit shall have a Street Level Entrance. A minimum of two dwelling units <u>shall have a Dwelling Unit Entrance with Entry Feature</u> facing the Primary Street and all other dwelling units shall have an Entrance that faces either the Primary Street or the interior <u>Garden Court courtyard</u> .	
M <u>Transparency, Primary Street (min)</u>	30%	
<u>Transparency, Side Street (min)</u>	25%	

USES

E-TH-2.5; E-MU-2.5
Primary Uses shall be limited to Two Unit Dwelling and Multi Unit Dwelling (3+) and permitted Group Living and Nonresidential uses.
See Division 4.4 Uses and Parking

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

A. Town House (Multi Unit Districts)



TOWN HOUSE (MULTI UNIT DISTRICTS)

HEIGHT		E-MU-2.5
A	<u>Stories, front 65% / rear 35% of Zone Lot depth (max)</u>	<u>2.5/1</u>
A	<u>Feet, front 65% / rear 35% of Zone Lot depth (max)</u>	<u>30'/19'</u>
	<u>Feet, front 65% of Zone Lot depth, permitted height increase</u>	<u>1' for every 5' increase in lot width over 50' up to a maximum height of 35'</u>
B	<u>Side Wall Plate Height, for Pitched Roof, within 15' of Side Interior and Side Street (max)</u>	<u>25'</u>
C	<u>Upper Story Setback, for Flat Roof, Above 25': Side Interior and Side Street (min)</u>	<u>15'</u>
SITING		E-MU-2.5
ZONE LOT		
	<u>Zone Lot Size (min)</u>	<u>6,000 sf</u>
D	<u>Zone Lot Width (min)</u>	<u>50'</u>
REQUIRED BUILD-TO		
E	<u>Primary Street (min build-to % within min/max range)</u>	<u>70%</u> <u>20'/25'</u>
SETBACKS		
F	<u>Primary Street, block sensitive setback required</u>	<u>Yes</u>
F	<u>Primary Street, where block sensitive does not apply (min)</u>	<u>20'</u>
G	<u>Side Street (min)</u>	<u>7.5'</u>
H	<u>Side Interior, except Dwelling Units Oriented to the Street (min)</u>	<u>10'</u>
I	<u>Side Interior, for Dwelling Units Oriented to the Street (min)</u>	<u>5'</u>
	<u>Rear, alley/no alley (min)</u>	<u>12'/20'</u>
PARKING		
	<u>Surface Parking between building and Primary Street/Side Street</u>	<u>Not Allowed/Allowed</u>
	<u>Vehicle Access</u>	<u>From Alley; or Street access allowed when no Alley present</u>
DESIGN ELEMENTS		E-MU-2.5
BUILDING CONFIGURATION		
J	<u>Dwelling Units Oriented to the Street</u>	<u>Required if any portion of the Dwelling Unit is located within 30' of Primary Street Zone Lot Line or 20' of the Side Street Zone Lot Line.</u>
	<u>Dwelling Unit Configuration</u>	<u>Structure may contain Side-by-Side Dwelling Units</u>
STREET LEVEL ACTIVATION		
K	<u>Transparency, Primary Street (min)</u>	<u>40%</u>
	<u>Transparency, Side Street (min)</u>	<u>25%</u>
L	<u>Pedestrian Access</u>	<u>Each Dwelling Unit Oriented to the Street shall have Dwelling Unit Entrance with Entry Feature</u>
USES		E-MU-2.5
		<u>Primary Uses shall be limited to Two Unit Dwelling and Multi Unit Dwelling (3+) uses. See Division 4.4 Uses and Parking</u>
<u>See Sections 4.3.5 - 4.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions</u>		

B. Town House (Mixed Use Districts)



TOWN HOUSE (MIXED USE DISTRICTS)

				E-MX-2x	E-MX-3A	E-MS-2x		
		E-RX-3	E-RX-5	E-MX-2A	E-MX-3	E-MS-2	E-MS-3	E-MS-5
HEIGHT								
A	Stories (max)	<u>3</u>	<u>5</u>	<u>2</u>	<u>3</u>	<u>2</u>	<u>3</u>	<u>5</u>
A	Feet (min/max)	<u>na/38'</u>	<u>na/70'</u>	<u>na/30'</u>	<u>na/38'</u>	<u>na/30'</u>	<u>na/38'</u>	<u>24'/70'</u>
SITING								
REQUIRED BUILD-TO								
B	Primary Street (min build-to % within min/max range)	<u>70%</u> <u>10'/15'</u>	<u>70%</u> <u>10'/15'</u>	<u>70%</u> <u>10'/15'</u>	<u>70%</u> <u>10'/15'</u>	<u>75%</u> <u>10'/15'</u>	<u>75%</u> <u>10'/15'</u>	<u>75%</u> <u>10'/15'</u>
	Side Street (min build-to % within min/max range)	<u>na</u>	<u>na</u>	<u>na</u>	<u>na</u>	<u>25%</u> <u>7.5'/15'</u>	<u>25%</u> <u>7.5'/15'</u>	<u>25%</u> <u>7.5'/15'</u>
SETBACKS								
C	Primary Street (min)	<u>10'</u>	<u>10'</u>	<u>10'</u>	<u>10'</u>	<u>10'</u>	<u>10'</u>	<u>10'</u>
D	Side Street (min)	<u>7.5'</u>	<u>7.5'</u>	<u>7.5'</u>	<u>7.5'</u>	<u>7.5'</u>	<u>7.5'</u>	<u>7.5'</u>
E	Side Interior (min)	<u>5'</u>	<u>5'</u>	<u>5'</u>	<u>5'</u>	<u>5'</u>	<u>5'</u>	<u>5'</u>
F	Side Interior, adjacent to Protected District (min)			<u>E-MX-2x and E-MS-2x: 5'</u>		<u>All other Zone Districts: 10'</u>		
	Rear (min)	<u>0'</u>	<u>0'</u>	<u>0'</u>	<u>0'</u>	<u>0'</u>	<u>0'</u>	<u>0'</u>
	Rear, Adjacent to Protected District, alley/no alley (min)			<u>E-MX-2x and E-MS-2x: 12'/20'</u>		<u>All other Zone Districts: 0'/10'</u>		
PARKING								
	Surface Parking between building and Primary Street/Side Street			<u>Not Allowed/Allowed</u>				
	Vehicle Access			<u>From Alley; or Street access allowed when no Alley present</u>				
DESIGN ELEMENTS								
BUILDING CONFIGURATION								
G	Dwelling Units Oriented to the Street	<u>Required if any portion of the Dwelling Unit is located within 20' of Primary Street Zone Lot Line or 20' of the Side Street Zone Lot Line.</u>						
	Dwelling Unit Configuration	<u>Structure may contain Side-by-Side Dwelling Units</u>						
	Upper Story Setback Above 27', adjacent to Protected District: Rear, alley/ Rear, no alley and Side Interior (min)	<u>15'/25'</u>	<u>20'/25'</u>	<u>na</u>	<u>na</u>	<u>na</u>	<u>15'/25'</u>	<u>20'/25'</u>
	Upper Story Setback Above 51', adjacent to Protected District: Rear, alley/ Rear, no alley and Side Interior (min)	<u>na</u>	<u>35'/40'</u>	<u>na</u>	<u>na</u>	<u>na</u>	<u>na</u>	<u>35'/40'</u>
STREET LEVEL ACTIVATION								
I	Transparency, Primary Street (min)				<u>40%</u>			
	Transparency, Side Street (min)				<u>25%</u>			
J	Pedestrian Access	<u>Each Dwelling Unit Oriented to the Street shall have Dwelling Unit Entrance with Entry Feature</u>						
USES								
	Street Level Active Uses	<u>All E-RX Districts</u>		<u>All E-MX Districts</u>		<u>All E-MS Districts</u>		
		<u>na</u>	<u>na</u>	<u>100%</u>				
		<u>Primary Uses shall be limited to Two Unit Dwelling and Multi Unit Dwelling (3+) uses. See Division 4.4 Uses and Parking</u>						
See Sections 4.3.5 - 4.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions								

APARTMENT

HEIGHT

E-MU-2.5

A	Stories, front 65% / rear 35% of zone lot depth (max)	2/1
A	Feet, front 65% / rear 35% of zone lot depth (max)	30'/19'
	Feet, front 65% of zone lot depth, permitted height increase	1' for every 5' increase in lot width over 50' up to a maximum height of 35'
	Side Wall Plate Height, for Pitched Roof, within 15' of Side Interior and Side Street (max)	25'
	Upper Story Setback, for Flat Roof, Above 25': Side Interior and Side Street (min)	15'

SITING

E-MU-2.5

ZONE LOT

	Zone Lot Size (min)	6,000 sf
	Zone Lot Size (min)	50'

SETBACKS

B	Primary Street, block sensitive setback required (see Sec. 13.1.2.3)	yes
B	Primary Street, where block sensitive setback does not apply (min)	20'
C	Side Street (min)	5'
D	Side Interior (min)	5'
E	Rear, alley/no alley (min)	12'/20'

PARKING

	Surface Parking between building and Primary Street/Side Street	Not Allowed/Allowed
	Surface Parking Screening	See Article 10, Division 10.5
	Vehicle Access, 3 or more side-by-side dwelling units in one structure	From Alley; or Street access allowed when no Alley present (Sec. 4.3.7.6)
	Vehicle Access, all other permitted uses	Access determined at Site Development Plan

DESIGN ELEMENTS

E-MU-2.5

BUILDING CONFIGURATION

	<u>Dwelling Unit Configuration</u>	<u>Structure may contain Side-by-Side Dwelling Units Residential Only Structure: Side-by-Side Dwelling Units shall not exceed 50% of the Structure's GFA</u>
	Street facing garage door width per Primary Structure (max)	20'
	Rooftop and/or Second Story Decks	See Section 4.3.5.2

STREET LEVEL ACTIVATION

G	Transparency, Primary Street (min)	3 40%
H	Transparency, Side Street (min)	25%
I	Pedestrian Access, Primary Street	Entrance

USES

E-MU-2.5

Primary Uses shall be limited to Multi Unit Dwelling (3+) and permitted Group Living and Nonresidential uses. See Division 4.4 Uses and Parking

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

GENERAL (2 OF 2)

HEIGHT	E-MX-2, -2A, -2x	E-MX-3, -3A
Stories (max)	2	3
Feet (max)	35'	45'
Height Exceptions	See Section 4.3.7.1	

SITING	E-MX-2, -2A, -2x	E-MX-2, -2A, -2x	E-MX-2, -2x -3 Option C
	E-MX-3, -3A Option A	E-MX-3, -3A Option B	

REQUIRED BUILD-TO				
A	Primary Street (min build-to % within min/max range)	70% 0'/15'	70% 0'/15'	70% 0'/80'
B	Side Street (min build-to % within min/max range)	na	na	25% 0'/15'
Build-to-Exceptions and Alternatives		See Sections 4.3.7.2 and 4.3.6.1		

SETBACKS				
	Primary Street (min)	0'	0'	0'
	Side Street (min)	0'	0'	0'
	Side Interior (min)	0'	0'	0'
C	Side Interior, adjacent to Protected District (min)	E-MX-2x: 5' 10'	10'	10'
	Rear (min)	0'	0'	0'
	Rear, adjacent to Protected District, alley/no alley (min)	0'/10'	0'/10'	0'/10'
Setback Exceptions and Encroachments		See Sections 4.3.7.3 and 4.3.7.4		

PARKING				
D	Surface Parking between building and Primary Street/ Side Street	Not Allowed/ Allowed	Not Allowed/ Allowed	Allowed/ Not Allowed
E	Surface Parking Screening	See Article 10, Division 10.5		
	Vehicle Access, 3 or more side-by-side dwelling units in one structure	From Alley; or Street access allowed when no Alley present (Sec. 4.3.7.6)		
	Vehicle Access, all other permitted uses	Access determined at Site Development Plan		

DESIGN ELEMENTS	E-MX-2, -2A, -2x	E-MX-2, -2A, -2x	E-MX-2, -2x -3 Option C
	E-MX-3, -3A Option A	E-MX-3, -3A Option B	

BUILDING CONFIGURATION			
Dwelling Unit Configuration		Structure may contain Side-by-Side Dwelling Units Residential Only Structure: Side-by-Side Dwelling Units shall not exceed 50% of the Structure's GFA	

F	Overall Structure Length, Primary Street (max)	na	150'	na
G	Upper Story Setback Above 27', adjacent to Protected District: Rear, alley/ Rear, no alley and Side interior (min)	MX-3, -3A Only: 15'/25'	MX-3, -3A Only: 15'/25'	MX-3 Only: 15'/25'

STREET LEVEL ACTIVATION				
H	Transparency, Primary Street (min)	40% Residential Only Buildings: 30%	40% Residential Only Buildings: 30%	60%
I	Transparency, Side Street (min)	25%	25%	25%
Transparency Alternatives		See Section 4.3.6.2	See Section 4.3.6.2	See Section 4.3.6.2

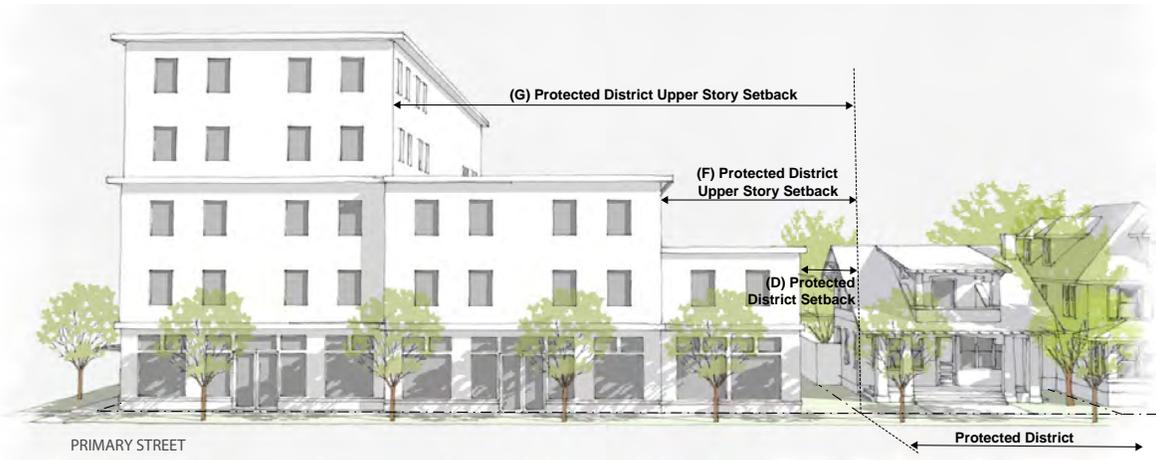
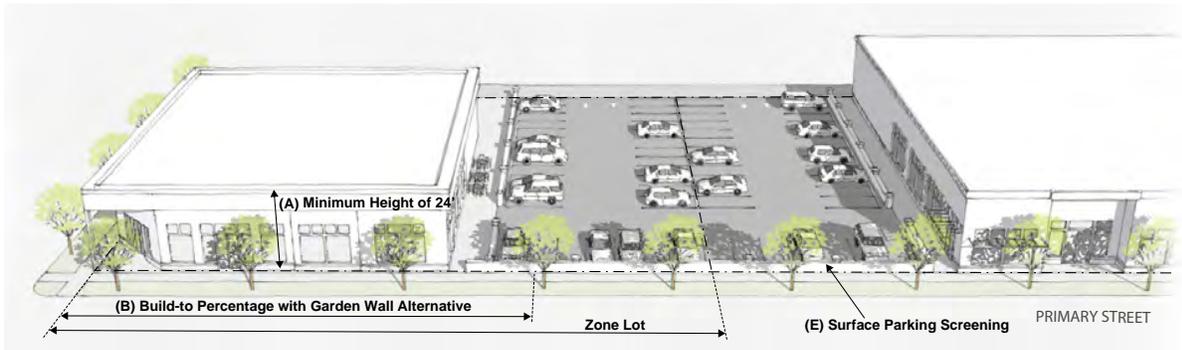
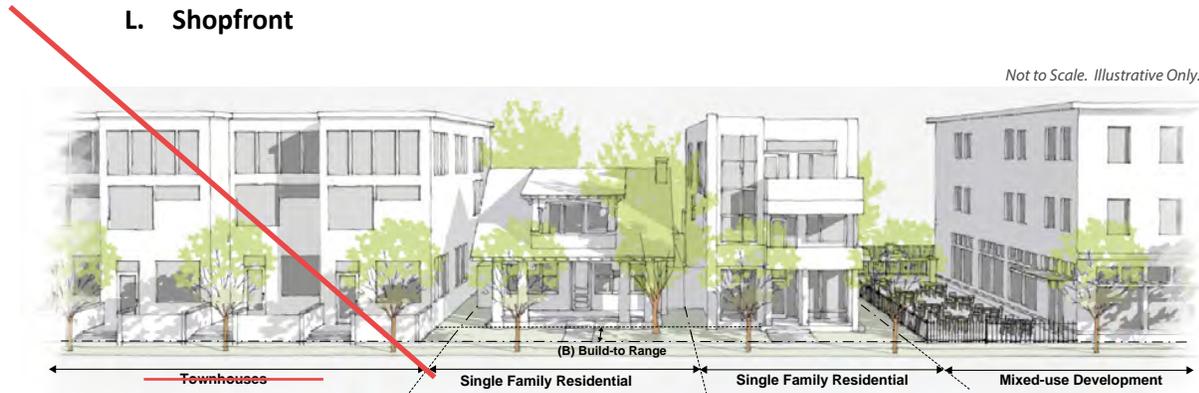
J	Pedestrian Access, Primary Street	Entrance	Entrance or Pedestrian Connection	Pedestrian Connection
---	-----------------------------------	----------	-----------------------------------	-----------------------

USES		E-MX-2x, -2A, -2, -3, -3A		
All permitted Primary Uses shall be allowed within this building form. 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

L. Shopfront

Not to Scale. Illustrative Only.



SHOPFRONT

	E-RX-3	E-RX-5	E-MS-2x E-MS-2 E-MX-2x E-MX-2A	E-MS-3 E-MX-3A	E-MS-5
HEIGHT					
Stories (max)	3	5	2	3	5
A Feet (min/max)	na/45'	na/70'	na/35'	na/45'	24'/70'
Height Exceptions	See Section 4.3.7.1				

	E-RX-3	E-RX-5	All E-MS and E-MX districts		
SITING					
REQUIRED BUILD-TO					
B Primary Street (min build-to % within min/max range)	70% 0'/15'	70% 0'/15'	75%		
C Side Street (min build-to % within min/max range)	na	na	0'/5' Residential Only Buildings: 0'/10' 25% 0'/5' Residential Only Buildings: 0'/10'		
Build-to Exceptions and Alternatives	See Sections 4.3.7.2 and 4.3.6.1				

	E-RX-3	E-RX-5	All E-MS and E-MX districts		
SETBACKS					
Primary Street (min)	0'	0'	0'		
Side Street (min)	0'	0'	0'		
Side Interior (min)	0'	0'	0'		
D Side Interior, adjacent to Protected District (min)	10'	10'	E-MS-2x: 5' 10'		
Rear, (min)	0'	0'	0'		
Rear, adjacent to Protected District, alley/no alley (min)	0'/10'	0'/10'	0'/10'		
Setback Exceptions and Encroachments	See Sections 4.3.7.3 and 4.3.7.4				

	All E-MS and E-MX districts				
PARKING					
Surface Parking between building and Primary Street/Side Street	Not Allowed (Sec. 4.3.5.1)/Not Allowed (Sec. 4.3.5.1)				
E Surface Parking Screening	See Article 10, Division 10.5				
Vehicle Access, 3 or more side-by-side dwelling units in one structure	From Alley; or Street access allowed when no Alley present (Sec. 4.3.7.6)				
Vehicle Access, all other permitted uses	Shall be determined as part of Site Development Plan Review				

	E-RX-3	E-RX-5	E-MS-2x E-MS-2 E-MX-2x E-MX-2A	E-MS-3 E-MX-3A	E-MS-5
DESIGN ELEMENTS					
BUILDING CONFIGURATION					

Dwelling Unit Configuration	Structure may contain Side-by-Side Dwelling Units Residential Only Structure: Side-by-Side Dwelling Units shall not exceed 50% of the Structure's GFA				
------------------------------------	--	--	--	--	--

F Upper Story Setback Above 27', adjacent to Protected District: Rear, alley/ Rear, no alley and Side Interior (min)	15'/25'	20'/25'	na	15'/25'	20'/25'
G Upper Story Setback Above 51', adjacent to Protected District: Rear, alley/ Rear, no alley and Side Interior (min)	na	35'/40'	na	na	35'/40'

	All E-MS and E-MX districts				
STREET LEVEL ACTIVATION					
H Transparency, Primary Street (min)	60%		60%		
I Transparency, Side Street (min)	Residential Only Buildings: 40%		Residential Only Buildings: 40%		
J Transparency, Side Street (min)	25%		25%		
Transparency Alternatives	See Section 4.3.6.2				
J Pedestrian Access, Primary Street	Entrance				

	All E-RX Districts	All E-MS and E-MX Districts
USES		
Street Level Active Uses	na	100%
Permitted Primary Uses	All permitted Primary Uses shall be allowed within this building form; however: (1) Second Story and Above: Residential or Lodging Accommodations Uses Only; and (2) Buildings with No Residential or Lodging Accommodation Uses: 10,000 sf GFA max	(†) All permitted Primary Uses shall be allowed within this building form. See Division 4.4 Uses and Parking; and (2) 100% of the portion of the Street Level building frontage that meets the minimum Primary Street and Side Street build-to requirements shall be occupied by Street Level active uses as described in Section 4.3.5.4.

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

4.3.4.4 District Specific Standards Summary

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

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

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

DETACHED ACCESSORY DWELLING UNIT

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

SITING		E-SU-D1	E-SU-D1x	E-SU-G1	E-TU-B	E-TU-C	E- FR H-2.5 E-MU-2.5
ZONE LOT							
	Zone Lot Size (min)	6,000 sf	6,000 sf	9,000 sf	4,500 sf	5,500 sf	4,500 sf
	Exemption from Maximum Building Coverage (Lesser of)	50%/500 sf	50%/500 sf	50%/500 sf	50%/500 sf	50%/500 sf	50%/500 sf
		An exemption from the maximum building coverage shall be given for a portion of the zone lot area occupied by the detached ADU form. The exemption shall be in the amount of 50% of the area of the zone lot occupied by the detached ADU building, up to a maximum credit of 500 sf. To qualify, the ADU form shall comply with minimum 15' building separation, as measured according to Article 13, and at least 80% of the Street Level GFA of the ADU form shall be used for vehicle parking.					
	Additional Standards	See Section 4.3.4.3					

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

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

		E-SU-D1, E-SU-D1x, E-SU-G1 By Zone Lot Size			E-TU-B, E-TU-C, E- FR H-2.5, E-MU-2.5	
		6,000 sf or Less	Greater than 6,000 sf and up to 7,000 sf	Greater than 7,000 sf		
DESIGN ELEMENTS						

BUILDING CONFIGURATION		E-SU-D1, E-SU-D1x, E-SU-G1	E-TU-B, E-TU-C, E- FR H-2.5, E-MU-2.5
	Building Footprint (max)	650 sf	1,000 sf
	Habitable Space (max)	650 sf	na
E	Horizontal Dimension (max)	36'	36'
	Rooftop and/or Second Story Decks	Not allowed - See Section 4.3.5.2	

USES		E-SU-D1, -D1x; E-SU-G1; E-TU-B, -C; E- FR H-2.5; E-MU-2.5					
		Accessory Uses Only Accessory to a Primary Single Unit Dwelling Use, including accessory dwelling unit where permitted. See Division 4.4 for permitted Accessory Uses					

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

DETACHED GARAGE

HEIGHT		E-SU-A	E-SU-B	E-SU-D	E-SU-Dx	E-SU-G	E-TU-B	E-TU-C	E-TRH-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-B	E-SU-D	E-SU-Dx	E-SU-G	E-TU-B	E-TU-C	E-TRH-2.5 E-MU-2.5
ZONE LOT									
	Exemption from Maximum Building Coverage (Lesser of)	50%/500 sf							

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

Additional Standards

See Sections 4.3.4.3

SETBACKS

C	Setback from Primary Street Facing Facade of Primary Structure (min)					10'			
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'			
	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-B	E-SU-D	E-SU-Dx	E-SU-G	E-TU-B	E-TU-C	E-TRH-2.5 E-MU-2.5
BUILDING CONFIGURATION									
	Building Footprint (max)	1,000 sf	864 sf** per unit	864 sf** per unit	864 sf per unit				
F	Horizontal Dimension (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, -TRH, -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

OTHER DETACHED ACCESSORY STRUCTURES

HEIGHT		All E-SU, -TU, -FRH , -MU
A	Stories (max)	1
A	Feet (max)	15'
B	Bulk Plane Vertical Height at Side interior and side street zone lot line	10'
	Bulk Plane Slope from Side interior and side street zone lot line	45°

SITING		All E-SU, -TU, -FRH , -MU
Additional Standards		See Section 4.3.4.3

SETBACKS		
C	Setback from Primary Street Facing Façade of Primary Structure (min)	10'
D	Side Street (min)	5'
D	Side Interior (min), for structure entirely in rear 35% of zone lot*	0'
	Side Interior (min), for structure not entirely in the 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'
	Rear, alley, where doors face alley (min)	5'
	Rear, alley, where doors do not face alley (min)	0'

DESIGN ELEMENTS		All E-SU, -TU, -FRH , -MU
BUILDING CONFIGURATION		
	Building Footprint (max)	1,000 sf
F	Horizontal Dimension (max)	36'

USES		All E-SU, -TU, -FRH , -MU
Accessory Uses Only, excluding accessory dwelling unit where permitted and parking of vehicles. 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'

SECTION 4.3.5 SUPPLEMENTAL DESIGN STANDARDS

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

A. Intent

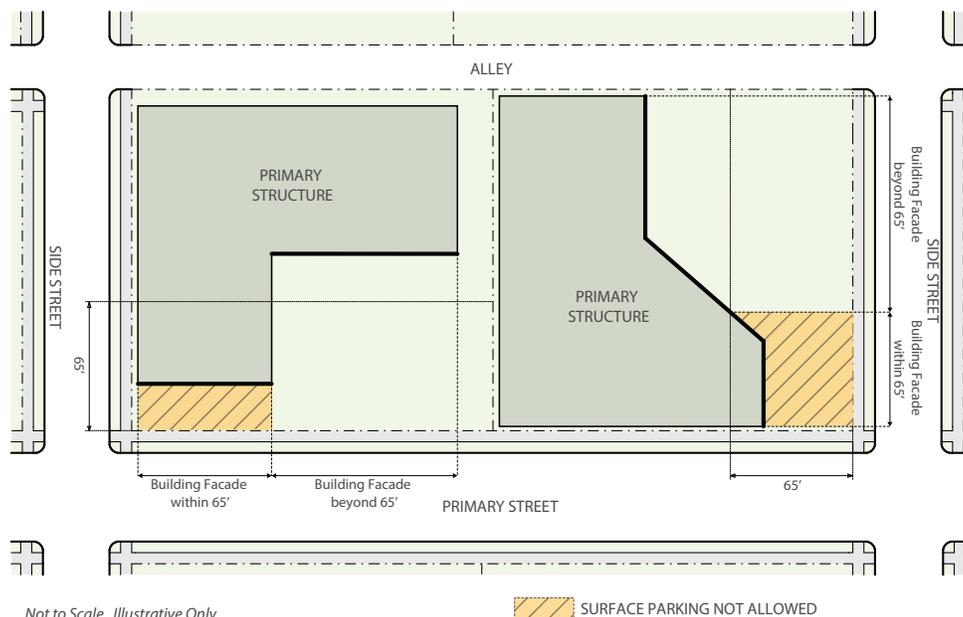
Allow for the functional siting of Buildings and Surface Parking while continuing to minimize the impacts of Surface Parking on the pedestrian experience.

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 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 any portion of a Building Facade set back more than 65 feet from the Zone Lot Line abutting the applicable Street and the Street.



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.

B. Applicability

1. All the E-SU, E-TU, E-~~FR~~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.

Supplemental Design Standard

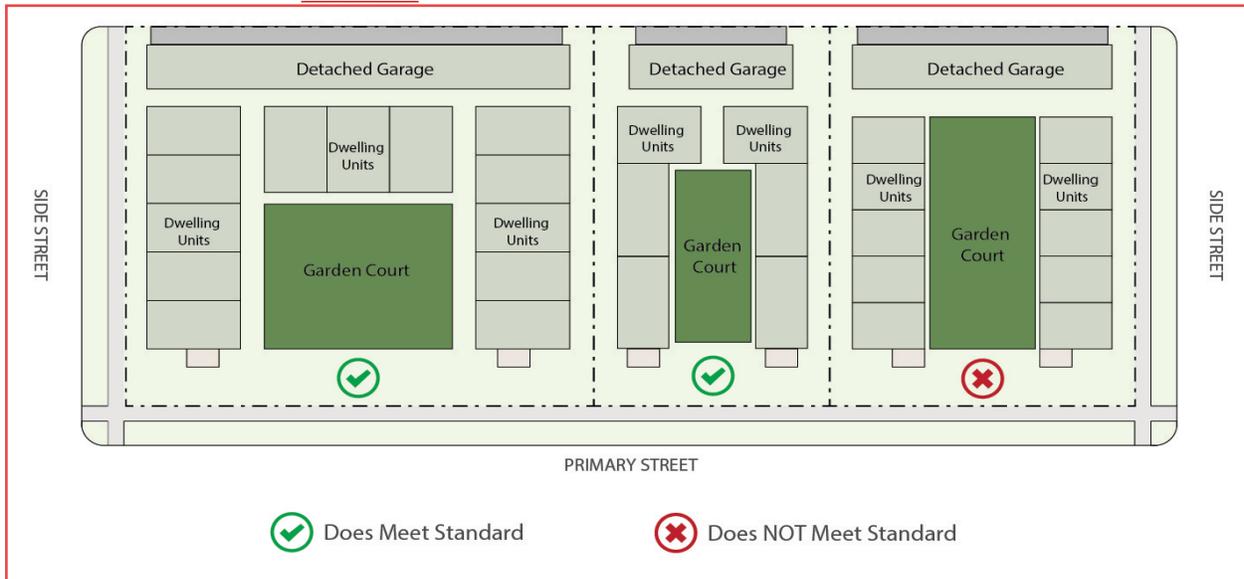
3. Rooftop and/or Second Story Decks are prohibited in the rear 35% of the zone lot depth.
4. The Zoning Administrator may prohibit other similar structures in the rear 35% of the zone lot depth, including detached or freestanding structures, but excluding the detached

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 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.



B. The Garden Court area may be used for any of the following:

1. Single or multiple entries, or access to single or multiple entries, to uses within the buildings; or
2. Public or private landscaped area; may also include entries.

C. Vehicular access is not permitted through the Garden Court area.

4.3.5.4 Street Level Active Uses in the E-MS Zone Districts

A. Intent

To promote activity on the street and sidewalk, enhance safety and encourage a vibrant urban environment.

B. Applicability

This Section 4.3.5.4 applies to the Town House and Shopfront building form in the E-MS zone districts where the specified percentage of the Street Level building frontage that meets the minimum Primary Street and Side Street build-to requirements shall be occupied by Street Level active uses. This language was pulled from the building form tables to create a more straight forward standard in the form tables.

C. Street Level Active Uses

1. Street Level active uses include all permitted primary uses except the following:
 - a. Mini-storage Facility; or
 - b. Wholesale Trade or Storage, Light.
2. Street Level active uses include all permitted accessory uses except the following:
 - a. Car Wash Bay Accessory to Automobile Services or Hotel Uses; or
 - b. Drive Through Facility Accessory to Eating/Drinking Establishments and to Retail Sales, Service, and Repair Uses.
3. Street Level active uses shall not include Parking Spaces or Parking Aisles.
4. Street Level active uses shall occupy Street Level floor area for a minimum depth of 15 feet (may include the depth of a recessed entrance allowed to meet minimum pedestrian access standards).
5. The length of any build-to alternatives permitted by Section 4.3.6.1 shall not apply toward the required percentage of Street Level building frontage that must be occupied by a Street Level active use.

4.3.5.5 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 4.3.5.5 shall apply to development under the Town House building form in all E-MU, E-RX, E-MX, and E-MS zone districts when required by the building form standards

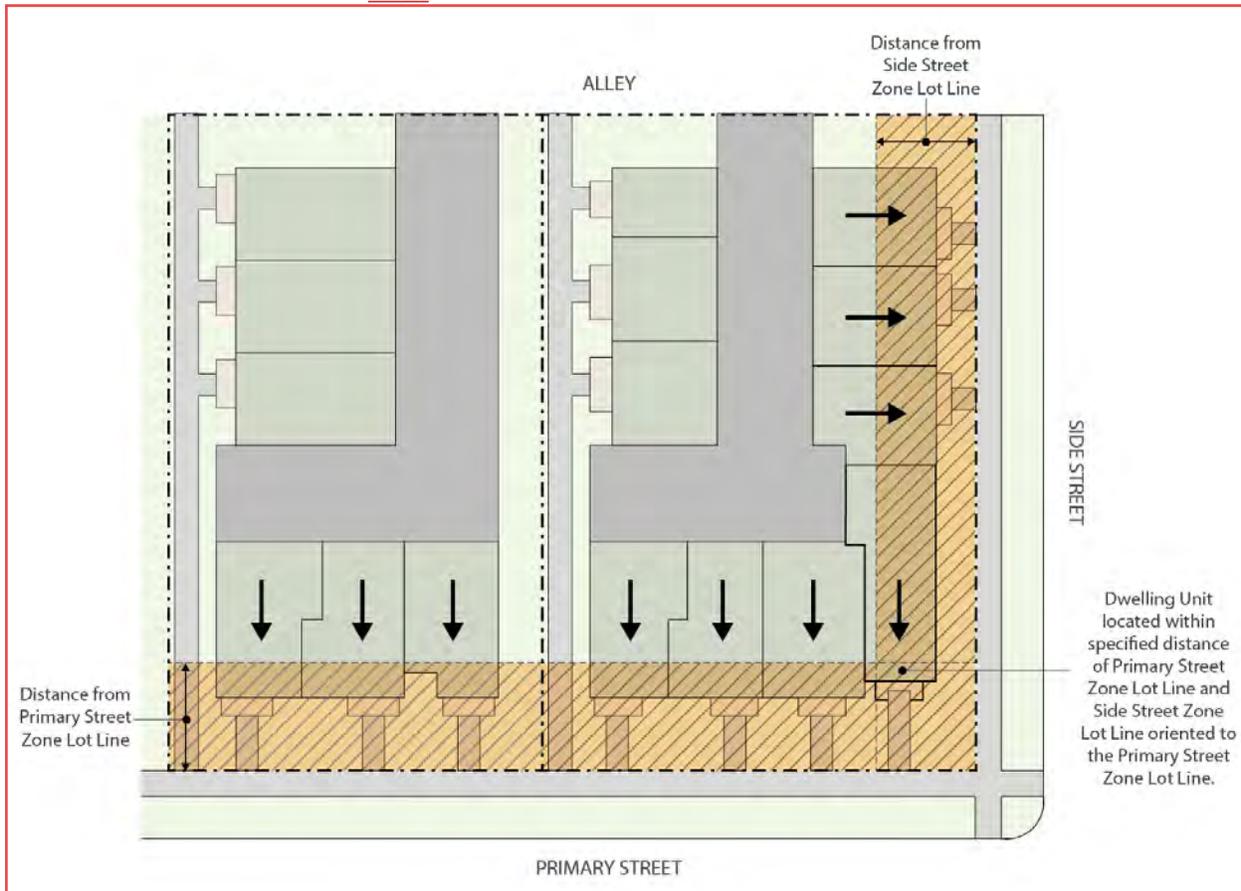
Supplemental Design Standard

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 Side Street Zone Lot Line.
 - a. **All E-RX, E-MX, and E-MS zone districts**
In all E-RX, E-MX, and E-MS zone district, the following standards shall apply.
 - i. Dwelling Units located within 20 feet of the Primary Street Zone Lot Line shall be oriented to the Primary Street Zone Lot Line.
 - ii. Dwelling Units located within 20 feet of the Side Street Zone Lot Line shall be oriented to the Side Street Zone Lot Line.
 - iii. 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.

b. The E-MU-2.5 zone district

In the E-MU-2.5 zone district, the following standards shall apply.

- i. Dwelling Units located within 30 feet of the Primary Street Zone Lot Line shall be oriented to the Primary Street Zone Lot Line.
- ii. Dwelling Units located within 20 feet of the Side Street Zone Lot Line shall be oriented to the Side Street Zone Lot Line.
- iii. Dwelling Units located within 30 feet of the Primary Street Zone Lot Line and Side Street Zone Lot Line shall be oriented to the Primary Street Zone Lot Line.



c. All E-MU, E-RX, E-MX, and E-MS zone districts

In the E-MU, E-RX, E-MX, and E-MS zone districts, a Zone Lot with more than one Primary Street, the following standards shall apply.

- i. The Zoning Administrator shall determine the street to which the corner Dwelling Unit shall orient based on an analysis, at a minimum, of:
 - b) The prevailing building orientation and setback patterns of buildings located on the same face block(s) as the subject zone lot;
 - c) Block and lot shape;
 - d) The functional street classification of all abutting streets as adopted by the Public Works Department;
 - e) The future street classification of all abutting streets as adopted in Blueprint Denver; and

- f) Guidance provided in any applicable General Development Plan or regulating neighborhood plan, such as designation of pedestrian priority streets in such plan.

4.3.5.6 **Height for Sloped Roofs**

A. Intent

To allow for design flexibility for sloped roofs and to promote variations within the building form.

B. Applicability

This section 4.3.5.6 shall apply to development under the Town House building form standards in all two and three story E-MX, E-RX, and E-MS zone districts.

Supplemental Design Standard

1. For any portion of a primary building's roof with a minimum pitch of 6:12, the maximum building height for the subject portion shall be:
 - a. 45 feet in 3-story MX, RX, MS zone districts; and
 - b. 35 feet in 2-story and MX and MS zone districts.
2. Development of a primary building with a roof having a minimum pitch of 6:12 that takes advantage of the maximum height allowed per this Section 4.3.5.6 may apply one or more of the height exceptions allowed in Section 4.3.6.1, except that such height exceptions shall be measured above the allowed maximum height of:
 - a. 38 feet in 3-story MX, RX, MS zone districts, and
 - b. 30 feet in 2-story MX and MS zone districts



SECTION 4.3.6 DESIGN STANDARD ALTERNATIVES

4.3.6.1 Required Build-To Alternatives

A. Intent

To help define the public realm and enhance the visual quality of the built environment where it is not possible to define the street and public sidewalk edge with building facades. Additionally, to allow relief for vehicle access when alley access is not feasible per Section 4.3.7.6 in the Town House building form.

B. Allowance

The following alternatives may be used singularly or in combination as alternatives to a required build-to standard and may count toward the required build-to no more than as described in the table below, provided all alternatives meet the requirements stated in Section 13.1.5.7.E:

REQUIRED BUILD-TO ALTERNATIVES									
ZONE DISTRICT	BUILDING FORM	PERMANENT OUTDOOR PATIO SEATING (MAX INCREASE IN BUILD-TO RANGE)	PRIVATE OPEN SPACE (MAX % OF BUILD-TO)	GARDEN WALL (MAX % OF BUILD-TO)	GARDEN WALL WITH COVERED SEATING FOR PEDESTRIANS (MAX % OF BUILD-TO)	PERGOLA (MAX % OF BUILD-TO)	ARCADE (MAX % OF BUILD-TO)	COURT-YARD (MAX % OF BUILD-TO)	VEHICLE ACCESS (MAX FEET OF BUILD-TO)
E-MU E-RX E-MX E-MS	Town House	na	na	na	na	na	na	30%	12 feet
E-RX	All others	na	na	25%*	30%**	30%**	100%	100%	na
E-CC E-MX	All others	10'*	na	25%*	30%**	30%**	100%	100%	na
E-MS	All others	na	na	25%*	30%**	30%**	100%	na	na

*Permitted increase in the maximum depth of the required build-to range.

**If used in combination with each other, the garden wall, garden wall with covered seating for pedestrians and pergola alternatives may count toward no more than 30% of required build-to.

4.3.6.2 Transparency Alternatives

A. Intent

To provide visual interest on building facades, to activate the public street and sidewalk, and enhance the visual quality of the built environment along Street Level facade areas where windows do not provide sufficient transparency.

B. Allowance

The following alternatives may be used singularly or in combination as alternatives to a required transparency standard and may count toward required transparency no more than as described in the table below, provided all alternatives meet the requirements stated in Section 13.1.6.2.A.5:

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)
E-MU	Primary Street	40%	50%	60%	40%	80%
	Side Street	40%	50%	80%	40%	80%

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)
E-RX	Primary Street	40%	50%	60%	40%	80%
	Side Street	40%	50%	80%	40%	80%
E-CC	Primary Street	40%	50%	60%	40%	80%
	Side Street	40%	50%	80%	40%	80%
E-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%*
E-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.

4.3.6.3 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 E-MX and E-RX zone districts, for all building forms except the RowTown House building form, 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 13.1.6.2.B.4:

1. **Courtyard or Plaza**
2. **Covered Walkway**

SECTION 4.3.7 DESIGN STANDARD EXCEPTIONS

4.3.7.1 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. Applicability and Standards:

1. The following building features are allowed to exceed height in feet, stories, bulk plane and upper story setbacks as described in the table below, subject to the standards in this section 4.3.7.1.B.
2. 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.

3. 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.
4. Unoccupied building features shall not include space for living, sleeping, eating, cooking, bathrooms, toilet compartments, closets, halls, storage, or similar space.
5. 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
Eaves	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
<u>Unoccupied elevator penthouses, stair enclosures, and enclosed or unenclosed mechanical equipment including vertical or sloped screen walls for such equipment.</u>	<u>All 3-Story or lower E-RX, E-MX, E-MS Zone Districts in the Town House building form</u>	<u>Yes</u>	<u>Yes, from the perimeter of the portion of the building Facing the Primary Street, Side Street, Side Interior or Rear Zone Lot Line.</u> <u>No, from the perimeter of the portion of the building that does not face a Zone Lot Line.</u>	<u>12'</u>	<u>1 story</u>	<u>Not Allowed</u>	<u>Not Allowed</u>
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-CC, E-MX, E-MS Zone Districts, <u>all other building forms</u>	Yes	Yes	12'	1 story	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 5-Story E-RX, E-MS Zone Districts	Yes	Yes	28'	1 story	Not allowed	Not allowed
Elevator lobbies	All 3-Story or lower E-RX, E-CC, E-MX, E-MS Zone Districts	Yes	Yes	12'	1 story	Not allowed	Not allowed
Elevator lobbies	All 5-Story E-RX, E-MS Zone Districts	Yes	Yes	28'	1 story	Not allowed	Not allowed

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
Open Structures	All 3-Story or lower E-RX, E-CC, E-MX, E-MS Zone Districts	Yes	Yes	12'	Not applicable	Not allowed	Not allowed
Open Structures	All 5-Story E-RX, E-MS Zone Districts	Yes	Yes	28'	Not applicable	Not allowed	Not allowed
Parapet Wall and/or Safety Railing	All 5-Story E-Zone Districts	No	No	Any distance	Not applicable	Not allowed	Not allowed
Flush-mounted solar panels	All E- Zone Districts	No	No	Any distance	Not applicable	Any distance	Any distance
Evaporative coolers	All E- Zone Districts	No	Yes	Any distance	Not applicable	Any distance	Any distance
Accessory water tanks	All E-CC, E-MX, E-MS Zone Districts	No	Yes	28'	Not applicable	Any distance	Any distance

4.3.7.2 Required Build-To Exceptions

A. Civic, Public & Institutional Uses

1. Intent

To accommodate signature entrance architecture, gathering spaces, plazas, or community amenities along the front facades of structures containing civic, public and institutional uses.

2. Standard

Structures containing one or more uses in the Civic, Public & Institutional Use Classification are not required to meet the Primary Street and Side Street Build-To standards.

B. Parkways

1. Intent

To ensure structures contribute to the look and feel of a Parkway and great public space along Parkways, when Parkway setbacks are more restrictive than this Code's build-to range.

2. Standard

Where a zone lot has street frontage on a Parkway designated under D.R.M.C, Chapter 49, if the parkway setback is greater than the outer range of the required build-to range, the build-to shall follow the setback established by the Parkway. The minimum build-to percentage shall still apply.

C. **E-MU-2.5 Block Sensitive Setback**

1. Intent

To maintain an established context or pattern by ensuring the block sensitive setback establishes the build-to range.

2. Standard

In the E-MU-2.5 zone districts, when the Primary Street, block sensitive setback is different than the Primary Street required build-to min/max range, the following shall establish the min/max build-to range. In all cases, the minimum build-to percentage shall apply:

- a. The minimum in the build-to min/max range shall follow:
 - i. The Primary Street, block sensitive setback when greater than the min.
 - ii. The build-to min in the min/max range, when the Primary Street, block sensitive setback is less than the min.
- b. The maximum in the build-to min/max range shall follow:
 - i. The Primary Street, block sensitive setback when greater than the max.
 - ii. The build-to max in the min/max range, when the Primary Street, block sensitive setback is less than the max.

4.3.7.3 Setback Exceptions

A. Intent

To promote compatible building character along Parkways, when Parkway setbacks are more restrictive than this Code's setbacks.

B. Standard

In all E- zone districts, where a zone lot has street frontage on a Parkway designated under D.R.M.C., Chapter 49, the greater of the following street setbacks shall apply:

- 1. The street setback required by the applicable building form standards in this Code; or
- 2. The required Parkway setback established under D.R.M.C., Chapter 49.

4.3.7.4 Setback Permitted Encroachments

A. Intent

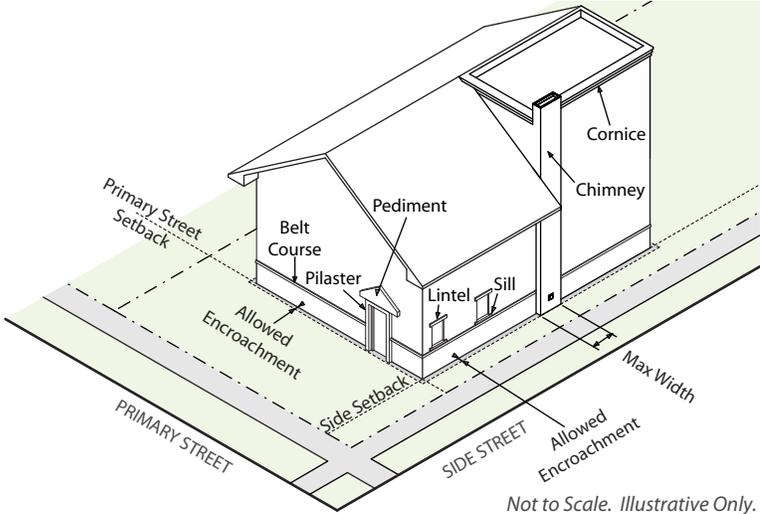
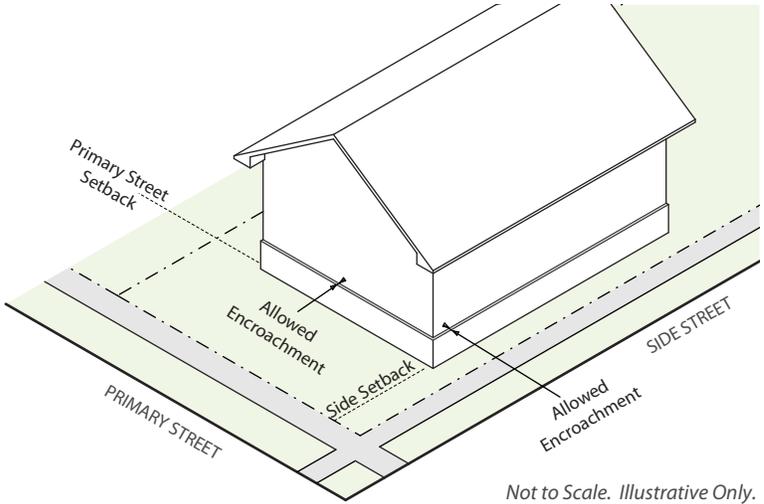
To allow minor elements to encroach into a setback while maintaining an open and unobstructed minimum setback space.

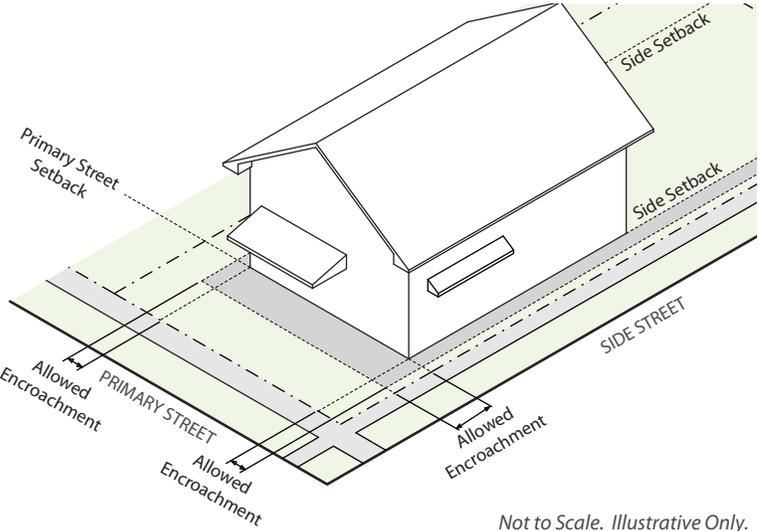
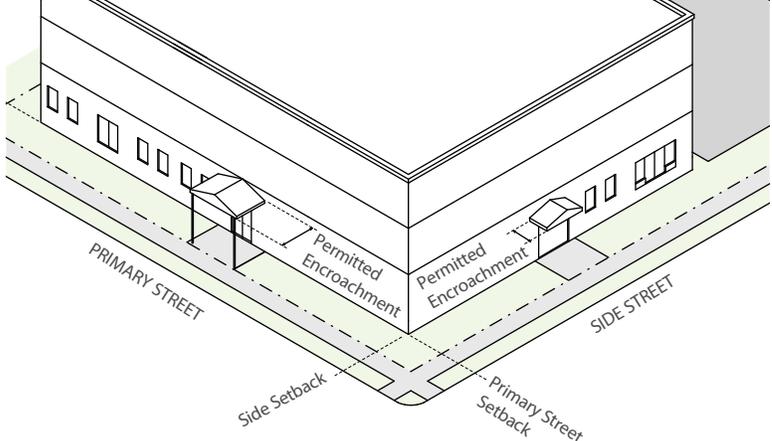
B. Standard

Required minimum setbacks shall be open and unobstructed. The following setback encroachments, excluding required upper story setbacks, are allowed:

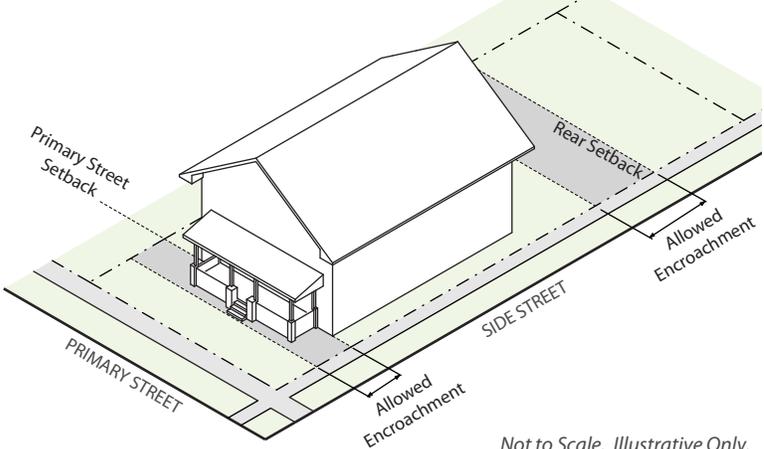
1. Architectural Elements

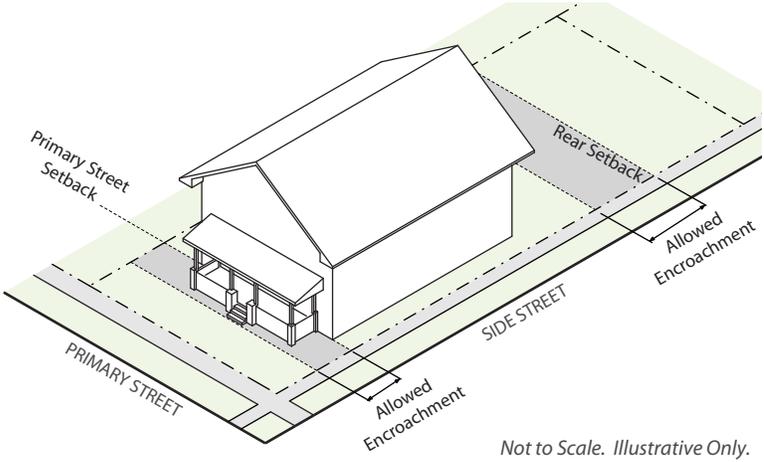
To allow for minor elements which add to the architectural character of buildings, while maintaining an open and unobstructed setback space.

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Belt Courses, sills, lintels, pilasters, pediments, cornices; chimneys and fireplace insert vents not exceeding 6' in width</p> <p>Intent: To allow common, minor decorative elements which are integral to a building.</p>  <p style="text-align: center;"><i>Illustrative only</i></p>	All E- Zone Districts	<u>All building forms</u>	1.5' Cornices only: 3'	1.5' Cornices only: 3'	1.5' Cornices only: 3'; if setback is less than 5': 2'	1.5' Cornices only: 5'
			 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>			
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Brick and stone veneers above Finished Grade for re-siding an existing structure only</p> <p>Intent: To allow for re-siding of existing structures which may not meet a required minimum setback or the re-siding of the structure would result in not meeting the required minimum setback.</p>	All E- Zone Districts	<u>All building forms</u>	6"	6"	6"	6"
			 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>			

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Canopies providing cover to an entrance:</p> <ul style="list-style-type: none"> • Shall be no more than 8' maximum in horizontal width; • Shall be open on three sides; • May include an at-grade landing. 	All E-SU, E-TU, E-FRH Zone Districts	All building forms	3'	3'	3'; if setback is less than 5': 2' and at no point closer than 2' to the Zone Lot property line.	Not allowed
 <p>Illustrative only</p>	 <p>Not to Scale. Illustrative Only.</p>					
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Canopies providing cover to an entrance:</p> <ul style="list-style-type: none"> • The width shall be no greater than 25% of the width of the face of the building or 20', whichever is less; and • Shall be open on three sides. 	All E- Zone Districts, except E-SU, E-TU and E-FRH	Town House	Any distance	Any distance	5' and at no point closer than 3' to the Zone Lot line	Not allowed
		All others	Any distance	Any distance	Not allowed	Not allowed
<p>Intent: Provide protection from the weather for pedestrians entering the building and define street entrances to the building.</p>	 <p>Not to Scale. Illustrative Only.</p>					
 <p>Illustrative only</p>						

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Gutters and Roof Overhang	All E- Zone Districts	<u>All building forms</u>	3'	3'	3'; if setback is less than 5': 2'	5'
Intent: To allow features of structures intended to repel weather	<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><u>Multi-story Porches (1-story or multi-story), Decks, Patios, and Exterior Balconies, Stoops, and above-grade stairways at the ground story connected to a porch:</u></p> <ul style="list-style-type: none"> • May be covered; • All sides shall be at least 50% open except for any side abutting a building facade <u>or fire wall.</u> 	All E- Zone Districts	<u>All building forms</u>	8' and minimum of 1' between right-of-way and first riser of above- grade stairway	5' and minimum of 1' between right-of-way and first riser of above- grade stairway	Not allowed	5'
<p>Intent: To promote elements which provide for street activation <u>and human scale.</u></p>						
 <p style="text-align: center;"><i>Illustrative only</i></p>			 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>			

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p><u>Street Level Porches (1 Story), Decks, Patios, Exterior Balconies, Stoops, and above-grade stairways connected to a porch:</u></p> <ul style="list-style-type: none"> • May be covered; • All sides shall be at least 50% open except for any side abutting a building facade or fire wall. 	<p><u>All E-MU, E-MX, E-RX, and E-MS Zone Districts</u></p>	<p><u>Town House</u></p>	<p>8' and minimum of 1' between right-of-way and first riser of above-grade stairway</p>	<p>5' and minimum of 1' between right-of-way and first riser of above-grade stairway</p>	<p>5' and at no point closer than 5' to the Zone Lot line</p>	<p>5'</p>
		<p><u>All others</u></p>	<p>8' and minimum of 1' between right-of-way and first riser of above-grade stairway</p>	<p>5' and minimum of 1' between right-of-way and first riser of above-grade stairway</p>	<p>Not allowed</p>	<p>5'</p>
<p><u>Intent: To promote elements which provide for street activation and human scale.</u></p>		 <p><i>Not to Scale. Illustrative Only.</i></p>				
 <p><u>Illustrative only</u></p>						

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Projecting Windows: • Shall be a minimum of 1.5' above finished floor; • Shall not extend floor to ceiling; and • No individual projection shall be more than 10' in horizontal length at the opening along the face of the building.	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 daylighting.	<p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
<p style="text-align: center;"><i>Illustrative only</i></p>						
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Shading devices: building elements, such as awnings, designed and intended to control light entering a building	All E- Zone Districts	All building forms	5'	3'	3'	10'
Intent: To allow for elements either integral or attached to a building which control light entering through windows.	<p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
<p style="text-align: center;"><i>Illustrative only</i></p>						

2. Site Elements

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

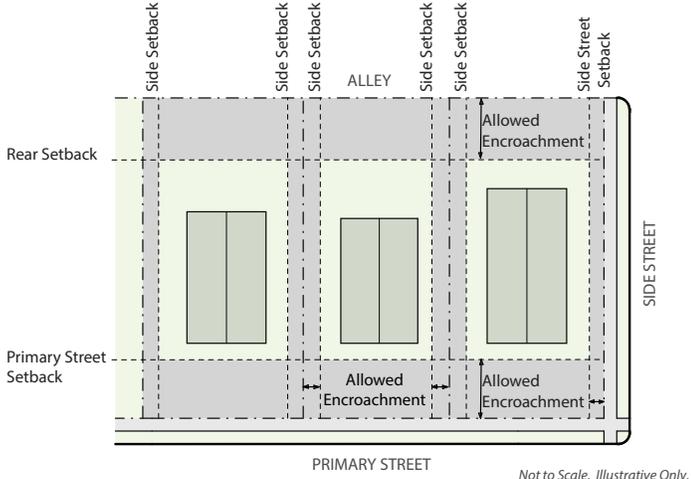
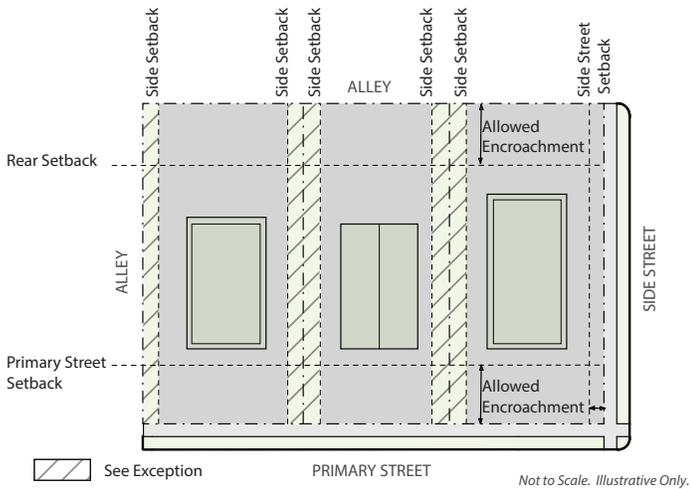
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Fences and Walls	See Article 10, Division 10.5 Landscaping, Fences, Walls and Screening					
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Off-Street Parking Area for Suburban House, Urban House, Duplex, and Tandem House building forms	All E-SU, E-TU, E-FRH, E-MU Zone Districts	Suburban House, Urban House, Duplex, and Tandem House	Any distance	Any distance	Any distance	Any distance
Intent: To allow off-street parking area where it is not impactful due to the number of required parking spaces.	<p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					

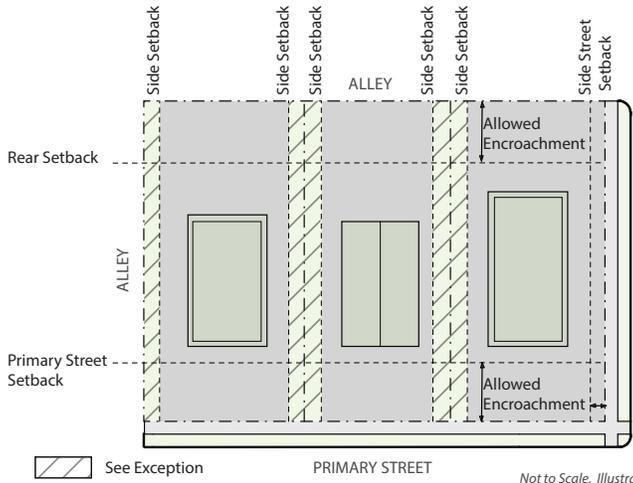
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Off-Street Parking Area for the Townhouse, Garden Court and Apartment building forms</p> <p><u>When a Zone Lot contains two or more building forms with different permitted encroachments, the less restrictive standards shall apply for the entire Zone Lot.</u></p>	<p>All E-TRH and E-MU Zone Districts</p>	<p><u>Row House, Garden Court, and Apartment</u></p>	<p>Not allowed</p>	<p>Not allowed</p>	<p>Allowed within the rear 35% of the Zone Lot only</p>	<p>Any distance</p>
		<p><u>Town House</u></p>	<p>Not allowed</p>	<p>Not allowed* (*See exception below)</p>	<p><u>In the front 65% of the Zone Lot: 5' and at no point closer than 5' to the Zone Lot line.</u> <u>In the rear 35% of the Zone Lot: Any distance</u></p>	<p>Any distance</p>
<p>Intent: To restrict off-street parking area where it is impactful due to the number of required parking spaces.</p>						
<p><u>*Exception: The minimum 5' of back out space required in Division 10, Section 4 shall be permitted to encroach 2.5' when:</u></p> <ul style="list-style-type: none"> <u>The encroachment is screened from the Side Street with a Garden Wall and 1 deciduous canopy tree or minimum 5' wide planting strip landscaped with 50% live plant material as described in 10.5.4.6 Landscape Material Standards.</u> 						

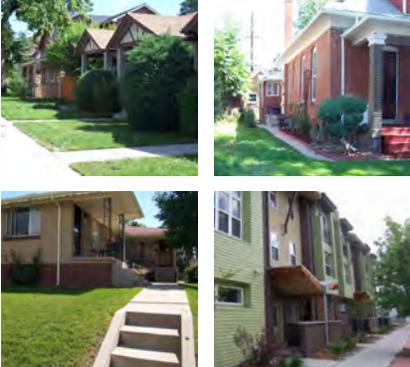
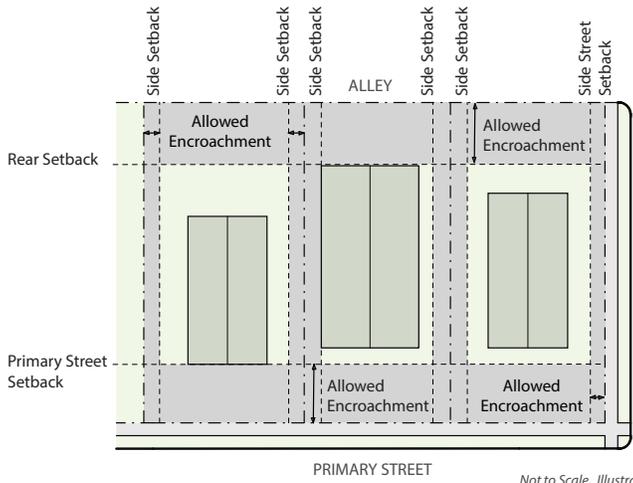
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p><u>Off-Street Parking Area</u></p> <p><u>When a Zone Lot contains two or more building forms with different permitted encroachments, the less restrictive standards shall apply for the entire Zone Lot.</u></p>	<p><u>All E-RX, E-MX, and E-MS Zone Districts</u></p>	Town House	Not allowed	Not allowed* (*See exception below)	Any distance	Any distance
		All others	Any Distance	Any distance	Any distance	Any distance
<p><u>Intent: To restrict off-street parking area where it is impactful due to the number of required parking spaces.</u></p>						

*Exception: The minimum 5' of back out space required in Division 10, Section 4 shall be permitted to encroach 2.5' when:

- The encroachment is screened from the Side Street with a Garden Wall and 1 deciduous canopy tree or minimum 5' wide planting strip landscaped with 50% live plant material as described in 10.5.4.6 Landscape Material Standards.

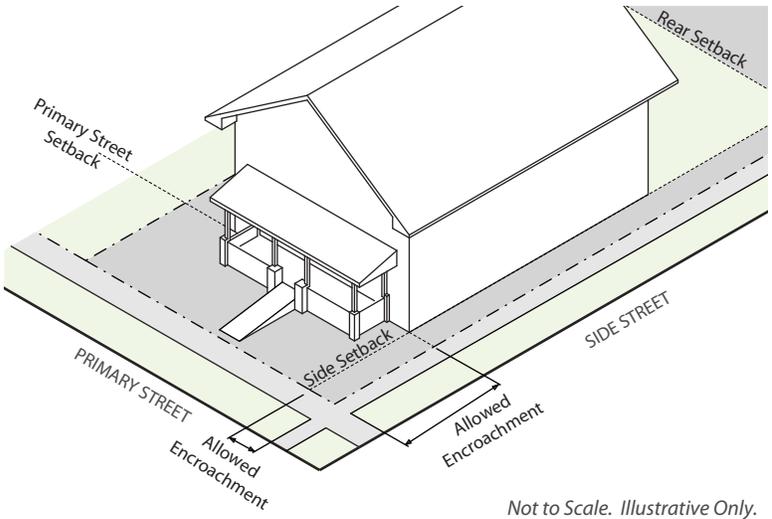
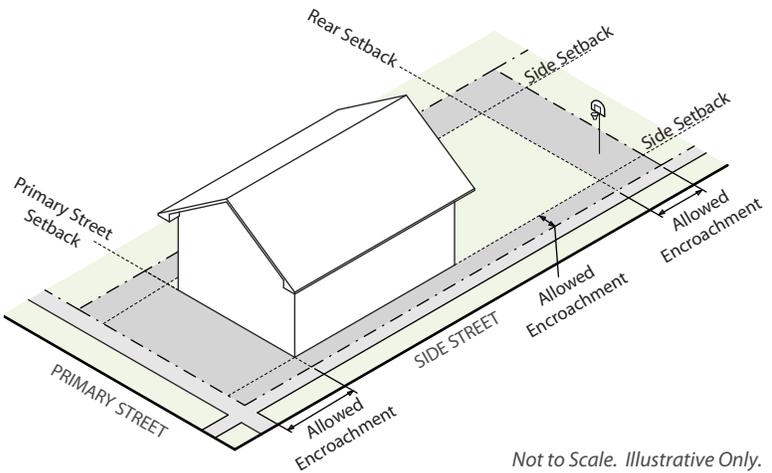
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Drive or Driveway for Suburban House, Urban House, Duplex, and Tandem House building forms</p> <p>Intent: To allow a Drive or Driveway to access an Off-Street Parking Area.</p>  <p><i>Illustrative only</i></p>	All E-SU, E-TU, E-TRH and E-MU Zone Districts	Suburban House, Urban House, Duplex, and Tandem House	Any distance	Any distance	Any distance	Any distance
			 <p>PRIMARY STREET</p> <p><i>Not to Scale. Illustrative Only.</i></p>			
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Drive or Driveway for Townhouse, Garden Court, and Apartment building forms</p> <p>Intent: To allow a Drive or Driveway to access an Off-Street Parking Area, but restrict the location where it is impactful due to proximity to adjacent properties.</p>  <p><i>Illustrative only</i></p>	All E-TRH and E-MU Zone Districts	Row House and Apartment	Any distance	Any distance	Not allowed (*see exception below)	Any distance
		Town House	Any distance	Any distance	5' and at no point closer than 5' to the Zone Lot line (*see exception below)	Any distance
			 <p>PRIMARY STREET</p> <p><i>Not to Scale. Illustrative Only.</i></p> <p>See Exception</p>			
<p>*Exception: A Drive or Driveway may encroach any distance into a Side Interior setback where:</p> <ul style="list-style-type: none"> • The Side Interior setback Abuts a public Alley; • Other public right-of-way, or an easement for public access Abutting a public Alley; or • Where a shared access agreement allows the Drive or Driveway to provide shared access to more than one Abutting Zone Lot. 						

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<u>Drive or Driveway</u>	<u>All E-MX, E-RX, and E-MS Zone Districts</u>	<u>Town House, General and Shopfront</u>	<u>Any distance</u>	<u>Not allowed</u>	<u>Any distance</u>	<u>Any distance</u>
<p><u>Intent: To allow a Drive or Driveway to access an Off-Street Parking Area, but restrict the location where it is impactful due to proximity to adjacent properties.</u></p>  <p><i>Illustrative only</i></p>	 <p>Not to Scale. Illustrative Only.</p>					

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Flatwork providing pedestrian access to entrances and buildings:	All E- Zone Districts	<u>All building forms</u>	Any distance, but may not exceed 50% of the area within the setback	Any distance, but may not exceed 50% of the area within the setback	Maximum of 5' wide: Any distance	Maximum of 5' wide: Any distance
<p>Intent: To provide pedestrian access to entrances and buildings, but restrict coverage and width to ensure adequate openness</p>  <p><i>Illustrative only</i></p>	 <p>Not to Scale. Illustrative Only.</p>					

3. Service & Utility Elements

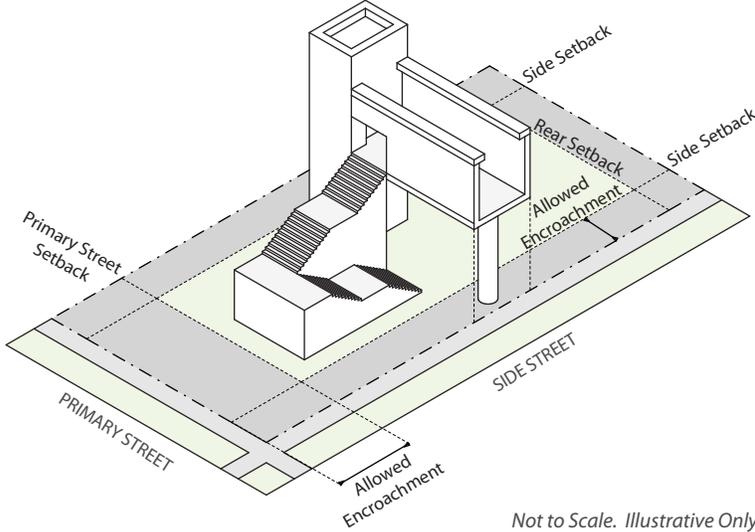
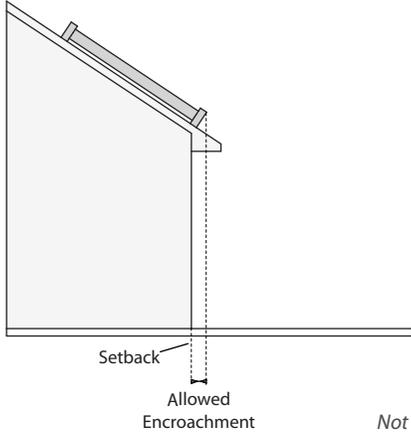
To allow for minor service and utility elements while maintaining an open and unobstructed setback space.

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Barrier-free access structures providing access to existing buildings as required by the Americans with Disabilities Act or Denver Accessibility Standards, when no alternative locations are available.</p> <ul style="list-style-type: none"> • Setback encroachments for required barrier-free access structures are only allowed for expansions, enlargements, and alterations to existing buildings. • Such barrier-free access structures shall be designed to be compatible with the character of the building, as determined by the Zoning Administrator. 	All E- Zone Districts	<u>All building forms</u>	Any distance	Any distance	Any distance	Any distance
<p>Intent: To provide flexibility in the location of required barrier-free access to existing buildings.</p>  <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
Basketball goals on a fixed post	All E- Zone Districts	<u>All building forms</u>	Any distance	Any distance	Any distance	Any distance
 <p><i>Not to Scale. Illustrative Only.</i></p>						

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Enclosed structure that is below the original grade and completely underground, of any setback space, except as otherwise restricted by this Code	All E- Zone Districts	All building forms	Any distance	Any distance	Any distance	Any distance
Intent: To allow below grade structures that do not disrupt the streetscape.						
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Gas and electric meters	All E- Zone Districts	All building forms	1.5'	1.5'	1.5'	1.5'
Intent: To allow for functional siting.						

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Ground mounted air conditioning units or other similar mechanical equipment, except evaporative coolers, provided the following are all met:	All E- Zone Districts	<u>All building forms</u>	Not allowed	3'; subject to Zoning Permit Review with Informational Notice	3'; subject to Zoning Permit Review with Informational Notice	3'; subject to Zoning Permit Review with Informational Notice
<ul style="list-style-type: none"> • Does not generate more than 75 decibels of ambient sound according to the manufacturer's specifications and does not exceed the noise standards of Section 36-6 of the DRMC; • Does not exceed 4' in height or 10 square feet in area per unit; • Does not exceed 2 units per zone lot; • Has adequate screening to conceal it from view from adjacent properties and public rights-of way by means of landscaping and/or fencing; and • The location of the unit(s) minimizes the impacts on adjoining properties. 						
Intent: To allow for functional siting.	<p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Ground mounted evaporative coolers</p> <ul style="list-style-type: none"> • located behind the front of the primary structure and • screened from adjacent properties and public rights-of-way, • and not to exceed the noise standards of D.R.M.C. Section 36-6 	All E- Zone Districts	All building forms	Not allowed	3'	3'	Not allowed
<p>Intent: To allow for functional siting.</p>	<p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Emergency egress, when required by Denver Fire Code, such as fire escapes, fire escape ladders, and outside stairways, including landing(s) which do not exceed the minimum required dimensions for a landing as defined in the Denver Building And Fire Code and excluding above-grade walkways</p>	All E- Zone Districts	All building forms	5'	3'	3'	10'
<p>Intent: To provide for egress from a building only for emergency purposes</p>	<div style="display: flex;"> <div style="flex: 1;"> <p style="text-align: center;"><i>Illustrative only</i></p> </div> <div style="flex: 2;"> <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p> </div> </div>					

	ZONE DIS-TRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Pedestrian Bridge where the encroachment is necessary to complete a connection for access to a mass transit station,</p> <ul style="list-style-type: none"> • Provided Public Works has approved a right-of-way encumbrance. • Shall not include elevators, stairways or other vertical circulation elements. 	All E- Zone Districts	All building forms	Any distance	Any distance	Any distance	Any distance
<p>Intent: To allow for above-grade connections to and from transit stations</p>  <p><i>Illustrative only</i></p>	 <p><i>Not to Scale. Illustrative Only.</i></p>					
	ZONE DIS-TRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Solar Panel, Flush Mounted Roof</p>	All E- Zone Districts	All building forms	Any distance	Any distance	Any distance	Any distance
<p>Intent: To allow flush mounted solar panels on the roof of existing structures which may not meet a required minimum setback.</p>  <p><i>Illustrative only</i></p>	 <p><i>Not to Scale. Illustrative Only.</i></p>					

	ZONE DIS-TRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Utility pedestals, transformers or other similar equipment, excluding mechanical equipment: • Shall not exceed 3' in height.	All E- Zone Districts	<u>All building forms</u>	Any distance	Any distance	Any distance	Any distance
Intent: To allow for functional siting.	<p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
	ZONE DIS-TRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Utility pedestals, transformers or other similar equipment, excluding mechanical equipment: • Greater than 3' in height but not exceeding 8' in height above Finished Grade.	All E- TR H, E-MU, E-RX, E-CC, E-MX, and E-MS Zone Districts	<u>All building forms</u>	Not allowed	Not allowed	Any distance	Any distance
Intent: To allow for functional siting.	<p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
<p style="text-align: center;"><i>Illustrative only</i></p>						

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Window well and/or emergency basement egress areas: • Shall be below grade.	All E- Zone Districts	<u>All building forms</u>	Any distance for any width	Each may be no more than 3' in width as measured perpendicular to the side interior/side street zone lot line and 6' in length as measured parallel to the building facade facing the side interior/side street zone lot line		Any distance for any width
Intent: To allow for emergency egress	 <p style="text-align: center;"><i>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 E- Zone Districts	<u>All building forms</u>	Any distance	Any distance	Not allowed	Not allowed
Intent: To allow for functional siting.	  <p style="text-align: center;"><i>Illustrative only</i></p>					

4.3.7.5 Building Coverage Exception

A. Applicability

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

B. Front Porch

1. Intent

To promote street activation [and human scale](#).

2. Standard

Area on a zone lot occupied by a Front Porch may be excluded from the calculation of building coverage, up to a maximum of 400 square feet for each dwelling unit.

C. Detached ADU or Detached Garage

1. Intent

To promote openness between buildings located in the front and back of the lot.

2. Standard

Area on a zone lot occupied by either a Detached Accessory Dwelling Unit building form or a Detached Garage building form may be excluded from the calculation of building coverage. See those building forms for the applicable zone district.

4.3.7.6 Vehicle Access From Alley Required - Exceptions

A. No-Alley

B. 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.

C. Alley

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:

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. Additionally, the Department of Public Works shall have approved the location of any such vehicular access;
4. The Department of Public Works 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;
5. The Primary Use is within the Civic, Public, and Institutional Use Category and the Department of Public Works determines that vehicular access is needed from the street; or
6. The applicant can demonstrate at the time of zoning permit application that vehicular access from a street to an Accessory Garage, Carport, or other Off-Street Parking Area was legally established, constructed, or expanded prior to June 25, 2010 and was Continuously Maintained, and the Primary Structure has not been Voluntarily Demolished.

DIVISION 4.4 USES AND REQUIRED MINIMUM PARKING

SECTION 4.4.1 APPLICABILITY

- 4.4.1.1 This Division 4.4 sets forth the land uses permitted, the required zoning procedure and the required minimum parking for all the Urban Edge Neighborhood Context zone districts.
- 4.4.1.2 Uses not listed are prohibited, unless the Zoning Administrator specifically permits the unlisted use according to Section 12.4.6, Code Interpretations and Determination of Unlisted Uses.
- 4.4.1.3 For number of primary and accessory uses allowed per Zone Lot, see Section 1.2.3.5, Number of Structures and Uses Allowed per Zone Lot.

SECTION 4.4.2 ORGANIZATION

4.4.2.1 Organized by Primary, Accessory and Temporary Uses

The Use and Parking Table first presents all primary uses, then all accessory uses, and finally all temporary uses. Primary uses are arranged hierarchically within the table by use classification, category of primary uses, and then by specific use type. Accessory uses are organized by whether such use is accessory to a primary residential use or to a primary nonresidential use. Temporary uses are presented alphabetically ordered in the last division of the table.

4.4.2.2 Primary Use Classifications, Categories & Specific Use Types

A. Primary Use Classifications

All primary land uses in the Use and Parking Table are organized into one of the following five general land use classifications:

1. Residential Uses
2. Civic, Public & Institutional Uses
3. Commercial Sales, Service & Repair Uses
4. Industrial, Manufacturing & Wholesale Uses
5. Agriculture

B. Primary Use Categories & Specific Use Types

Primary uses are further organized into use categories and specific use types listed under each general primary land use classification. The Use and Parking Table is organized into the above five general land use classifications, use categories and specific use types.

C. Classifications & Categories Are Mutually Exclusive

The general land use classifications and use categories listed in the Use and Parking Table 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 “group living,” unless otherwise expressly allowed by this Code.

SECTION 4.4.3 EXPLANATION OF TABLE ABBREVIATIONS

4.4.3.1 General Explanation of Table Cell Entries

In each of the table cells, the entry will indicate first whether use limitations apply to the specific use, and then separated by a hyphen, the type of zoning review required prior to establishment of the use under this Code. For example, as described in more detail below, a cell entry “L-ZPIN” means, first, the use is subject to use limitations (the “L”), and, second, that the use is subject to zoning permit review with information notice (the “ZPIN”) prior to its establishment.

4.4.3.2 Permitted, Limited, Not Permitted

A. Permitted Use - No Use Limitations Apply (“P”)

A “P” in a table cell indicates that the use is permitted in the respective zone district, and is not subject to use limitations or standards.

B. Permitted Use - Subject to Use Limitations (“L”)

“L” in a table cell indicates the use is permitted in the zone district subject to compliance with the use limitations referenced in the last column of the use table (“Applicable Use Limitations”).

C. Uses Not Permitted (“NP”)

“NP” in a table cell indicates that the use is not permitted in the specific zone district.

4.4.3.3 Zoning Procedure

A. Use Subject to Zoning Permit Review (“ZP”)

“ZP” in a table cell indicates that the use is permitted in the respective zone district only if reviewed and approved according to the requirements in Section 12.4.1, Zoning Permit Review.

B. Use Subject to Zoning Permit Review with Informational Notice (“ZPIN”)

“ZPIN” in a table cell indicates that the use is permitted in the respective zone district only if reviewed and approved according to the public notice and procedural requirements in Section 12.4.2, Zoning Permit Review with Informational Notice. Such uses shall comply with any applicable use limitations noted in the last column of the use table (“Applicable Use Limitations”), as well as the review criteria stated in Section 12.4.2, Zoning Permit Review with Informational Notice.

C. Use Subject to Zoning Permit with Special Exception Review (“ZPSE”)

“ZPSE” in a table cell indicates that use is generally appropriate in the neighborhood context and zone district, yet may have the potential for limited impacts on adjacent properties or on the established character of the neighborhood context or zone district. “ZPSE” uses are subject to a Board of Adjustments public hearing according to Section 12.4.9, Zoning Permit with Special Exception Review, which grants the Board of Adjustment the authority to impose conditions on the specified use to mitigate any potential impacts. Such uses shall comply with any applicable use limitations noted in the last column of the use table (“Applicable Use Limitations”), as well as the review criteria stated in Section 12.4.9, Zoning Permit with Special Exception Review.

D. Uses Where More Than One Zoning Procedure Is Indicated

Where a table cell shows more than one zoning procedure applies to a use, for example “L-ZP/ZPIN”, the referenced use limitation (last table column) will indicate which zoning procedure applies in a specific case. For example, a table cell may indicate “L-ZPIN/ZPSE” for a use. This means that the ZPIN zoning procedure will apply, unless the applicable use limitation specifies the ZPSE zoning procedure is triggered (e.g., by proximity to a Protected District).

4.4.3.4 Enclosure of Uses

All primary, accessory and temporary uses must be established, operated and maintained within a completely enclosed structure, unless otherwise specifically allowed by this Code. The Use and Parking Tables in Articles 3-9 indicate when a use may be established, operated or maintained outside a completely enclosed structure by including an asterisk “*” next to the specific use type. For example, the asterisk following the “Telecommunication Tower*” use type in the tables indicates that a telecommunication tower land use need not be enclosed.

SECTION 4.4.4 DISTRICT SPECIFIC STANDARDS

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

USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	APPLICABLE USE LIMITATIONS										
		E-SU-A E-SU-B E-SU-D E-SU-D1 E-SU-Dx E-SU-D1x E-SU-G E-SU-G1	E-TU-B E-TU-C	E- FRH-2.5 E-MU-2.5	E-RX-3 E-RX-5	E-CC-3x	E-CC-3	E-MX-2x E-MS-2x	E-MX-2A E-MS-2	E-MX-3A E-MX-3	E-MS-3 E-MS-5	
RESIDENTIAL PRIMARY USE CLASSIFICATION												
Household Living	Dwelling, Single Unit • No Parking Requirements	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Dwelling, Two Unit • Vehicle: 1/unit • Bicycle: No requirement	L-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	§ 11.2.2
	Dwelling, Multi-Unit • Vehicle: 1/unit • Bicycle: 1/ 5 units (80/20)	L-ZP	L-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	§ 11.2.3
	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
Group Living	Assisted Living Facility • Vehicle: .75/unit • Bicycle: No requirement	L-ZPIN	L-ZPIN	P-ZPIN	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	§11.2.6; §11.2.8
	Community Corrections Facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Nursing Home, Hospice • Vehicle: .75/unit • Bicycle: No requirement	NP	NP	NP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Residence for Older Adults • Vehicle: .75/unit • Bicycle: No requirement	L-ZP	L-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	§11.2.7
	Residential Care Use, Small or Large • Vehicle: .25/unit • Bicycle: No requirement	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	§11.2.8
	Rooming and Boarding House • Vehicle - MS only: 2 / 1,000 sf GFA • Vehicle: 4.5 / 1,000 sf GFA • Bicycle: No requirement	NP	NP	E-FRH-2.5: NP E-MU-2.5: P-ZP	P-ZP	P-ZP	P-ZP	NP	NP	P-ZP	P-ZP	
	Shelter for the Homeless • Vehicle: .5/ 1,000 sf GFA • Bicycle: No requirement	L	L	L	L-ZPIN/L	L-ZPIN/L	L-ZPIN/L	L	L	L-ZPIN/L	L-ZPIN/L	§ 11.2.10
	Student Housing • Vehicle: 1/unit • Bicycle: 1/ 5 units (80/20)	NP	NP	NP	P-ZP	P-ZP	P-ZP	NP	P-ZP	P-ZP	P-ZP	

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

USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	CIVIC, PUBLIC & INSTITUTIONAL PRIMARY USE CLASSIFICATION										APPLI-CABLE USE LIMITA-TIONS	
		E-SU-A E-SU-B E-SU-D E-SU-D1 E-SU-Dx E-SU-D1x E-SU-G E-SU-G1	E-TU-B E-TU-C	E-MU- 2.5	E-RX-3 E-RX-5	E-CC- 3x	E-CC-3	E-MX- 2x	E-MX- 2A E-MX-2 E-MX-2	E-MX- 3A E-MX-3	E-MS-3 E-MS-5		
Basic Utilities	Utility, Major Impact* •Vehicle: .5/ 1,000 sf GFA •Bicycle: No requirement	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	§ 11.3.1
	Utility, Minor Impact* •Vehicle: .5/ 1,000 sf GFA •Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.3.2
Community/ Public Services	Community Center •Vehicle: .5 / 1,000 sf GFA •Bicycle: 1/ 10,000 sf GFA (0/100)	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.3.3
	Day Care Center •Vehicle: 1/ 1,000 sf GFA •Bicycle: 1/ 10,000 sf GFA (0/100)	L-ZP	L-ZP	P-ZPIN	P-ZPIN	P-ZP	P-ZP	P-ZPIN	P-ZP	P-ZP	P-ZP	P-ZP	§ 11.3.4
	Postal Facility, Neighborhood •Vehicle - MS only: 2/1,000 sf GFA •Vehicle: 2.5/ 1,000 sf GFA •Bicycle: 1/ 20,000 sf GFA (60/40)	NP	NP	NP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Postal Processing Center •Vehicle: 1/ 1,000 sf GFA •Bicycle: 1/ 20,000 sf GFA (60/40)	NP	NP	NP	P-ZP	P-ZP	P-ZP	NP	NP	P-ZP	P-ZP		
	Public Safety Facility •Vehicle: 1/ 1,000 sf GFA •Bicycle: 1/ 10,000 sf GFA (0/100)	L-ZP	L-ZP	L-ZP	L-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	§ 11.3.5
	Hospital	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Correctional Institution	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Cultural/Special Purpose/Public Parks & Open Space	Cemetery*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Library •Vehicle: 1/ 1,000 sf GFA •Bicycle: 1/ 10,000 sf GFA (0/100)	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Museum •Vehicle: 1/ 1,000 sf GFA •Bicycle: 1/ 10,000 sf GFA (0/100)	NP	NP	NP	NP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	City Park*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Open Space - Recreation* •Vehicle: .5/ 1,000 sf GFA •Bicycle: No requirement	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	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	P-ZP	

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

USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	E-SU-A E-SU-B E-SU-D E-SU-D1 E-SU-Dx E-SU-D1x E-SU-G E-SU-G1										APPLICABLE USE LIMITATIONS	
		E-TU-B E-TU-C	E-MU-2.5	E-RX-3 E-RX-5	E-CC-3x	E-CC-3	E-MX-2x	E-MX-2A E-MX-2	E-MX-3A E-MX-3	E-MS-3 E-MS-5			
Education	Elementary or Secondary School • Vehicle- High School: 2/1,000 sf GFA • Bicycle - High School: 1/20,000 sf GFA (0/100) • Vehicle- All Others: 1/1,000 sf GFA • Bicycle-All Others: 1/10,000 sf GFA (0/100)	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.3.8
Education	University or College • Vehicle: 1/ 1,000 sf GFA • Bicycle: 1/ 10,000 sf GFA (0/100)	NP	NP	NP	L-ZP	L-ZP	L-ZP	NP	L-ZP	L-ZP	L-ZP	L-ZP	§11.3.8
	Vocational or Professional School • Vehicle: 1/ 1,000 sf GFA • Bicycle: 1/ 10,000 sf GFA (0/100)	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.3.8
Public and Religious Assembly	All Types • Vehicle: .5/ 1,000 sf GFA • Bicycle: 1/ 10,000 sf GFA (0/100)	L-ZP	L-ZP	L-ZP	L-ZP	P-ZP	P-ZP	L-ZP	P-ZP	P-ZP	P-ZP	P-ZP	§ 11.3.10
COMMERCIAL SALES, SERVICES, & REPAIR PRIMARY USE CLASSIFICATION													
Adult Business	All Types	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	See Section 9.4.4, Use Overlay Districts, for adult business use allowance in the UO-1 District.

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

USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	E-SU-A E-SU-B E-SU-D E-SU-D1 E-SU-Dx E-SU-D1x E-SU-G E-SU-G1										APPLI-CABLE USE LIMITA-TIONS
		E-TU-B E-TU-C	E-MU-2.5	E-RX-3 E-RX-5	E-CC-3x	E-CC-3	E-MX-2x E-MS-2x	E-MX-2A E-MS-2	E-MX-3A E-MX-3	E-MS-3 E-MS-5		
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
	Sports and/or Entertainment Arena or Stadium*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Nonresidential Uses in Existing Business Structures In Residential Zones (All Uses Shall Be Parked According to the Parking Requirement Stated in this Use Table for the Specific Nonresidential Use)		L-ZPIN	L-ZPIN	L-ZPIN	Not Applicable						§11.4.5	
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	§ 11.4.7
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	§ 11.4.8
Lodging Accommodations	Bed and Breakfast Lodging • Vehicle: 1/guest room or unit • Bicycle: 1/ 20,000 sf GFA (60/40)	NP	NP	NP	P-ZP	P-ZP	P-ZP	NP	P-ZP	P-ZP	P-ZP	
Lodging Accommodations	Lodging Accommodations, All Others • Vehicle: 1/ guest room or unit • Bicycle: 1/ 20,000 sf GFA (60/40)	NP	NP	NP	P-ZP	P-ZP	P-ZP	NP	NP	P-ZP	P-ZP	

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

USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	E-SU-A E-SU-B E-SU-D E-SU-D1 E-SU-Dx E-SU-D1x E-SU-G E-SU-G1										APPLICABLE USE LIMITATIONS	
		E-TU-B E-TU-C	E-MU-2.5	E-RX-3 E-RX-5	E-CC-3x	E-CC-3	E-MX-2x E-MS-2x	E-MX-2A E-MS-2	E-MX-3A E-MX-3	E-MS-3 E-MS-5			
Office	Dental / Medical Office or Clinic • Vehicle: 2/ 1,000 sf GFA • Bicycle: 1/20,000 sf GFA (20/80)	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.4.9
	Office, All Others • Vehicle: 2/ 1,000 sf GFA • Bicycle: 1/20,000 sf GFA (20/80)	NP	NP	NP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
Retail Sales, Service & Repair (Not Including Vehicle or Equipment Sales, Service & Repair)	Animal Sales and Services, Household Pets Only • Vehicle - MS only: 2/1,000 sf GFA • Vehicle: 2.5/ 1,000 sf GFA • Bicycle: 1/20,000 sf GFA (20/80)	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZPIN	L-ZP	L-ZP	L-ZP	L-ZP	§11.4.10; §11.4.11
	Animal Sales and Services, All Others	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Body Art Establishment • 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	NP	L-ZP	NP	NP	L-ZP	L-ZP	L-ZP	§11.4.10; §11.4.13
	Food Sales or Market • Vehicle - MS only: 2/1,000 sf GFA • Vehicle: 2.5/ 1,000 sf GFA • Bicycle: 1/20,000 sf GFA (20/80)	NP	NP	NP	L-ZP	P-ZP	P-ZP	L-ZP	L-ZP	P-ZP	P-ZP	P-ZP	§11.4.10; §11.4.14

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

USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	E-SU-A E-SU-B E-SU-D E-SU-D1 E-SU-Dx E-SU-D1x E-SU-G E-SU-G1										APPLI-CABLE USE LIMITA-TIONS	
		E-TU-B E-TU-C	E-MU-2.5	E-RX-3 E-RX-5	E-CC-3x	E-CC-3	E-MX-2x E-MS-2x	E-MX-2A E-MS-2	E-MX-3A E-MX-3	E-MS-3 E-MS-5			
Retail Sales, Service & Repair (Not Including Vehicle Sales, Service & Repair)	Pawn Shop	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Retail Sales, Service & Repair -- Outdoor* • Vehicle - MS only: 2/1,000 sf GFA • Vehicle: 2.5/ 1,000 sf GFA • Bicycle: 1/20,000 sf GFA (20/80)	NP	NP	NP	NP	NP	L-ZP	L-ZPIN	L-ZPIN	L-ZPIN	NP	NP	§11.4.10; §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	NP	
Vehicle / Equipment Sales, Rentals, Service & Repair	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	NP	§11.4.10
	Automobile Emissions Inspection Facility • Vehicle: .5/ 1,000 sf GFA • Bicycle: No requirement	NP	NP	NP	NP	P-ZP	P-ZP	NP	L-ZP	P-ZP	P-ZP	NP	§ 11.4.17
	Automobile Services, Light • Vehicle: .5/ 1,000 sf GFA • Bicycle: No requirement	NP	NP	NP	NP	L-ZP	L-ZP	NP	L-ZPSE	L-ZP	L-ZP	NP	§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	NP	§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	NP	§ 11.4.21
Heavy Vehicle/ Equipment Sales, Rentals & Service* • Vehicle: .5/ 1,000 sf GFA • Bicycle: No requirement	NP	NP	NP	NP	NP	P-ZPSE	NP	NP	NP	NP	NP		

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

USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	APPLICABLE USE LIMITATIONS												
		E-SU-A E-SU-B E-SU-D E-SU-D1 E-SU-Dx E-SU-D1x E-SU-G E-SU-G1	E-TU-B E-TU-C	E-MU-2.5	E-RX-3 E-RX-5	E-CC-3x	E-MX-2x E-MS-2x	E-MX-2A E-MS-2	E-MX-3A E-MX-3	E-MS-3 E-MS-5				
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	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		§ 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		§ 11.5.2						
	Telecommunication Facilities -- All Others* •No Parking Requirements	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN		§ 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			
	Food Preparation and Sales, Commercial •Vehicle: .5 / 1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZPIN	L-ZPIN	L-ZP	L-ZP		§ 11.5.5	
	Laboratory, Research, Development and Technological Services •Vehicle: .5 / 1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	NP	NP	L-ZP	NP	NP	L-ZP	L-ZP		§ 11.5.6	
	Service/Repair, Commercial •Vehicle: .5 / 1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	NP	NP	L-ZP	NP	NP	L-ZP	L-ZP		§ 11.5.7	
Manufacturing and Production	Manufacturing, Fabrication & Assembly -- Custom •Vehicle: .5 / 1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	L-ZPIN	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP		§ 11.5.8	
	Manufacturing, Fabrication & Assembly -- General •Vehicle: .5 / 1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	NP	NP	L-ZP/ ZPSE	NP	NP	L-ZP/ ZPSE	L-ZP/ ZPSE		§11.5.9	
	Manufacturing, Fabrication & Assembly -- Heavy	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP			
Mining & Extraction and Energy Producing Systems	Oil, Gas -- Production, Drilling*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP			
	Sand or Gravel Quarry*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP			
	Wind Energy Conversion Systems* •No Parking Requirements	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE		§ 11.5.13	

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

USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	E-SU-A E-SU-B E-SU-D E-SU-D1 E-SU-Dx E-SU-D1x E-SU-G E-SU-G1										APPLI-CABLE USE LIMITA-TIONS	
		E-TU-B E-TU-C	E-MU- 2.5	E-RX-3 E-RX-5	E-CC- 3x	E-CC-3	E-MX- 2x E-MS- 2x	E-MX- 2A E-MS-2	E-MX- 3A E-MX-3	E-MS-3 E-MS-5			
Transportation Facilities	Airport*	NP	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	L-ZP	§ 11.5.14
	Railroad Facilities*	NP	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	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	P-ZP	§ 11.5.16
Terminal, Freight, Air Courier Services	NP	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	NP	
	Junkyard*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Recycling Center	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Recycling Collection Station	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Waste Related Services	Recycling Plant, Scrap Processor	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Solid Waste Facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Wholesale, Storage, Warehouse & Distribution	Automobile Towing Service Storage Yard*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Mini-storage Facility • Vehicle: 0.1/ 1,000 sf GFA • Bicycle: No requirement	NP	NP	NP	NP	P-ZP	P-ZP	NP	NP	L-ZP	NP	NP	§ 11.5.23
	Vehicle Storage, Commercial* • Vehicle: .5/ 1,000 sf GFA • Bicycle: No requirement	NP	NP	NP	NP	NP	L-ZPIN	NP	NP	NP	NP	NP	§ 11.5.24
	Wholesale Trade or Storage, General • Vehicle: .5/ 1,000 sf GFA • Bicycle: No requirement	NP	NP	NP	NP	NP	P-ZPIN	NP	NP	NP	NP	NP	
	Wholesale Trade or Storage, Light • Vehicle: .5 / 1,000 sf GFA • Bicycle: No requirement	NP	NP	NP	NP	L-ZP/ ZPIN/ ZPSE	L-ZP/ ZPIN/ ZPSE	NP	NP	L-ZP/ ZPIN/ ZPSE	L-ZP/ ZPIN/ ZPSE	L-ZP/ ZPIN/ ZPSE	§ 11.5.26
AGRICULTURE PRIMARY USE CLASSIFICATION													
Agriculture	Aquaculture*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Garden, Urban*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.6.2
	Husbandry, Animal*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Husbandry, Plant*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Plant Nursery • Vehicle: .5 / 1,000 sf GFA • Bicycle: No requirement	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.6.5

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

USE CATEGORY	SPECIFIC USE TYPE											APPLI-CABLE USE LIMITATIONS							
	<ul style="list-style-type: none"> • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility) 	E-SU-A	E-SU-B	E-SU-D	E-SU-D1	E-SU-Dx	E-SU-D1x	E-TU-B	E-TU-C	E-MU-2.5	E-RX-3	E-RX-5	E-CC-3x	E-CC-3	E-MX-2x	E-MX-2A	E-MX-3A	E-MS-3	E-MS-5

ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION

	Unlisted Accessory Uses	L - Applicable to all Zone Districts										§ 11.7						
		E-SU-D1, -D1x, -G1 only: L-ZP All other: NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.7, § 11.8.2					
Accessory to Primary Residential Uses (Parking is Not Required for Accessory Uses Unless Specifically Stated in this Table or in an Applicable Use Limitation)	Domestic Employee	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	§11.7; §11.8.3	
	Garden*	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	§ 11.7, § 11.8.4	
	Keeping of Household Animals*	L/L-ZPIN	L/L-ZPIN	L/L-ZPIN	L/L-ZPIN	L/L-ZPIN	L/L-ZPIN	L/L-ZPIN	L/L-ZPIN	L/L-ZPIN	L/L-ZPIN	L/L-ZPIN	L/L-ZPIN	L/L-ZPIN	L/L-ZPIN	L/L-ZPIN	L/L-ZPIN	§ 11.7; § 11.8.5
	Keeping and Off-Street Parking of Vehicles, Motorcycles, Trailers & Recreational Vehicles*	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	§ 11.7; § 10.9
	Kennel or Exercise Run*	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	§ 11.7; § 11.8.6
	Limited Commercial Sales, Services Accessory to Multi-Unit Dwelling Use	NP	NP	NP	L-ZP	Not Applicable - See Permitted Primary Uses						§ 11.7; § 11.8.7						
	Outdoor Storage, Residential*	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	§11.7; §11.8.8	
	Second Kitchen Accessory to Single Unit Dwelling Use	L-ZP	L-ZP	L-ZP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	NP	NP	NP	NP	NP	NP	§ 11.7; § 11.8.9
	Short-term Rental	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	§ 11.7; § 11.8.10
	Vehicle Storage, Repair and Maintenance*	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	§ 11.7; § 10.9
	Wind Energy Conversion Systems*	L-ZP/ZPSE	L-ZP/ZPSE	L-ZP/ZPSE	L-ZP/ZPSE	Not Applicable - See Permitted Primary Uses						§ 11.7, § 11.5.13						
	Yard or Garage Sales*	L	L	L	L	L	L	L	L	L	L	L	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	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	§ 11.9; §11.9.3
	All Other Types	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	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					

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

USE CATEGORY	SPECIFIC USE TYPE											APPLICABLE USE LIMITATIONS				
	• Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	E-SU-A	E-SU-B	E-SU-D	E-SU-D1	E-SU-Dx	E-SU-D1x	E-SU-G	E-TU-B	E-TU-C	E-TRH-2.5	E-MX-2x	E-MX-2A	E-MX-3A	E-MS-3	E-MS-5

ACCESSORY TO PRIMARY NONRESIDENTIAL USES USE CLASSIFICATION

USE CATEGORY	SPECIFIC USE TYPE	L - Applicable to all Zone Districts										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)	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
	Garden*	L	L	L	L	L	L	L	L	L	L	§ 11.7; § 11.10.9
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; § 11.10.10	
Nonresidential Uses in Existing Business Structures In Residential Zones - Accessory Uses	L	L	L	Not Applicable - See Permitted Primary Uses	Not Applicable					§ 11.4.5		

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

USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	APPLICABLE USE LIMITATIONS											
		E-SU-A E-SU-B E-SU-D E-SU-D1 E-SU-Dx E-SU-D1x E-SU-G E-SU-G1	E-TU-B E-TU-C	E-MU-2.5	E-RX-3 E-RX-5	E-CC-3x	E-CC-3	E-MX-2x E-MS-2x	E-MX-2A E-MS-2	E-MX-3A E-MX-3	E-MS-3 E-MS-5		
Accessory to Primary Nonresidential Uses (Parking is Not Required for Accessory Uses Unless Specifically Stated in this Table or in an Applicable Use Limitation)	Occasional Sales, Services Accessory to Places of Religious Assembly*	L	L	L	L	L	L	L	L	L	L	§ 11.7; § 11.10.11	
	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; § 11.10.12	
	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; § 11.10.13	
	Outdoor Retail Sale and Display*	NP	NP	NP	L-ZP	L-ZP	L-ZP	NP	L-ZP	L-ZP	L-ZP	§ 11.7; § 11.10.14	
	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; § 11.10.16	
	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; § 11.10.17	
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							
	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	L-ZP	§ 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		
Tent for Religious Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP			

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 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 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. 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 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. 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 row house building form **with a maximum overall structure width along the street**. 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.

SECTION 5.2.3 MIXED USE DISTRICTS (U-MX-2, -2X, -3)

5.2.3.1 General Purpose

- A. The Mixed Use zone districts are intended to promote safe, active, and pedestrian-scaled, diverse areas through the use of ~~town house, row house, apartment, and general~~ building forms that clearly define and activate the public street edge.
- B. The Mixed Use zone districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city's neighborhoods.
- C. The Mixed Use zone district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods.
- D. Compared to the Main Street districts, the Mixed Use districts are focused on creating mixed, diverse neighborhoods. The Mixed Use districts are intended for corridors, embedded neighborhood business areas and larger sites.
- E. In the Urban Neighborhood Context, the Mixed Use zone districts promote a pedestrian-active street front. Buildings are pulled up to the street with parking at the side or rear of the building; however, the front setback range is deeper than the front setback range for the Main Street districts. The required percentage of building facade that must be located in the front setback area is less than the percentage for the Main Street districts.

5.2.3.2 Specific Intent

- A. **Mixed Use – 2 (U-MX-2)**
U-MX-2 applies to areas or intersections served primarily by local streets embedded within an existing or proposed neighborhood where a building scale of 1 to 2 stories is desired.
- B. **Mixed Use - 2x (U-MX-2x)**
U-MX-2x applies to small sites served primarily by local streets embedded within an existing or proposed neighborhood. These are typically one or two parcels and are limited to low scale building forms and low intensity uses.
- C. **Mixed Use – 3 (U-MX-3)**
U-MX-3 applies to areas or intersections served primarily by local or collector streets where a building scale of 1 to 3 stories is desired.

SECTION 5.2.4 RESIDENTIAL MIXED USE DISTRICTS (U-RX-3, -5)

5.2.4.1 General Purpose

- A. The Residential Mixed Use zone districts are intended to promote safe, active, and pedestrian-scaled, diverse areas through the use of building forms that clearly define and activate the public realm.
- B. The Residential Mixed Use zone districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city's residential neighborhoods.
- C. The Residential Mixed Use zone district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods.
- D. Compared to the Mixed Use districts, the Residential Mixed Use districts are primarily intended to accommodate residential uses. Commercial uses are secondary to the primary residential

use of the district, and provide neighborhood-scaled shops and offices for residents to conveniently access goods and services within walking distance. Buildings in a Residential Mixed Use district can have commercial uses, but upper stories are reserved exclusively for housing or lodging accommodation uses. A building can be solely residential or solely commercial; however, buildings containing only commercial uses are limited in total gross floor area to 10,000 square feet consistent with the district purpose.

5.2.4.2 Specific Intent

A. Residential Mixed Use – 3 (U-RX-3)

U-RX-3 applies to residentially-dominated areas served primarily by local or collector streets where a building scale of 1 to 3 stories is desired.

B. Residential Mixed Use – 5 (U-RX-5)

U-RX-5 applies to residentially-dominated areas served primarily by local or collector streets where a building scale of 1 to 5 stories is desired.

SECTION 5.2.5 MAIN STREET DISTRICTS (U-MS-2, -2X, -3, -5)

5.2.5.1 General Purpose

- A. The Main Street zone districts are intended to promote safe, active, and pedestrian-scaled commercial streets through **the use of shopfront and row house** building forms that clearly define and activate the public street edge.
- B. The Main Street zone districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering along the city's commercial streets.
- C. The Main Street district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods.
- D. Main Street zone districts are typically applied linearly along entire block faces of commercial, industrial, main, mixed-use and residential arterial streets (as designated in Blueprint Denver) or, less frequently, on single zone lots at the intersection of local/collector streets within a residential neighborhood.
- E. In all cases, the Main Street zone districts should be applied where a higher degree of walkability and pedestrian activity is desired than required in a Corridor, Mixed Use, or Residential Mixed Use zone district.
- F. In the Urban Neighborhood Context, the Main Street zone districts may also be embedded within a larger commercial shopping center or mixed-use area to promote a pedestrian-active street front within a larger mixed use or commercial development.
- G. The Main Street zone districts are intended to promote an urban, mixed-use, built-to environment regardless of neighborhood context. Main Street buildings have a shallow front setback range. The build-to requirements are high and the maximum building coverage is significant.

5.2.5.2 Specific Intent

A. Main Street 2 (U-MS-2)

U-MS-2 applies to areas or intersections served primarily by local streets embedded within an existing or proposed neighborhood where a building scale of 1 to 2 stories is desired. The U-MS-2 district is intended to provide for appropriate locations for traditional corner commercial establishments located within a residential neighborhood.

2. **Duplex**
Establish standards for Two Unit Dwelling development within a single primary structure, allowing side-by-side and up-down configurations. Also accommodates, where permitted, appropriately scaled Group Living, Civic, and Nonresidential development.
3. **Tandem House**
Establish standards for two dwelling units on a single zone lot, but occurring in two primary structures with a single unit in each structure.
4. **Garden Court**
~~Establish standards for Multi-Unit Dwelling development where dwelling entrances may be oriented around a common, central open space, rather than exclusively orienting toward the street, as Row House requires. Also accommodates, where permitted, appropriately scaled Group Living, Civic, and Nonresidential development.~~
5. **Row House**
Establish standards for ~~Multi-Unit Dwelling buildings containing Side-by-Side Dwelling Units to require development where each Dwelling Unit to Orient to the Street and has~~ a street-facing entrance. ~~No Dwelling Units are located behind the Dwelling Units Oriented to the Street. Accommodates Multi-Unit Dwelling development.~~
6. **Town House**
~~Establish standards for buildings containing Side-by-Side Dwelling Units that requires Dwelling Units located near the street to be Oriented to the Street. Compared to the Row House building form, additional Dwelling Units are permitted behind the Dwelling Units Oriented to the Street. Accommodates Two Unit and Multi-Unit Dwelling development.~~
7. **Apartment**
Establish standards for Multi-Unit Dwelling development that allows a variety of ~~Dwelling Unit configurations, layouts but does not allow structures containing mostly Side-by-Side Dwelling Units. but~~ The building form requires a minimum of one entrance at the street, ~~in addition to transparency and other design elements~~. Also accommodates, where permitted, appropriately scaled Group Living, Civic, and Nonresidential development.

B. Commercial Mixed Use Zone Districts

1. **Drive Thru Services**
To allow more flexible design standards to accommodate unique circumstances of automobile service uses and primary uses with an accessory drive-thru lane.
 - a. U-MX Option B: Limited to Gasoline Service Station, eliminate the build-to requirement, allow parking between the building and the street, and require a garden wall along street frontages.
 - b. U-MX Option A: Allow a reduced build-to percentage and an increased build-to range.
 - c. U-MS: Allow a reduced build-to percentage, an increased build-to range, and a garden wall and canopy combination to meet a portion of the build-to. Require a garden wall along street frontages.
2. **Drive Thru Restaurant**
To allow more flexible design standards to accommodate unique circumstances of eating/drinking establishments with an accessory drive-thru lane.
 - a. U-MX: Allow a reduced build-to percentage and allow a drive-thru lane to be located between the building and any street.
 - b. U-MS: For corner lots only, allow a reduced build-to percentage on the Primary Street when the build-to percentage is increased along the Side Street.

3. General

Establish ~~a the base~~ set of standards ~~to define and activate the street.~~ ~~The building form requires a minimum of one pedestrian Entrance at the street, in addition to other design elements that promote an active street front.~~ ~~The building form allows for a variety of site configurations, but does not allow structures containing mostly Side-by-Side Dwelling Units.~~ ~~for the zone district from which all other building forms deviate for specific situations.~~ All uses are allowed.

4. Shopfront

Establish ~~a the base~~ set of standards ~~to define and activate the street.~~ ~~The building form requires a minimum of one pedestrian Entrance at the street, in addition to other design elements that promote an active street front.~~ ~~The building form allows for a variety of site configurations, but does not allow structures containing mostly Side-by-Side Dwelling Units.~~ ~~Compared to the General building form, the Shopfront building form has increased standards for design elements such as transparency, active use and build-to.~~ ~~for the zone district from which all other building forms deviate for specific situations.~~ All uses are allowed.

this page left intentionally blank

SECTION 5.3.3 PRIMARY BUILDING FORM STANDARDS

5.3.3.1 Applicability

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

5.3.3.2 General Standards

Combining standards from different building forms for the same structure is prohibited, except where expressly allowed.

5.3.3.3 District Specific Standards:

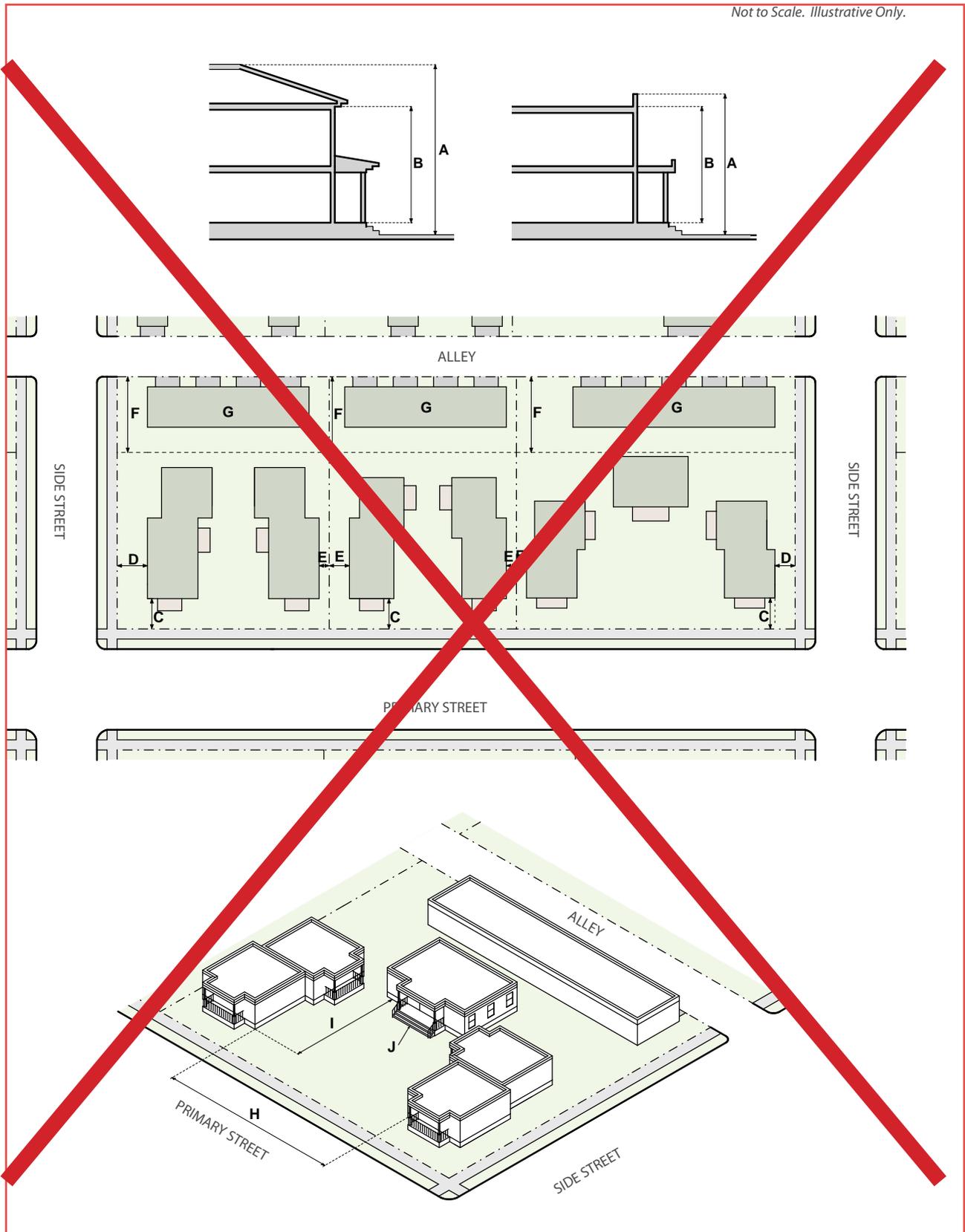
The maximum number of structures per zone lot and building forms allowed by zone district is summarized below:

Urban (U-) Neighborhood Context Zone Districts			Building Forms											
			Suburban House	Urban House	Duplex	Tandem House	Row Town House	Garden Court	Town Row 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)	U-SU-A, -B, -C, -E, -H	1*		■										
	U-SU-A1, B1, C1, E1, H1	1*		■										
	U-SU-A2, -B2, -C2	1*		■	□	□								
Two Unit (TU)	U-TU-B, -C	1*		■	■	■								
	U-TU-B2	1*		■	■	■	□	⊗	⊗					
Row House (RH)	U-RH-2.5	no-max		■	■	■	■	⊗	⊗					
	U-RH-3A	no-max		■	■	■	■	⊗	⊗	□				
COMMERCIAL MIXED USE ZONE DISTRICTS														
Residential Mixed Use (RX)	U-RX-3, -5	no-max							■				■	
Mixed Use (MX)	U-MX-2x	no-max							■			■	■	
	U-MX-2, -3	no-max							■	■	■	■	■	
Main Street (MS)	U-MS-2x	no-max							■				■	
	U-MS-2, -3, -5	no-max							■	■	■		■	

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

D. Garden-Court

Not to Scale. Illustrative Only.



GARDEN COURT

HEIGHT

	U-RH-2.5	U-RH-3A
A Stories, front 65% / rear 35% of zone lot depth (max)	2.5/1	2.5/1
A Feet, front 65% / rear 35% of lot (max)	30'/19'	30'/19'
Feet, front 65% of lot depth, permitted height increase	1' for every 5' increase in lot width over 50' up to a maximum height of 35'	
B Side Wall Plate Height, for Pitched Roof, within 15' of Side Interior and Side Street (max)	25'	25'
Upper Story Setback, for Flat Roof, Above 25': Side, Interior and Side Street (min)	15'	15'

SITING

	U-RH-2.5	U-RH-3A
ZONE LOT		
Zone Lot Size (min)	6,000 sf	6,000 sf
Zone Lot Width (min)	50'	50'
Dwelling Units per Primary Residential Structure (max)	10	10
SETBACKS		
G Primary Street, block sensitive setback required	yes	yes
G Primary Street, where block sensitive setback does not apply (min)	20'	20'
D Side Street (min)	5'	5'
E Side Interior (min)	5'	5'
F Rear, alley/no alley (min)	12'/20'	12'/20'
PARKING		
Surface Parking between building and Primary Street/Side Street	Not Allowed/Allowed	
Vehicle Access	From Alley; or From street when no Alley present (See Sec. 5.3.7.6)	
G DETACHED ACCESSORY STRUCTURES	See Sec. 5.3.4	

DESIGN ELEMENTS

	U-RH-2.5	U-RH-3A
BUILDING CONFIGURATION		
Upper Story Stepback, for Flat Roof, Above 25': Primary Street (min)	10'	10'
H Street-Facing Courtyard Width (min)	15'	15'
I Street-Facing Courtyard Depth (min)	30'	30'
Garden Court Design Standards	See Sec. 5.3.5.3	
Attached Garage Allowed	May follow the Detached Garage building form Side Street, Side Interior and Rear setbacks	
Rooftop and/or Second Story Decks	See Section 5.3.5.2	
STREET LEVEL ACTIVATION		

J Pedestrian Access	Each dwelling unit shall have a Street Level Entrance. A minimum of two dwelling units shall each have an Entrance facing the Primary Street and all other dwelling units shall have an Entrance that faces either the Primary Street or the interior courtyard.	
---------------------	--	--

USES

	U-RH-2.5 and U-RH-3A
	Primary Uses shall be limited to Multi Unit Dwelling (3+) and permitted Group Living and Nonresidential uses. 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

E. Row House



ROW HOUSE

HEIGHT		U-TU-B2*	U-RH-2.5	U-RH-3A
A	Stories, front 65% / rear 35% of zone lot depth (max)	2.5/2.5	2.5/1	2.5/1
A	Feet, front 65% / rear 35% of zone lot depth (max)	35'/35'	35'/19'	35'/19'
B	Side Wall Height, for Pitched Roof, within 15' of Side Interior and Side Street (max)	25'	25'	25'
C	Upper Story Setback, for Flat Roof, Above 25': Side Interior and Side Street (min)	15'	15'	15'
SITING		U-TU-B2*	U-RH-2.5	U-RH-3A
ZONE LOT				
	Zone Lot Size (min/max)	6,000 sf / 9,375 sf	6,000 sf / na	6,000 sf / na
D	Zone Lot Width (min)	50'	50'	50'
	Dwelling Units per Primary Residential Structure (max)	na	10	10
SETBACKS				
EE	Primary Street, block sensitive setback required	yes	yes	yes
EE	Primary Street where block sensitive setback does not apply (min)	20'	20'	20'
DE	Side Street (min)	5'	5'	5'
EF	Side Interior (min)	5'	5'	5'
F	Rear, alley/no alley (min)	12'/20'	12'/20'	12'/20'
PARKING				
	Surface Parking between building and Primary Street/Side Street	Not Allowed/Allowed		
	Vehicle Access	From Alley; or From street when no Alley present (See Sec. 5.3.7.6)		
G	DETACHED ACCESSORY STRUCTURES	See Sec. 5.3.4		
DESIGN ELEMENTS		U-TU-B2*	U-RH-2.5	U-RH-3A
BUILDING CONFIGURATION				
H	<u>Dwelling Units Oriented to the Street</u>	<u>All Dwelling Units shall be Oriented to the Street</u>		
	<u>Dwelling Unit Configuration</u>	<u>Structure shall only contain Side-by-Side Dwelling Units</u>		
H1	Upper Story Stepback, for Flat Roof, Above 25': Primary Street (min)	10'	10'	10'
	Street facing attached garage door width per Primary Structure (max)	20'	20'	20'
	Attached Garage Allowed	May follow the Detached Garage building form Side Street, Side Interior and Rear setbacks		
	Rooftop and/or Second Story Decks	See Section 5.3.5.2		
STREET LEVEL ACTIVATION				
IJ	Pedestrian Access	Each unit shall have a street-facing Entrance		
USES		U-TU-B2*, U-RH-2.5 and U-RH-3A		
		Primary Uses shall be limited to Multi Unit Dwelling (3+) and permitted Group Living and Nonresidential uses . 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

*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 Public Works Department.

F. **Town House**

Not to Scale. Illustrative Only.



TOWN HOUSE

		U-MX-2		U-MS-2				
HEIGHT		U-RX-3	U-RX-5	U-MX-2x	U-MX-3	U-MS-2x	U-MS-3	U-MS-5
A	Stories (max)	3	5	2	3	2	3	5
A	Feet (min/max)	na/38'	na/70'	na/30'	na/38'	na/30'	na/38'	24'/70'
SITING		U-RX-3	U-RX-5	U-MX-2x	U-MX-3	U-MS-2x	U-MS-3	U-MS-5
REQUIRED BUILD-TO								
B	Primary Street (min build-to % within min/max range)	70%	70%	70%	70%	75%	75%	75%
		10'/15'	10'/15'	10'/15'	10'/15'	10'/15'	10'/15'	10'/15'
	Side Street (min build-to % within min/max range)	na	na	na	na	25%	25%	25%
						7.5'/15'	7.5'/15'	7.5'/15'
SETBACKS								
C	Primary Street (min)	10'	10'	10'	10'	10'	10'	10'
D	Side Street (min)	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'
E	Side Interior (min)	5'	5'	5'	5'	5'	5'	5'
F	Side Interior, adjacent to Protected District (min)	U-MX-2x and U-MS-2x: 5' All other Zone Districts: 10'						
	Rear (min)	0'	0'	0'	0'	0'	0'	0'
	Rear, adjacent to Protected District, alley/no alley (min)	U-MX-2x and U-MS-2x: 12'/20' All other Zone Districts: 0'/10'						
PARKING								
	Surface Parking between building and Primary Street/Side Street	RX and MX: Not Allowed/Allowed				MS: Not Allowed/Not Allowed		
	Vehicle Access	From Alley; or Street access allowed when no Alley present						
DESIGN ELEMENTS		U-RX-3	U-RX-5	U-MX-2x	U-MX-3	U-MS-2x	U-MS-3	U-MS-5
BUILDING CONFIGURATION								
G	Dwelling Units Oriented to the Street	Required if any portion of the Dwelling Unit is located within 20' of Primary Street Zone Lot Line or 20' of the Side Street Zone Lot Line.						
	Dwelling Unit Configuration	Structure may contain Side-by-Side Dwelling Units						
H	Upper Story Setback Above 27' adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	15'/25'	20'/25'	na	15'/25'	na	15'/25'	20'/25'
	Upper Story Setback Above 51', adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	na	35'/40'	na	15'/25'	na	na	35'/40'
	Rooftop and/or Second Story Decks	See Section 5.3.5.2						
STREET LEVEL ACTIVATION								
I	Transparency, Primary Street (min)					40%		
	Transparency, Side Street (min)					25%		
J	Pedestrian Access	Each Dwelling Unit Oriented to the Street shall have Dwelling Unit Entrance with Entry Feature						
USES		All U-RX Zone Districts		All U-MX Zone Districts		All U-MS Zone Districts		
	Street Level Active Uses	na		40%		100%		
	Permitted Primary Uses	Primary Uses shall be limited to Two Unit Dwelling and Multi Unit Dwelling (3+) uses. See Division 6.4 Uses and Parking						

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

APARTMENT

HEIGHT		U-RH-3A*
A	Stories (max)	3
A	Feet (max)	38'

SITING		U-RH-3A*
ZONE LOT		
	Zone Lot Size (min/max)	6,000 sf / 16,000 sf
	Zone Lot Width (min)	50'
SETBACKS		
B	Primary Street, block sensitive setback required	yes
B	Primary Street, where block sensitive setback does not apply (min)	20'
C	Side Street (min)	10'
D	Side Interior (min)	5'
E	Rear, alley/no alley (min)	12'/20'
PARKING		
	Surface Parking between building and Primary Street/Side Street	Not Allowed/Allowed
	Vehicle Access, 3 or more side-by-side dwelling units in one structure	From Alley; or Street access allowed when no Alley present (Sec. 5.3.7.6)
	Vehicle Access, all other permitted uses	Shall be determined as part of Site Development Plan Review

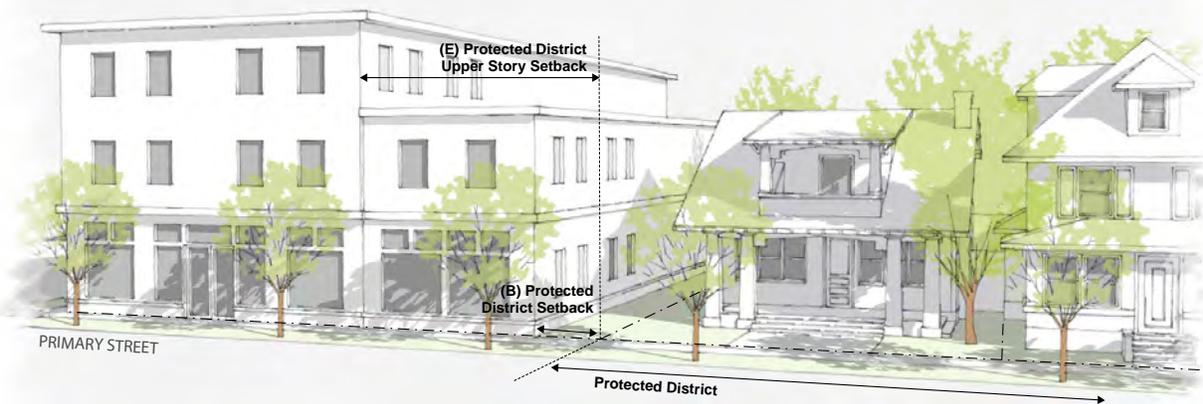
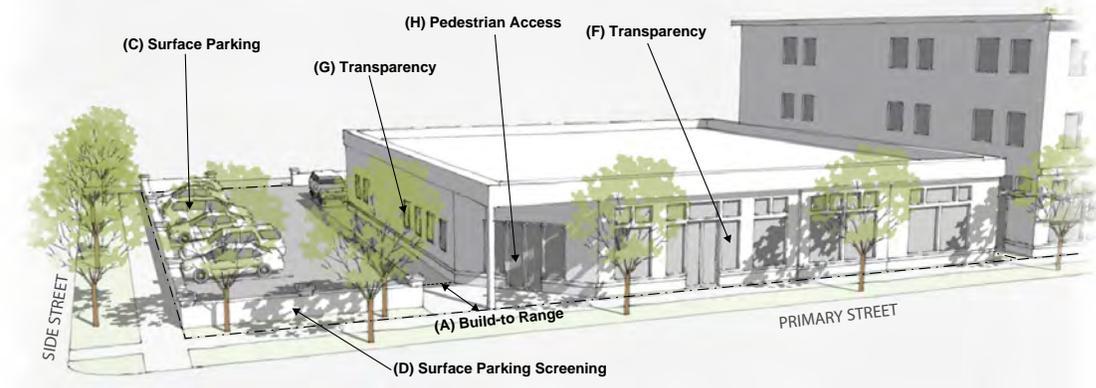
DESIGN ELEMENTS		U-RH-3A*
BUILDING CONFIGURATION		
	<u>Dwelling Unit Configuration</u>	<u>Structure may contain Side-by-Side Dwelling Units Residential Only Structure: Side-by-Side Dwelling Units shall not exceed 50% of the Structure's GFA</u>
	Street facing garage door width per Primary Structure (max)	20'
	Rooftop and/or Second Story Decks	See Section 5.3.5.2
STREET LEVEL ACTIVATION		
	<u>Transparency, Primary Street (min)</u>	<u>40%</u>
	<u>Transparency, Side Street (min)</u>	<u>25%</u>
F	Pedestrian Access, Primary Street or Side Street	Entrance

USES		U-RH-3A*
	See Sections 5.3.5 - 5.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions	Primary Uses shall be limited to Multi Unit Dwelling (3+) and permitted Group Living and Nonresidential uses. See Division 5.4 Uses and Parking

*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 Public Works Department.

J. General

Not to Scale. Illustrative Only.



GENERAL

HEIGHT	U-MX-2, -2x	U-MX-3
Stories (max)	2	3
Feet (max)	35'	45'
Height Exceptions	See Section 5.3.7.1	

SITING	U-MX-2, -2x	U-MX-3
REQUIRED BUILD-TO		
A Primary Street (min build-to % within min/max range)	70% 0'/15'	70% 0'/15'
Side Street (min build-to % within min/max range)	na	na
Build-to Exceptions and Alternatives	See Sections 5.3.7.2 and 5.3.6.1	
SETBACKS		
Primary Street (min)	0'	0'
Side Street (min)	0'	0'
Side Interior (min)	0'	0'
B Side Interior, adjacent to Protected District (min)	U-MX-2x: 5' 10'	10'
Rear, alley and no alley (min)	0'	0'
Rear, adjacent to Protected District, alley/no alley (min)	0'/10'	0'/10'
Setback Exceptions and Encroachments	See Sections 5.3.7.3 and 5.3.7.4	
PARKING		
C Surface Parking between building and Primary Street/Side Street	Not Allowed/Allowed	
D Surface Parking Screening	See Article 10, Division 10.5	
Vehicle Access, 3 or more side-by-side dwelling units in one structure	From Alley; or Street access allowed when no Alley present (Sec. 5.3.7.6)	
Vehicle Access, all other permitted uses	Shall be determined as part of Site Development Plan Review	

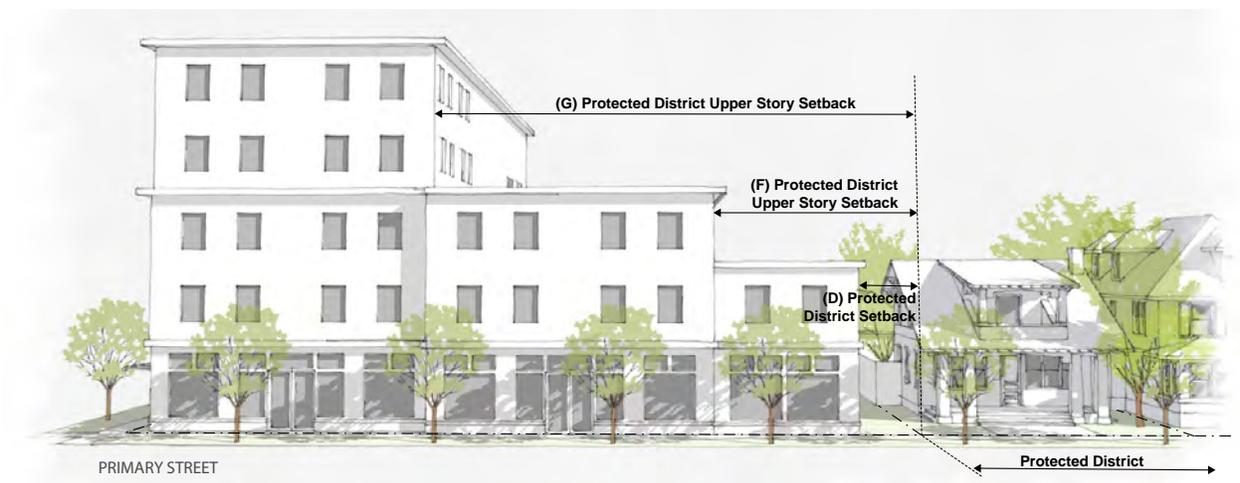
DESIGN ELEMENTS	U-MX-2, -2x	U-MX-3
BUILDING CONFIGURATION		
Dwelling Unit Configuration	Structure may contain Side-by-Side Dwelling Units Residential Only Structure: Side-by-Side Dwelling Units shall not exceed 50% of the Structure's GFA	
E Upper Story Setback Above 27' adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	na	15'/25'
STREET LEVEL ACTIVATION		
F Transparency, Primary Street (min)	40% Residential Only Buildings: 30%	40% Residential Only Buildings: 30%
G Transparency, Side Street (min)	25%	25%
Transparency Alternatives	See Section 5.3.6.2	
H Pedestrian Access, Primary Street	Entrance	
USES	All U-MX	
Street Level Active Uses	40%	

[Permitted Primary Uses](#) (1) All permitted Primary Uses shall be allowed within this building form. See Division 5.4 Uses and Parking; and (2) 40% of the portion of the Street Level building frontage that meets the minimum Primary Street build-to requirement shall be occupied by Street Level active uses as described in Section 5.3.5.4.

[See Sections 5.3.5 - 5.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions](#)

K. Shopfront

Not to Scale. Illustrative Only.



SHOPFRONT

				U-MS-2			
				U-MS-2x			
				U-MX-2	U-MS-3		
HEIGHT		U-RX-3	U-RX-5	U-MX-2x	U-MX-3	U-MS-5	
Stories (max)		3	5	2	3	5	
A Feet (min/max)		na/45'	na/70'	na/35'	na/45'	24'/70'	
Height Exceptions		See Section 5.3.7.1					
SITING		U-RX-3	U-RX-5	U-MX-2x	U-MX-3	U-MS-5	
REQUIRED BUILD-TO							
B Primary Street (min build-to % within min/max range)		70% 0'/15'	70% 0'/15'	0'/5' Residential Only Buildings: 0'/10'		75%	
C Side Street (min build-to % within min/max range)		na	na	0'/5' Residential Only Buildings: 0'/10'		25%	
Build-to Exceptions and Alternatives		See Sections 5.3.7.2 and 5.3.6.1					
SETBACKS							
Primary Street (min)		0'	0'	0'	0'	0'	
Side Street (min)		0'	0'	0'	0'	0'	
Side Interior (min)		0'	0'	0'	0'	0'	
D Side Interior, adjacent to Protected District (min)		10'	10'	U-MS-2x, U-MX-2x: 5' U-MS-2, U-MX-2: 10'		10'	10'
Rear, alley and no alley (min)		0'	0'	0'	0'	0'	
Rear, adjacent to Protected District, alley/no alley (min)		0'/10'	0'/10'	0'/10'	0'/10'	0'/10'	
Setback Exceptions and Encroachments		See Sections 5.3.7.3 and 5.3.7.4					
PARKING							
Surface Parking between building and Primary Street/Side Street		Not Allowed/Allowed		MS: Not Allowed (Sec. 5.3.5.1)/Not Allowed (Sec. 5.3.5.1)			
E Surface Parking Screening		See Article 10, Division 10.5					
Vehicle Access, 3 or more side-by-side dwelling units in one structure		From Alley; or Street access allowed when no Alley present (Sec. 5.3.7.6)					
Vehicle Access, all other permitted uses		Shall be determined as part of Site Development Plan Review					
DESIGN ELEMENTS		U-RX-3	U-RX-5	U-MX-2x	U-MX-3	U-MS-5	
BUILDING CONFIGURATION							
Dwelling Unit Configuration		Structure may contain Side-by-Side Dwelling Units Residential Only Structure: Side-by-Side Dwelling Units shall not exceed 50% of the Structure's GFA					
F Upper Story Setback Above 27' adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)		15'/25'	20'/25'	na	15'/25'	20'/25'	
G Upper Story Setback Above 51' adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)		na	35'/40'	na	na	35'/40'	
STREET LEVEL ACTIVATION							
H Transparency, Primary Street (min)				60%			
I Transparency, Side Street (min)				Residential Only Buildings: 40%			
Transparency Alternatives				25%			
J Pedestrian Access, Primary Street				See Section 5.3.6.2 Entrance			
USES		All U-RX Zone Districts			All U-MS and U-MX Zone Districts		
Street Level Active Uses		na			100%		
		All permitted Primary Uses shall be allowed within this building form; however: (1) Second Story and Above: Residential or Lodging Accommodations Uses Only; and (2) Buildings with No Residential or Lodging Accommodation Uses: 10,000 sf GFA max. See Division 5.4 Uses and Parking			(+) All permitted Primary Uses shall be allowed within this building form. See Division 5.4 Uses and Parking, and (2) 100% of the portion of the Street Level building frontage that meets the minimum Primary Street and Side Street build-to requirements shall be occupied by Street Level active uses as described in Section 5.3.5.4.		

Amendment: 3

June 25, 2010 | republished May 5, 2017

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

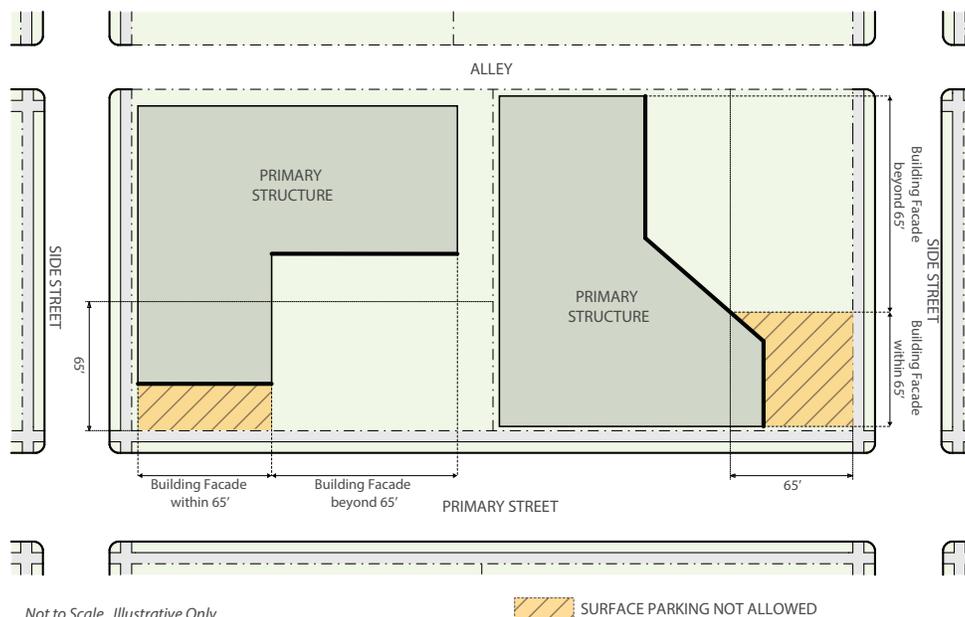
Allow for the functional siting of Buildings and Surface Parking while continuing to minimize the impacts of Surface Parking on the pedestrian experience.

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 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 any portion of a Building Facade set back more than 65 feet from the Zone Lot Line abutting the applicable Street and the Street.



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.

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 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.
2. 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.

5.3.5.3 ~~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. Open to the sky; and~~
 - ~~4. Bounded on not less than 3 sides with related building facades on the same Zone Lot.~~
- B. ~~The Garden Court area may be used for any of the following:~~
- ~~1. Single or multiple entries, or access to single or multiple entries, to uses within the buildings; or~~
 - ~~2. Public or private landscaped area; may also include entries.~~
- C. ~~Vehicular access is not permitted through the Garden Court area.~~

5.3.5.4 Street Level Active Uses in the U-MX and U-MS Zone Districts

A. Intent

To promote activity on the street and sidewalk, enhance safety and encourage a vibrant urban environment.

B. Applicability

This Section 5.3.5.4 applies to the Town House, General, and the Shopfront building forms in the U-MX and the U-MS zone districts ~~and the Shopfront building form in the U-MS zone districts~~ where the specified percentage of the Street Level building frontage that meets the minimum Primary Street and Side Street build-to requirements shall be occupied by Street Level active uses. This language was pulled from the building form tables to create a more straightforward standard in the form tables.

C. Street Level Active Uses

- Street Level active uses include all permitted primary uses except the following:
 - Mini-storage Facility; or
 - Wholesale Trade or Storage, Light.
- Street Level active uses include all permitted accessory uses except the following:
 - Car Wash Bay Accessory to Automobile Services or Hotel Uses; or
 - Drive Through Facility Accessory to Eating/Drinking Establishments and to Retail Sales, Service, and Repair Uses.
- Street Level active uses shall not include Parking Spaces or Parking Aisles.
- Street Level active uses shall occupy Street Level floor area for a minimum depth of 15 feet (may include the depth of a recessed entrance allowed to meet minimum pedestrian access standards).
- The length of any build-to alternatives permitted by Section 5.3.6.1 shall not apply toward the required percentage of Street Level building frontage that must be occupied by a Street Level active use.

5.3.5.5 Dwelling Units Oriented to the Street

A. Intent

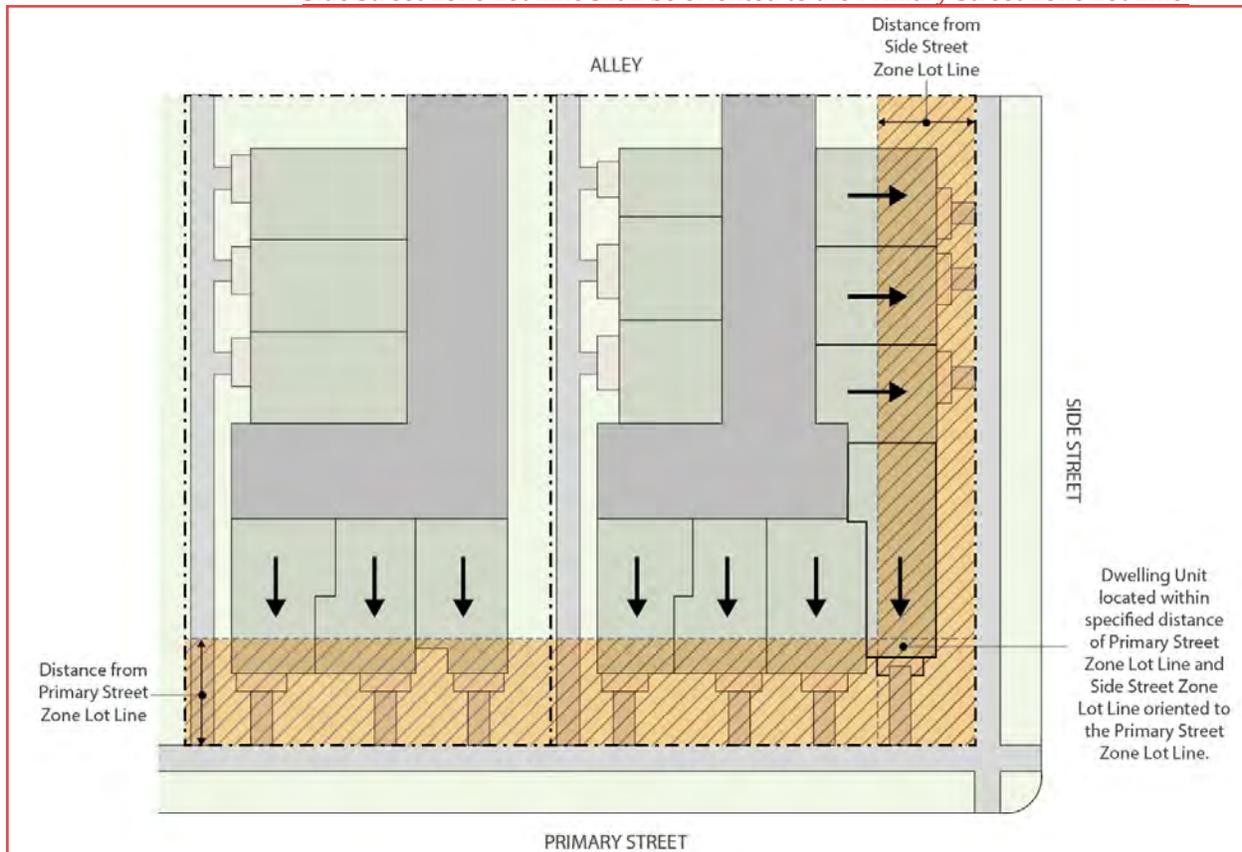
To ensure that buildings containing Side-by-side Dwelling Units contribute to vibrant pedestrian-oriented street frontages with Dwelling Units that clearly Orient to the Street.

B. Applicability

This Section 5.3.5.5 shall apply to development under the Town House building form in all U-RX, U-MX, and U-MS zone districts when required by the building form standards.

Supplemental Design Standard

1. On an Interior Zone Lot, Dwelling Units must be oriented to the 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 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.



- d. On a Zone Lot with more than one Primary Street, the Zoning Administrator shall determine the street to which the corner Dwelling Unit shall orient based on an analysis, at a minimum, of:
 - i. The prevailing building orientation and setback patterns of buildings located on the same face block(s) as the subject Zone Lot;

- ii. Block and lot shape;
- iii. The functional street classification of all abutting streets as adopted by the Public Works Department;
- iv. The future street classification of all abutting streets as adopted in Blueprint Denver; and
- v. Guidance provided in any applicable General Development Plan or regulating neighborhood plan, such as designation of pedestrian priority streets in such plan.

5.3.5.6 **Height for Sloped Roofs**

A. **Intent**

To allow for design flexibility for sloped roofs to promote variations within the building form.

B. **Applicability**

This Section 5.3.5.6 shall apply to development under the Town House building form standards in all U-RX, U-MX, and U-MS zone districts.

Supplemental Design Standard

1. For any portion of a primary building the roof with a minimum pitch of 6:12, the maximum building height for the subject portion shall be:
 - a. 45-feet in 3-story RX, MX, and MS zone districts, and
 - b. 35-feet in 2-story MX and MS zone districts.
2. Development of a primary building with a roof with a minimum pitch of 6:12 that takes advantage of the maximum height allowed per this Section 5.3.5.6 may apply one or more height exceptions allowed in DZC section 5.3.7.1, except that such height exceptions shall be measured from an allowed maximum of height of:
 - a. 38 feet in 3-story RX, MS, and MS zone districts, and
 - b. 30 feet in 2-story MX and MS zone districts



SECTION 5.3.6 DESIGN STANDARD ALTERNATIVES

5.3.6.1 Required Build-To Alternatives

A. Intent

To help define the public realm and enhance the visual quality of the built environment where it is not possible to define the street and public sidewalk edge with building facades. Additionally, to allow relief for vehicle access when alley access is not feasible per Section 5.3.7.6 in the Town House building form.

B. Allowance

The following alternatives may be used singularly or in combination as alternatives to a required build-to standard and may count toward the required build-to no more than as described in the table below, provided all alternatives meet the requirements stated in Section 13.1.5.7.E:

REQUIRED BUILD-TO ALTERNATIVES									
ZONE DISTRICT	BUILD-ING FORM	PERMANENT OUTDOOR PATIO SEATING (MAX INCREASE IN BUILD-TO RANGE)	PRIVATE OPEN SPACE (MAX % OF BUILD-TO)	GARDEN WALL (MAX % OF BUILD-TO)	GARDEN WALL WITH COVERED SEATING FOR PEDESTRIANS (MAX % OF BUILD-TO)	PERGOLA (MAX % OF BUILD-TO)	ARCADE (MAX % OF BUILD-TO)	COURT-YARD (MAX % OF BUILD-TO)	VEHICLE ACCESS (MAX FEET OF BUILD-TO)
U-RX U-MX U-MS	Town House	na	na	na	na	na	na	30%	12 feet
U-RX U-MX	All Others	na	na	25%*	30%*	30%*	100%	100%	na
U-MS	All Others	na	na	25%*	30%*	30%*	100%	na	na

*If used in combination, the garden wall, garden wall with covered seating for pedestrians and pergola alternatives may count toward no more than 30% of required build-to.

5.3.6.2 Transparency Alternatives

A. Intent

To provide visual interest on building facades, to activate the public street and sidewalk, and enhance the visual quality of the built environment along Street Level facade areas where windows do not provide sufficient transparency.

B. Allowance

The following alternatives may be used singularly or in combination as alternatives to a required transparency standard and may count toward required transparency no more than as described in the table below, provided all alternatives meet the requirements stated in Section 13.1.6.2.A.5:

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-RX	Primary Street	40%	50%	60%	40%	80%
	Side Street	40%	50%	80%	40%	80%

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 Row House 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 13.1.6.2.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. Applicability and Standards

1. The following building features are allowed to exceed height in feet, stories, bulk plane and upper story setbacks as described in the table below, subject to the standards in this section 5.3.7.1.B.
2. 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.
3. 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.
4. Unoccupied building features shall not include space for living, sleeping, eating, cooking, bathrooms, toilet compartments, closets, halls, storage, or similar space.

5. 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
Eaves	All U- 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 U- Zone Districts	No	No	28'	Not applicable	Any distance	Any distance
Unoccupied cooling towers and enclosures for tanks	All 5-Story U-RX, U-MS Zone Districts	No	Yes	28'	Not applicable	Not allowed	Not allowed
<u>Unoccupied elevator pent-houses, stair enclosures, and enclosed or unenclosed mechanical equipment including vertical or sloped screen walls for such equipment.</u>	<u>All 3-Story or lower U-RX, U-MX, U-MS Zone Districts in the Town House building form</u>	<u>Yes</u>	<u>Yes, from the perimeter of the portion of the building Facing the Primary Street, Side Street, Side Interior or Rear Zone Lot Line.</u> <u>No, from the perimeter of the portion of the building that does not face a Zone Lot Line.</u>	<u>12'</u>	<u>1 story</u>	<u>Not Allowed</u>	<u>Not Allowed</u>
Unoccupied elevator pent-houses, stair enclosures, and enclosed or unenclosed mechanical equipment including vertical or sloped screen walls for such equipment	All 3-Story or lower U-RX, U-MX, U-MS Zone Districts, <u>all other building forms</u>	Yes	Yes	12'	1 story	Not allowed	Not allowed
Unoccupied elevator pent-houses, stair enclosures, and mechanical equipment including vertical or sloped screen walls for such equipment	All 5-Story U-RX, U-MS Zone Districts	Yes	Yes	28'	1 story	Not allowed	Not allowed
Elevator lobbies	All 3-Story or lower U-RX, U-MX, U-MS Zone Districts	Yes	Yes	12'	1 story	Not allowed	Not allowed
Elevator lobbies	All 5-Story U-RX, U-MS Zone Districts	Yes	Yes	28'	1 story	Not allowed	Not allowed
Open Structures	All 3-Story or lower U-RX, U-MX, U-MS Zone Districts	Yes	Yes	12'	Not applicable	Not allowed	Not allowed

5.3.7.4 Setback Permitted Encroachments

A. Intent

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

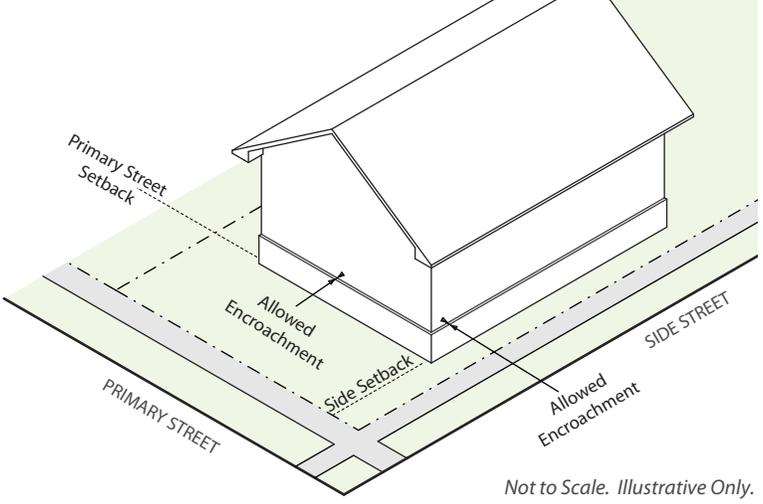
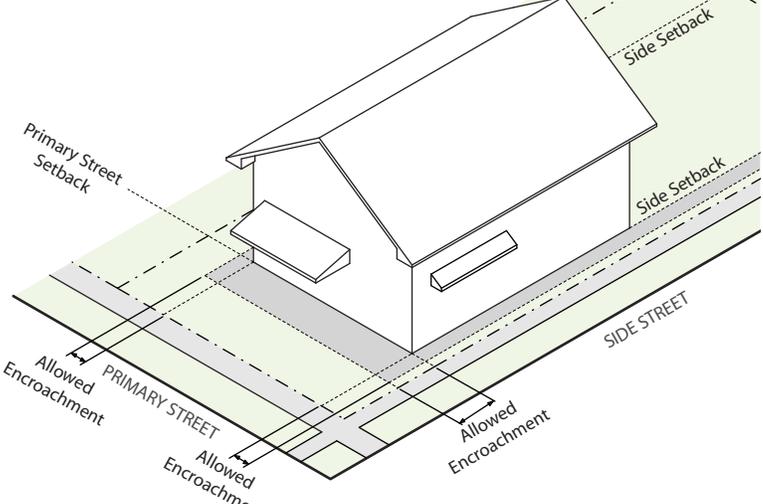
B. Standard

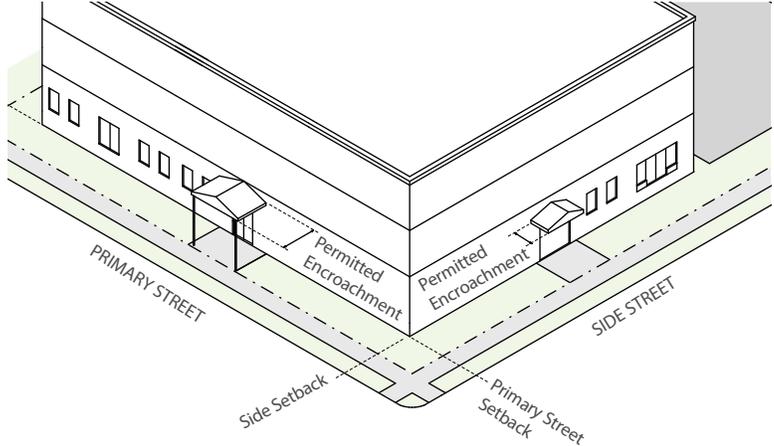
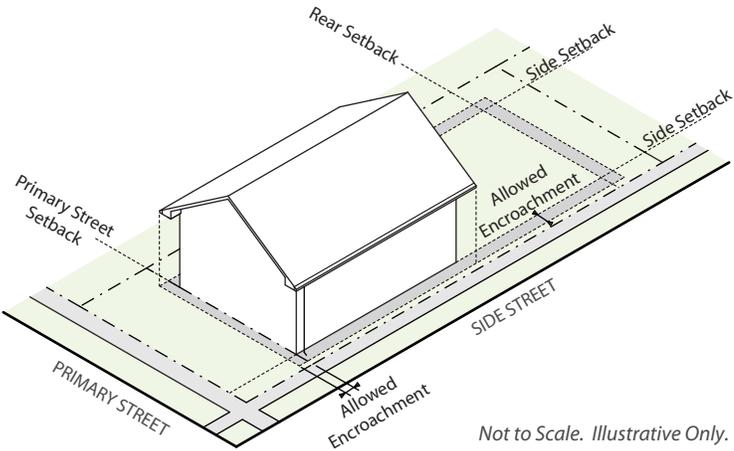
Required minimum setbacks shall be open and unobstructed. The following setback encroachments, excluding required upper story setbacks, are allowed:

1. Architectural Elements

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

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Belt Courses, sills, lintels, pilasters, pediments, cornices; chimneys and fireplace insert vents not exceeding 6' in width	All U- Zone Districts	<u>All building forms</u>	1.5' Cornices only: 3'	1.5' Cornices only: 3'	1.5' Cornices only: 3'; if setback is less than 5': 2'	1.5' Cornices only: 5'
Intent: To allow common, minor decorative elements which are integral to a building.	<p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
<p style="text-align: center;"><i>Illustrative only</i></p>						

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Brick and stone veneers above Finished Grade for re-siding an existing structure only	All U- Zone Districts	All building forms	6"	6"	6"	6"
Intent: To allow for re-siding of existing structures which may not meet a required minimum setback or the re-siding of the structure would result in not meeting the required minimum setback.	 <p style="text-align: right;">Not to Scale. Illustrative Only.</p>					
Canopies providing cover to an entrance: • Shall be no more than 8' maximum in horizontal width; • Shall be open on three sides; • May include an at-grade landing.	All U-SU, U-TU, U-RH Zone Districts	All building forms	3'	3'	3'; if setback is less than 5': 2' and at no point closer than 2' to a property Zone Lot line.	Not allowed
Intent: To provide for covering over an entrance to protect from weather. Unlike the Porch encroachment, canopy is allowed in Side Interior.	 <p style="text-align: right;">Not to Scale. Illustrative Only.</p>					
 <p style="text-align: center;">Illustrative only</p>						

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Canopies providing cover to an entrance: • The width shall be no greater than 25% of the width of the face of the building or 20', whichever is less; and • Shall be open on three sides.	All U- Zone Districts, except U-SU, U-TU and U-RH	Town House	Any distance	Any distance	3'	Not allowed
		All others	Any distance	Any distance	Not allowed	Not allowed
Intent: Provide protection from the weather for pedestrians entering the building and define <u>street pedestrian</u> entrances to the building.	 <p style="text-align: right;">Not to Scale. Illustrative Only.</p>					
 <p style="text-align: center;">Illustrative only</p>						
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Gutters and Roof Overhang	All U- Zone Districts	All building forms	3'	3'	3'; if setback is less than 5': 2'	5'
Intent: To allow features of structures intended to repel weather	 <p style="text-align: right;">Not to Scale. Illustrative Only.</p>					
 <p style="text-align: center;">Illustrative only</p>						

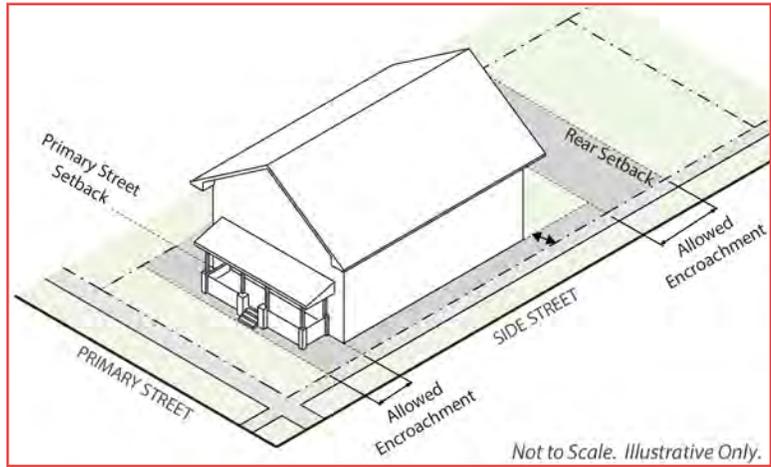
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p><u>Multi-story Porches (1-story or multi-story), Decks, Patios, and Exterior Balconies, Stoops, and above-grade stairways at the ground story connected to a porch:</u></p> <ul style="list-style-type: none"> • May be covered; • All sides shall be at least 50% open except for any side abutting a building facade <u>or fire wall.</u> 	All U- Zone Districts	<u>All building forms</u>	8' and minimum of 1' between right-of-way and first riser of above-grade stairway	5' and minimum of 1' between right-of-way and first riser of above-grade stairway	Not allowed	5'
<p>Intent: To promote elements which provide for street activation <u>and human scale.</u></p>						
<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
<p><u>Street Level Porches (1 Story), Decks, Patios, Exterior Balconies, Stoops, and above-grade stairways connected to a porch:</u></p> <ul style="list-style-type: none"> • May be covered; • All sides shall be at least 50% open except for any side abutting a building facade or fire wall. 	All U-RX, U-MX, and U-MS Zone Districts	All building forms	8' and minimum of 1' between right-of-way and first riser of above-grade stairway	5' and minimum of 1' between right-of-way and first riser of above-grade stairway	1.5'	5'

Intent: To promote elements which provide for street activation and human scale.



Illustrative only



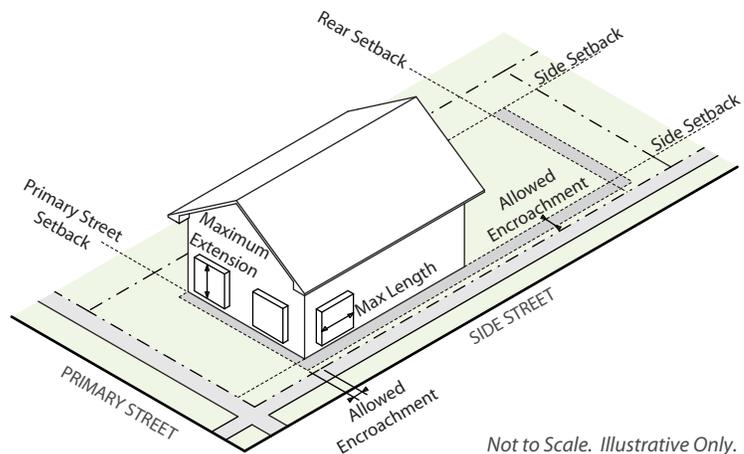
Not to Scale. Illustrative Only.

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Projecting Windows:</p> <ul style="list-style-type: none"> • Shall be a minimum of 1.5' above finished floor; • Shall not extend floor to ceiling; and • No individual projection shall be more than 10' in horizontal length at the opening along the face of the building. 	All U- Zone Districts	Town House	1.5'	1.5'	1.5'	1.5'
		All building forms	1.5'	1.5'	Not allowed	1.5'

Intent: To allow for improved interior day lighting.



Illustrative only



Not to Scale. Illustrative Only.

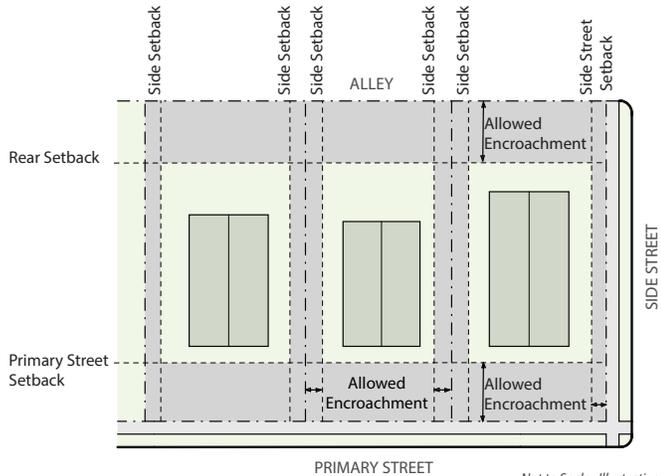
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Shading devices: Building elements, such as awnings, designed and intended to control light entering a building	All U- Zone Districts	<u>All building forms</u>	5'	3'	3'	10'
Intent: To allow for elements either integral or attached to a building which control light entering through windows.	<p style="text-align: right;">Not to Scale. Illustrative Only.</p>					
<p style="text-align: center;"><i>Illustrative only</i></p>						

2. Site Elements

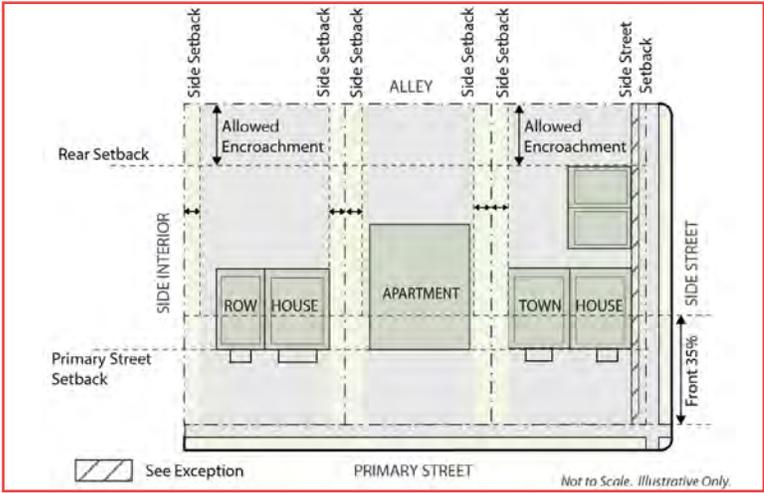
To allow for minor screening and parking elements while maintaining an open and unobstructed setback space.

	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					
Off-Street Parking Area for Urban House, Duplex, and Tandem House building forms	All U-SU, U-TU, U-RH Zone Districts	Urban House, Duplex, and Tandem House	Any distance	Any distance	Any distance	Any distance
Intent: To allow off-street parking area where it is not impactful due to the number of required parking spaces.	<p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
Off-Street Parking Area for the Garden Court, Rowhouse and Apartment building forms	All U-TU and U-RH Zone Districts	Row House and Apartment	Not allowed	Not allowed	Allowed within the rear 35% of the Zone Lot only	Any distance
Intent: To restrict off-street parking area where it is impactful due to the number of required parking spaces.	<p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p><u>Off-Street Parking Area</u></p> <p><u>When a Zone Lot contains two or more building forms with different permitted encroachments, the less restrictive standards shall apply for the entire Zone Lot.</u></p>	<p>All U-RX, U-MS, and U-MS Zone Districts</p>	Town House	Any distance	Not allowed* (*see exception below)	Any distance	Any distance
		General and Shopfront	Any distance	Any distance	Any distance	Any distance
<p><u>Intent: To restrict off-street parking area where it is impactful due to the number of required parking spaces.</u></p>		<p>Not to Scale. Illustrative Only.</p>				
<p><u>*Exception: The minimum 5' of back out space required in Division 10, Section 4 shall be permitted to encroach 2.5' when:</u></p> <ul style="list-style-type: none"> <u>The encroachment is screened from the Side Street with a Garden Wall and 1 deciduous canopy tree or minimum 5' wide planting strip landscaped with 50% live plant material as described in 10.5.4.6 Landscape Material Standards.</u> 						

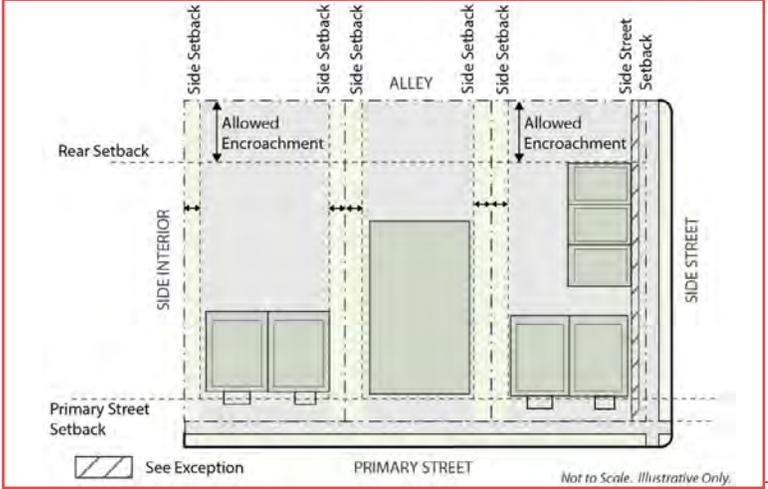
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Drive or Driveway for Urban House, Duplex, and Tandem House building forms	All U-SU, U-TU and U-RH Zone Districts	Urban House, Duplex, and Tandem House	Any distance	Any distance	Any distance	Any distance
Intent: To allow a Drive or Driveway to access an Off-Street Parking Area.  <p style="text-align: center;"><i>Illustrative only</i></p>	 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Drive or Driveway for the Garden Court, Row-house, and Apartment building forms	All U-TU and U-RH Zone Districts	Row House and Apartment	Any distance	Any distance	Not allowed (*see exception below)	Any distance
<u>When a Zone Lot contains two or more building forms with different permitted encroachments, the less restrictive standards shall apply for the Entire Zone Lot.</u>		Town House	Any distance	Any distance	5' and at no point closer than 5' to the Zone Lot line (*see exception below)	Any distance

Intent: To allow a Drive or Driveway to access an Off-Street Parking Area, but restrict the location where it is impactful due to proximity to adjacent properties.  <p style="text-align: center;"><i>Illustrative only</i></p>	 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
--	--	--	--	--	--	--

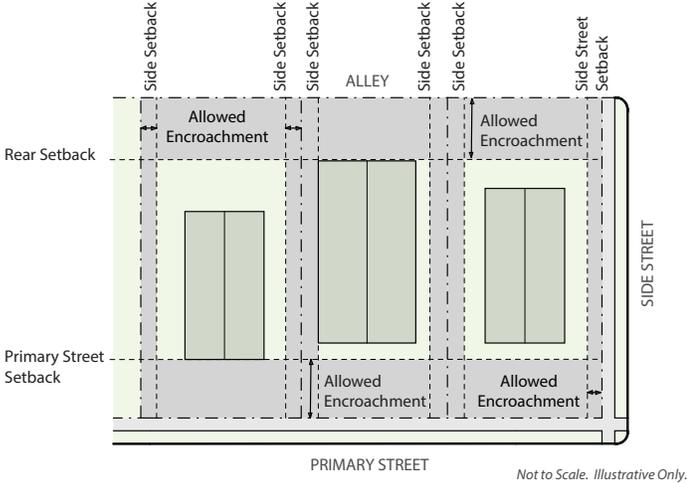
*Exception: A Drive or Driveway may encroach any distance into a Side Interior setback where:

- The Side Interior setback Abuts a public Alley;
- Other public right-of-way, or an easement for public access Abutting a public Alley; or
- Where a shared access agreement allows the Drive or Driveway to provide shared access to more than one Abutting Zone Lot.

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<u>Drive or Driveway</u>	<u>All U-RX, U-MX, and U-MS Zone Districts</u>	<u>Town House, General and Shopfront</u>	<u>Any distance</u>	<u>Any distance</u>	<u>Not allowed (*see exception below)</u>	<u>Any distance</u>
<p><u>Intent: To allow a Drive or Driveway to access an Off-Street Parking Area, but restrict the location where it is impactful due to proximity to adjacent properties.</u></p>  <p><i>Illustrative only</i></p>		 <p>See Exception</p> <p>Not to Scale. Illustrative Only.</p>				

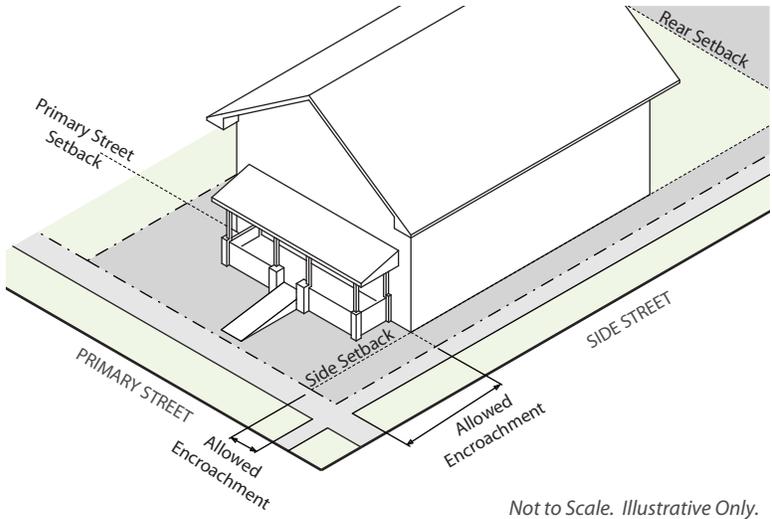
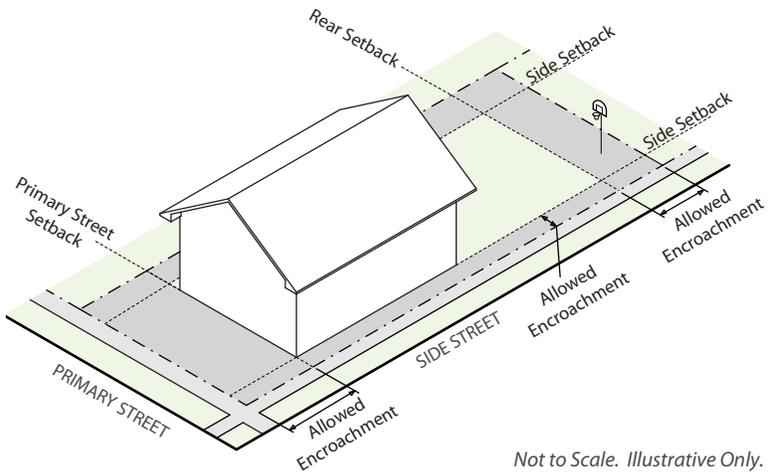
*Exception: A Drive or Driveway may encroach any distance into a Side Interior setback where:

- The Side Interior setback Abuts a public Alley;
- Other public right-of-way, or an easement for public access Abutting a public Alley; or
- Where a shared access agreement allows the Drive or Driveway to provide shared access to more than one Abutting Zone Lot.

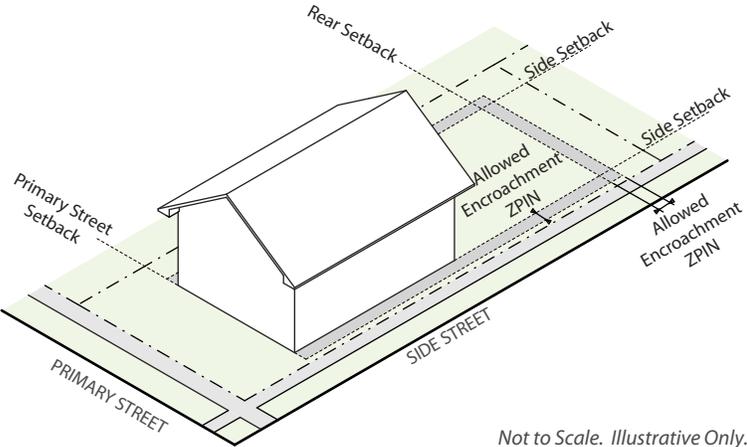
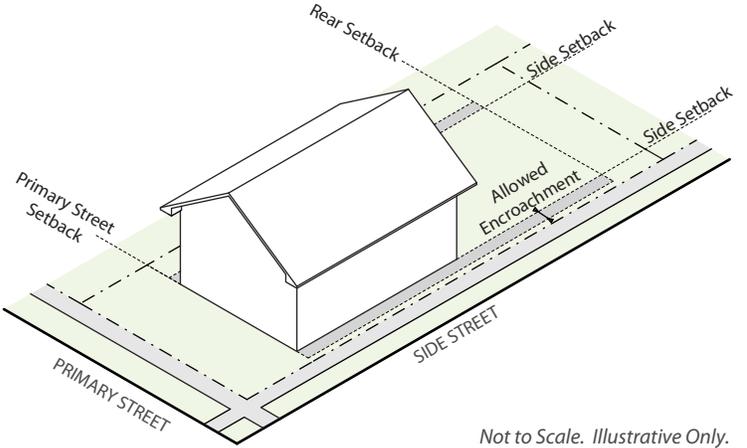
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Flatwork providing pedestrian access to entrances and buildings:	All U- Zone Districts	<u>All building forms</u>	Any distance, but may not exceed 50% of the area within the setback	Any distance, but may not exceed 50% of the area within the setback	Maximum of 5' wide: Any distance	Maximum of 5' wide: Any distance
<p>Intent: To provide pedestrian access to entrances and buildings, but restrict coverage and width to ensure adequate openness</p>  <p><i>Illustrative only</i></p>	 <p>Not to Scale. Illustrative Only.</p>					

3. Service & Utility Elements

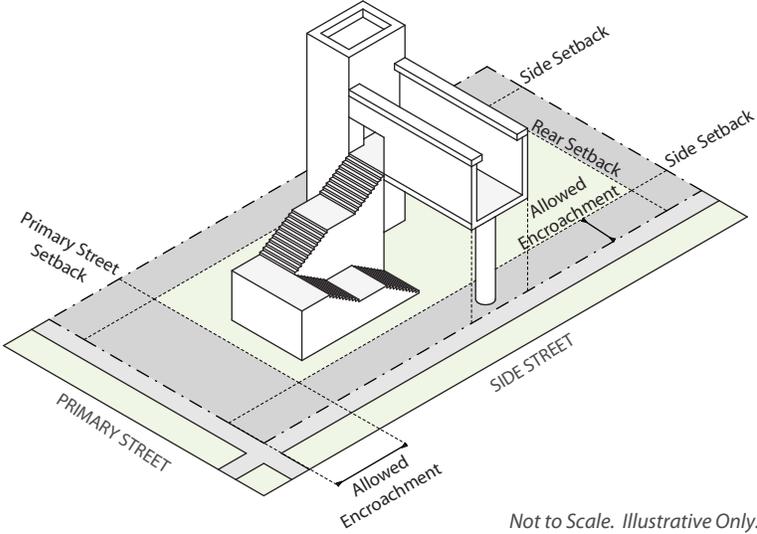
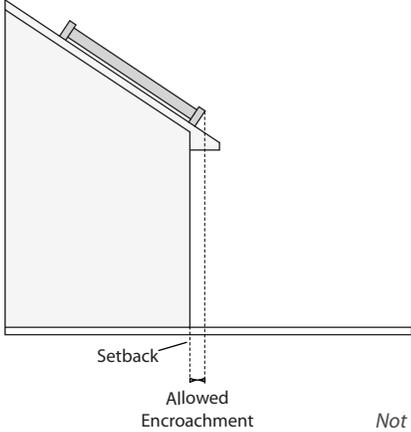
To allow for minor service and utility elements while maintaining an open and unobstructed setback space.

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Barrier-free access structures providing access to existing buildings as required by the Americans with Disabilities Act or Denver Accessibility Standards, when no alternative locations are available.</p> <ul style="list-style-type: none"> • Setback encroachments for required barrier-free access structures are only allowed for expansions, enlargements, and alterations to existing buildings. • Such barrier-free access structures shall be designed to be compatible with the character of the building, as determined by the Zoning Administrator. 	All U- Zone Districts	<u>All building forms</u>	Any distance	Any distance	Any distance	Any distance
<p>Intent: To provide flexibility in the location of required barrier-free access to existing buildings.</p>  <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
Basketball goals on a fixed post	All U- Zone Districts	<u>All building forms</u>	Any distance	Any distance	Any distance	Any distance
 <p><i>Not to Scale. Illustrative Only.</i></p>						

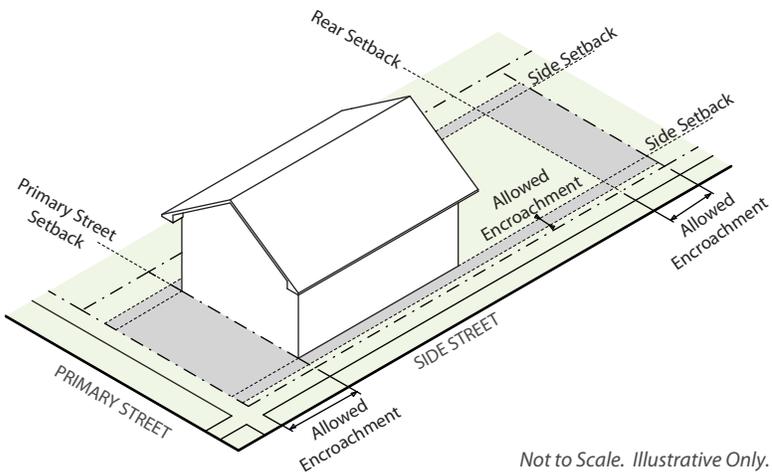
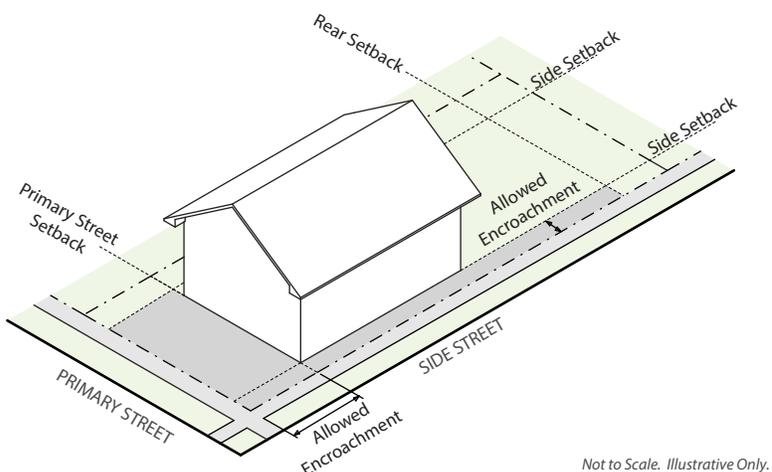
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Enclosed structure that is below the original grade and completely underground, of any setback space, except as otherwise restricted by this Code	All U- Zone Districts	<u>All building forms</u>	Any distance	Any distance	Any distance	Any distance
Intent: To allow below grade structures that do not disrupt the streetscape.	<p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Gas and electric meters	All U- Zone Districts	<u>All building forms</u>	1.5'	1.5'	1.5'	1.5'
Intent: To allow for functional siting.	<p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Ground mounted air conditioning units or other similar mechanical equipment, except evaporative coolers, provided the following are all met:	All U- Zone Districts	<u>All building forms</u>	Not allowed	3'; subject to Zoning Permit Review with Informational Notice	3'; subject to Zoning Permit Review with Informational Notice	3'; subject to Zoning Permit Review with Informational Notice
<ul style="list-style-type: none"> • Does not generate more than 75 decibels of ambient sound according to the manufacturer's specifications and does not exceed the noise standards of Section 36-6 of the D.R.M.C.; • Does not exceed 4' in height or 10 square feet in area per unit; • Does not exceed 2 units per zone lot; • Has adequate screening to conceal it from view from adjacent properties and public rights-of way by means of landscaping and/or fencing; and • The location of the unit(s) minimizes the impacts on adjoining properties. 						
Intent: To allow for functional siting.	 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Ground mounted evaporative coolers <ul style="list-style-type: none"> • located behind the front of the primary structure and • screened from adjacent properties and public rights-of-way, and • not to exceed the noise standards of D.R.M.C. Section 36-6 	All U- Zone Districts	<u>All building forms</u>	Not allowed	3'	3'	Not allowed
Intent: To allow for functional siting.	 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Emergency egress, when required by Denver Fire Code, such as fire escapes, fire escape ladders, and outside stairways, including landing(s) which do not exceed the minimum required dimensions for a landing as defined in the Denver Building And Fire Code and excluding above-grade walkways	All U- Zone Districts	<u>All building forms</u>	5'	3'	3'	10'
Intent: To provide for egress from a building only for emergency purposes						
<p style="text-align: center;"><i>Illustrative only</i></p>						

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Pedestrian Bridge where the encroachment is necessary to complete a connection for access to a mass transit station:</p> <ul style="list-style-type: none"> • Provided Public Works has approved a right-of-way encumbrance. • Shall not include elevators, stairways or other vertical circulation elements. 	All U- Zone Districts	<u>All building forms</u>	Any distance	Any distance	Any distance	Any distance
<p>Intent: To allow for above-grade connections to and from transit stations</p>  <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
<p>Solar Panel, Flush Mounted Roof</p>	All U- Zone Districts	<u>All building forms</u>	Any distance	Any distance	Any distance	Any distance
<p>Intent: To allow flush mounted solar panels on the roof of existing structures which may not meet a required minimum setback.</p>  <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
Utility pedestals, transformers or other similar equipment, excluding mechanical equipment: • Shall not exceed 3' in height.	All U- Zone Districts	<u>All building forms</u>	Any distance	Any distance	Any distance	Any distance
Intent: To allow for functional siting.	<p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Utility pedestals, transformers or other similar equipment, excluding mechanical equipment: • Greater than 3' in height but not exceeding 8' in height above Finished Grade.	All U-RH, U-RX, U-MX, and U-MS Zone Districts	<u>All building forms</u>	Not allowed	Not allowed	Any distance	Any distance
Intent: To allow for functional siting.	<p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
<p style="text-align: center;"><i>Illustrative only</i></p>						

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Window well and/or emergency basement egress areas: • Shall be below grade.</p> <p>Intent: To allow for emergency egress</p>  <p><i>Illustrative only</i></p>	All U- Zone Districts	<u>All building forms</u>	Any distance for any width	Each may be no more than 3' in width as measured perpendicular to the side interior/side street zone lot line and 6' in length as measured parallel to the building facade facing the side interior/side street zone lot line		Any distance for any width
		 <p><i>Not to Scale. Illustrative Only.</i></p>				
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Mailboxes and other similar structures, including individual mailbox structures and cluster box units (CBUs)</p> <p>Intent: To allow for functional siting.</p>  <p><i>Illustrative only</i></p>	All U- Zone Districts	<u>All building forms</u>	Any distance	Any distance	Not allowed	Not allowed
		 <p><i>Not to Scale. Illustrative Only.</i></p>				

5.3.7.5 Building Coverage Exception

A. Applicability

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

B. Front Porch

1. Intent

To promote street activation and human scale.

2. Standard

Area on a zone lot occupied by a Front Porch may be excluded from the calculation of building coverage, up to a maximum of 400 square feet for each dwelling unit.

C. Detached Accessory Dwelling Unit or Detached Garage

1. Intent

To promote openness between buildings located in the front and back of the lot.

2. Standard

Area on a zone lot occupied by either a Detached Accessory Dwelling Unit building form or a Detached Garage building form may be excluded from the calculation of building coverage. See those building forms for the applicable zone district.

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

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:

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. Additionally, the Department of Public Works shall have approved the location of any such vehicular access;
4. The Department of Public Works 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;
5. The Primary Use is within the Civic, Public, and Institutional Use Category and the Department of Public Works determines that vehicular access is needed from the street; or
6. The applicant can demonstrate at the time of zoning permit application that vehicular access from a street to an Accessory Garage, Carport, or other Off-Street Parking Area was legally established, constructed, or expanded prior to June 25, 2010 and was Continuously Maintained, and the Primary Structure has not been Voluntarily Demolished.

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 resolve the exceptions specified in Section 5.3.7.6, then vehicular Alley access is required.

B. Multi-Unit 3 (G-MU-3)

G-MU-3 is a multi unit district allowing urban house, duplex, row house, garden court, [town house](#), and apartment building forms. The tallest building form has a maximum height of three stories.

C. Multi-Unit 5 (G-MU-5)

G-MU-5 is a multi unit district allowing urban house, duplex, row house, garden court, [town house](#), and apartment building forms. The tallest building form has a maximum height of five stories.

D. Multi-Unit 8 (G-MU-8)

G-MU-8 is a multi unit district allowing urban house, duplex, row house, [town house](#), and apartment building forms. The tallest building form has a maximum height of eight stories.

E. Multi-Unit 12 (G-MU-12)

G-MU-12 is a multi unit district allowing [urban house, duplex, row house, town house](#), and apartment building forms. The [tallest building form has a](#) maximum height [is of](#) twelve stories.

F. Multi-Unit 20 (G-MU-20)

G-MU-20 is a multi unit district allowing [urban house, duplex, row house, town house](#), and apartment building forms. The [tallest building form has a](#) maximum height [is of](#) twenty stories.

G. Residential Office 3 (G-RO-3)

G-RO-3 is a multi unit and office district allowing urban house, duplex, row house, [town house](#), and apartment building forms. The tallest building form has a maximum height of three stories.

H. Residential Office - 5 (G-RO-5)

G-RO-5 is a multi unit and office district allowing urban house, duplex, row house, [town house](#), and apartment building forms. The tallest building form has a maximum height of five stories.

SECTION 6.2.3 MIXED USE DISTRICTS (G-MX-3)

6.2.3.1 General Purpose

- A. The Mixed Use zone districts are intended to promote safe, active, and pedestrian-scaled, diverse areas through the use of town house, row house, apartment, and shopfront building forms that clearly define and activate the public street edge.
- B. The Mixed Use zone districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city's neighborhoods.
- C. The Mixed Use zone district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods.
- D. Compared to the Main Street districts, the Mixed Use districts are focused on creating mixed, diverse neighborhoods. Where Main Street districts are applied to key corridors and retail streets within a neighborhood, the Mixed Use districts are intended for broader application at the neighborhood scale.
- E. In the General Urban Neighborhood Context, the Mixed Use zone districts promote a pedestrian-active street front. Buildings are pulled up to the street with parking tucked behind; however, the front setback range is slightly deeper than the front setback range for the Main Street districts. The required percentage of building facade that must be located in the front setback area is less than the percentage for the Main Street districts. The maximum building coverage is the same as the maximum building coverage for the Main Street districts.

6.2.3.2 Specific Intent

A. Mixed Use – 3 (G-MX-3)

G-MX-3 applies to areas or intersections served primarily by local or collector streets where a building scale of 1 to 3 stories is desired.

SECTION 6.2.4 RESIDENTIAL MIXED USE DISTRICTS (G-RX-3, -5)

6.2.4.1 General Purpose

- A. The Residential Mixed Use zone districts are intended to promote safe, active, and pedestrian-scaled, diverse areas through the use of building forms that clearly define and activate the public realm.
- B. The Residential Mixed Use zone districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city's residential neighborhoods.
- C. The Residential Mixed Use zone district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods.
- D. Compared to the Mixed Use districts, the Residential Mixed Use districts are primarily intended to accommodate residential uses. Commercial uses are secondary to the primary residential use of the district, and provide neighborhood-scaled shops and offices for residents to conveniently access goods and services within walking distance. Buildings in a Residential Mixed Use district can have commercial uses, but upper stories are reserved exclusively for housing or lodging accommodation uses. A building can be solely residential or solely commercial; however, buildings containing only commercial uses are limited in total gross floor area to 10,000 square feet consistent with the district purpose.

6.2.4.2 Specific Intent

A. Residential Mixed Use 3 (G-RX-3)

G-RX-3 applies to residentially-dominated areas served primarily by local or collector streets where a building scale of 1 to 3 stories is desired.

B. Residential Mixed Use 5 (G-RX-5)

G-RX-5 applies to residentially-dominated areas served primarily by local or collector streets where a building scale of 2 to 5 stories is desired.

SECTION 6.2.5 MAIN STREET DISTRICTS (G-MS-3, -5)

6.2.5.1 General Purpose

- A. The Main Street zone districts are intended to promote safe, active, and pedestrian-scaled commercial streets through the use of **shopfront and row house** building forms that clearly define and activate the public street edge.
- B. The Main Street zone districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering along the city's commercial streets.
- C. The Main Street district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods.
- D. Main Street zone districts are typically applied linearly along entire block faces of commercial, industrial, main, mixed-use and residential arterial streets (as designated in Blueprint Denver)

6.3.2.4 Specific Building Form Intent

A. Residential Zone Districts

1. Urban House

Establish standards for development on small zone lots, typically Single Unit Dwellings, but may be other uses permitted within the zone district.

2. Duplex

Establish standards for development on small zone lots, typically Two Unit Dwellings, but may be other uses permitted within the zone district.

3. Row House

Establish standards for ~~appropriately designed Multi-Unit Dwelling buildings containing Side-by-Side Dwelling Units to require development where~~ each Dwelling Unit to Orient to the Street and ~~has have~~ a street-facing entrance. ~~No Dwelling Units are located behind the Dwelling Units Oriented to the Street. Accommodates Multi-Unit Dwelling development.~~

4. Garden Court

Establish standards for Multi Unit Dwelling development where dwelling entrances may be oriented around a common, central ~~open space~~ Garden Court with landscaping, rather than exclusively orienting toward the street, as Row House requires. ~~Off-Street Parking Areas are restricted in the front of the Zone Lot. Accommodates Two Unit and Multi-Unit Dwelling development. Also accommodates, where permitted, appropriately scaled Group Living, Civic, and Nonresidential development.~~

5. Town House

~~Establish standards for buildings containing Side-by-Side Dwelling Units to require Dwelling Units located near the street to be Oriented to the Street. Compared to the Row House building form, additional Dwelling Units are permitted behind the Dwelling Units Oriented to the Street. Accommodates Two Unit and Multi-Unit Dwelling development.~~

6. Apartment

Establish standards for Multi-Unit Dwelling development that allows a variety of Dwelling Unit configurations, but does not allow structures containing mostly ~~layouts~~ Side-by-Side Dwelling Units. ~~but~~ The building form requires a minimum of one entrance at the street, in addition to transparency and other design elements. Also accommodates, where permitted, appropriately scaled Group Living, Civic, and Nonresidential development.

B. Commercial Mixed Use Zone Districts

1. Drive Thru Services

To allow more flexible design standards to accommodate unique circumstances of automobile service uses and primary uses with an accessory drive-thru lane. Specifically, allow a reduced build-to percentage and an increased build-to range, allow a canopy and garden wall combination to meet a portion of the build-to requirement, and require a garden wall along street frontages.

2. Drive Thru Restaurant

Restricted to eating and drinking establishment with an accessory drive-thru lane.

- a. MX: Allow a reduced build-to percentage, an increased range, and a drive-thru lane to be located between the building and any street.
- b. MS: For corner lots only, allow a reduced build-to percentage along the Primary Street, when the build-to percentage is increased along the Side Street.

3. General

Establish ~~a the base~~ set of standards ~~to define and activate the street.~~ The building form requires a minimum of one pedestrian Entrance at the street, in addition to other design elements that promote an active street front. The building form allows for a variety of site configurations, but does not allow structures containing mostly Side-by-Side Dwelling Units. for the zone district from which all other building forms deviate for specific situations. All uses are allowed.

4. Shopfront

Establish ~~a the base~~ set of standards ~~to define and activate the street.~~ The building form requires a minimum of one pedestrian Entrance at the street, in addition to other design elements that promote an active street front. The building form allows for a variety of site configurations, but does not allow structures containing mostly Side-by-Side Dwelling Units. Compared to the General building form, the Shopfront building form has increased standards for design elements such as transparency, active use and build-to. for the zone district from which all other building forms deviate for specific situations. All uses are allowed.

this page left intentionally blank

SECTION 6.3.3 PRIMARY BUILDING FORM STANDARDS

6.3.3.1 Applicability

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

6.3.3.2 General Standards

Combining standards from different building forms for the same structure is prohibited, except where expressly allowed.

6.3.3.3 District Specific Standards Summary

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

General Urban (G-) Neighborhood Context Zone Districts			Building Forms											
			Suburban House	Urban House	Duplex	Tandem House	Row House	Garden Court	Town Row 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														
Row House (RH)	G-RH-3	no-max		■	■		■	✗	✗					
Multi Unit (MU)	G-MU-3, -5	no-max		■	■			■	■	■				
	G-MU-8, -12, -20	no-max		■	■				■	■				
Residential Office (RO)	G-RO-3, -5	no-max		■	■				■	■				
COMMERCIAL MIXED USE ZONE DISTRICTS														
Residential Mixed Use (RX)	G-RX-3, -5	no-max							■				■	
Mixed Use (MX)	G-MX-3	no-max							■		■	■		
Main Street (MS)	G-MS-3, -5	no-max							■		■		■	

■ = Allowed □ = Allowed subject to [geographic](#) limitations *See Section 1.2.3.5 for exceptions

C. Row House



ROW HOUSE

HEIGHT		G-RH-3	G-MU-3;- G-RO-3	G-MU-5	G-RO-5	G-MU-8,-12,- -20
A	Stories (max)	see below	3	5	5	5
A	Feet (max)	see below	40'	65'	65'	65'
	Stories, front 80% / rear 20% of <u>z</u> Zone <u>L</u> ot depth (max)	3/1	na	na	na	na
A	Feet, front 80% / rear 20% of <u>z</u> Zone <u>L</u> ot depth (max)	30'*/19'	na	na	na	na
B	Side Wall Height, for Pitched Roof, within 15' of Side Interior and Side Street (max)	25'	na	na	na	na
IC	Upper Story Setback, for flat roof, Above 25', Side Street and Side Interior	15'	na	na	na	na
*1' for every 5' increase in <u>Zone L</u> ot width over 50' up to a maximum height of 35'						
SITING		G-RH-3	G-MU-3;- G-RO-3	G-MU-5	G-RO-5	G-MU-8,-12,- -20
ZONE LOT						
	Zone Lot Size (min)	6,000 sf	6,000 sf	6,000 sf	6,000 sf	6,000 sf
D	Zone Lot Width (min)	50'	50'	50'	50'	50'
REQUIRED-BUILD-TO						
G	Primary Street (min % within min/max)	na	60%/10'/20'	60%/10'/20'	60%/10'/20'	60%/10'/20'
SETBACKS						
	Primary Street, block sensitive setback required	yes	yes	na	na	na
DE	Primary Street, where block sensitive setback does not apply (min)	20'	10'	10'	10'	10'
EF	Side Street (min)	5'	5'	5'	5'	5'
FG	Side Interior (min)	5'	7.5'	7.5'	7.5'	7.5'
	Side Interior, adjacent to Protected District (min)	na	10'	10'	10'	10'
G	Rear, alley/no alley (min)	10'/20'	10'/20'	10'/20'	10'/20'	10'/20'
PARKING						
	Surface Parking between building and Primary Street/Side Street	Not Allowed/Allowed				
	Vehicle Access	From Alley; or Street access allowed when no Alley present				
H	DETACHED ACCESSORY STRUCTURES	See Sec. 6.3.4				
DESIGN ELEMENTS		G-RH-3	G-MU-3;- G-RO-3	G-MU-5	G-RO-5	G-MU-8,-12,- -20
BUILDING CONFIGURATION						
H	<u>Dwelling Units Oriented to the Street</u>	All Dwelling Units shall be Oriented to the Street				
	<u>Dwelling Unit Configuration</u>	Structure shall only contain Side-by-Side Dwelling Units				
I	Street-facing Garage Door Width per Primary Structure (max)	20'	20'	20'	20'	20'
J	Upper Story Setback Above 40', Side Interior (min)	na	na	15'	na	na
	Upper Story Setback Above 51', Side Interior (min)	na	na	na	15'	15'
K	Upper Story Setback Above 27', adjacent to Protected District: Side Interior (min)	na	25'	25'	25'	25'
L	Upper Story Setback Above 51', adjacent to Protected District: Side Interior (min)	na	na	40'	40'	40'
	Upper Story Setback Above 40', adjacent to Protected District: Rear, alley/Rear, no alley (min)	na	30'/40'	30'/40'	30'/40'	30'/40'
	Attached Garage Allowed	May follow the Detached Garage building form Side Street, Side Interior and Rear setbacks				
STREET-LEVEL ACTIVATION						
M	Transparency, Primary Street (min)	na	25%	25%	25%	25%
N	Transparency, Side Street (min)	na	25%	25%	25%	25%
OJ	Pedestrian Access	Each unit shall have a street-facing Entrance				
USES		G-RH-3; All G-MU and G-RO				
Primary Uses shall be limited to Multi Unit Dwelling (3+) and permitted Group Living and Nonresidential uses. See Division 6.4 Uses and Parking						

See Section 6.3.6 and 6.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

D. Garden Court

Not to Scale. Illustrative Only.



GARDEN COURT

HEIGHT		G-RH-3	G-MU-3	G-MU-5
A	Stories (max)	see below	3	3
A	Feet (max)	see below	30' [*] 35'	30' [*] 30' [*] 35'
	Stories, front 80% / rear 20% of zone lot depth (max)	3/1	na	na
A	Feet, front 80% / rear 20% of zone lot depth (max)	30' [*] /19'	na	na
	Side Wall Height, for Pitched Roof, within 15' of Side Interior and Side Street (max)	25'	na	na
	Upper Story Setback, for flat roof, Above 25': Side Street and Side Interior (min)	15'	na	na

**1' for every 5' increase in lot width over 50' up to a maximum height of 35'*

SITING		G-RH-3	G-MU-3	G-MU-5
ZONE LOT				
	Zone Lot Size (min)	6,000 sf	9,000 6,000 sf	9,000 6,000 sf
B	Zone Lot Width (min)	50'	75' 50'	75' 50'
SETBACKS				
	Primary Street, block sensitive setback required	yes	yes	na
C	Primary Street, where block sensitive setback does not apply (min)	20'	10'	10'
D	Side Street (min)	5'	7.5'	7.5'
E	Side Interior (min)	5'	7.5'	7.5'
F	Rear, alley/no alley (min)	12'/20'	10'/20'	10'/20'
FG	Required Separation Between Primary Structures (min)	10'	10'	10'
PARKING				
	Surface Parking between building and Primary Street/Side Street	Not Allowed/ <u>Not</u> Allowed		
G	Off-Street Parking Area	Shall be Setback a minimum 50' from the Primary Street		
	Vehicle Access	From Alley; or Street access allowed when no Alley present (See Sec. 6.3.7.6)		
I	DETACHED ACCESSORY STRUCTURES	See Sec. 6.3.4		

DESIGN ELEMENTS		G-RH-3	G-MU-3	G-MU-5
BUILDING CONFIGURATION				
HJ	Street-Facing Courtyard Width (min)	15'	15' 30' or 33% of Zone Lot width, whichever is greater	
LK	Street-Facing Courtyard Depth (min)	15'	30'	
	Garden Court Design Standards	See Sec. 6.3.5.2		
	Attached Garage Allowed	May follow the Detached Garage building form Side Street, Side Interior and Rear setbacks		
STREET LEVEL ACTIVATION				
J	Transparency, Primary Street (min)	30%		
	Transparency, Side Street (min)	25%		
KL	Pedestrian Access	Each dwelling unit shall have a Street Level Entrance. A minimum of two dwelling units shall have a Dwelling Unit Entrance with Entry Feature facing the Primary Street and all other dwelling units shall have an Entrance that faces either the Primary Street or the interior Garden Court courtyard.		

USES		G-RH-3; G-MU-3, G-MU-5
		Primary Uses shall be limited to Two Unit Dwelling and Multi Unit Dwelling (3+) and permitted Group Living and Nonresidential uses. See Division 6.4 Uses and Parking

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

E. Town House (Multi Unit Districts)

Not to Scale. Illustrative Only.



TOWN HOUSE (MULTI UNIT DISTRICTS)

HEIGHT		G-RO-3 G-MU-3	G-RO-5 G-MU-5, -8, -12, -20
A	Stories (max)	3	5
A	Feet (max)	35'	65'
SITING		G-RO-3 G-MU-3	G-RO-5 G-MU-5, -8, -12, -20
ZONE LOT			
	Zone Lot Size (min)	6,000 sf	6,000 sf
B	Zone Lot Width (min)	50'	50'
REQUIRED BUILD-TO			
C	Primary Street (min % within min/max)	70% 10'/15'	70% 10'/15'
SETBACKS			
D	Primary Street, block sensitive setback required	yes	na
D	Primary Street, where block sensitive does not apply (min)	10'	10'
E	Side Street (min)	7.5'	7.5'
F	Side Interior, except Dwelling Units Oriented to the Street (min)	12.5'	12.5'
G	Side Interior, for Dwelling Units Oriented to the Street (min)	7.5'	7.5'
H	Side Interior, for Dwelling Units Oriented to the Street, adjacent to Protected District (min)	10'	10'
	Rear, alley/no alley (min)	10'/20'	10'/20'
PARKING			
	Surface Parking between building and Primary Street/Side Street	Not Allowed/Allowed	
	Vehicle Access	From Alley; or Street access allowed when no Alley present	
DESIGN ELEMENTS		G-RO-3 G-MU-3	G-RO-5 G-MU-5, -8, -12, -20
BUILDING CONFIGURATION			
I	Dwelling Units Oriented to the Street	Required if any portion of the Dwelling Unit is located within 30' of Primary Street Zone Lot Line or 20' of the Side Street Zone Lot Line. (See Sec. 13.1.6.2)	
	Dwelling Unit Configuration	Structure may contain Side-by-Side Dwelling Units	
	Upper Story Setback Above 40'; Side Interior (min)	na	G-MU-5: 15' G-RO-5, G-MU-8, -12, -20: na
	Upper Story Setback Above 51'; Side Interior (min)	na	G-MU-5: na G-RO-5, G-MU-8, -12, -20: 15'
J	Upper Story Setback Above 27'; adjacent to Protected District: Side Interior (min)	25'	25'
	Upper Story Setback Above 51'; adjacent to Protected District: Side Interior (min)	na	40'
	Upper Story Setback Above 40'; adjacent to Protected District: Rear, alley/Rear, no alley (min)	na	30'/40'
STREET LEVEL ACTIVATION			
K	Transparency, Primary Street (min)	40%	40%
	Transparency, Side Street (min)	25%	25%
L	Pedestrian Access	Each Dwelling Unit Oriented to the Street shall have Dwelling Unit Entrance with Entry Feature	
USES		All G-MU and G-RO	
		Primary Uses shall be limited to Two Unit Dwelling and Multi Unit Dwelling (3+) uses. See Division 6.4 Uses and Parking	
See Sections 6.3.5 - 6.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions			

F. Town House (Mixed Use Districts)

Not to Scale. Illustrative Only.



TOWN HOUSE (MIXED USE DISTRICTS)

HEIGHT		G-MX-3	G-RX-3	G-RX-5	G-MS-3	G-MS-5
A	Stories (max)	<u>3</u>	<u>3</u>	<u>5</u>	<u>3</u>	<u>5</u>
A	Feet (min/max)	<u>na/38'</u>	<u>na/38'</u>	<u>na/70'</u>	<u>na/38'</u>	<u>24'/70'</u>
SITING		G-MX-3	G-RX-3	G-RX-5	G-MS-3	G-MS-5
REQUIRED BUILD-TO						
B	Primary Street (min % within min/max)	<u>70%</u> <u>10'/15'</u>	<u>75%</u> <u>10'/15'</u>	<u>75%</u> <u>10'/15'</u>	<u>75%</u> <u>10'/15'</u>	<u>75%</u> <u>10'/15'</u>
	Side Street (min % within min/max)	<u>na</u>	<u>25%</u> <u>7.5'/15'</u>	<u>25%</u> <u>7.5'/15'</u>	<u>25%</u> <u>7.5'/15'</u>	<u>25%</u> <u>7.5'/15'</u>
SETBACKS						
C	Primary Street (min)	<u>10'</u>	<u>10'</u>	<u>10'</u>	<u>10'</u>	<u>10'</u>
D	Side Street (min)	<u>7.5'</u>	<u>7.5'</u>	<u>7.5'</u>	<u>7.5'</u>	<u>7.5'</u>
E	Side Interior (min)	<u>5'</u>	<u>5'</u>	<u>5'</u>	<u>5'</u>	<u>5'</u>
F	Side Interior, adjacent to Protected District (min)	<u>10'</u>	<u>10'</u>	<u>10'</u>	<u>10'</u>	<u>10'</u>
	Rear (min)	<u>0'</u>	<u>0'</u>	<u>0'</u>	<u>0'</u>	<u>0'</u>
	Rear, alley/no alley, adjacent to Protected District (min)	<u>0'/10'</u>	<u>0'/10'</u>	<u>0'/10'</u>	<u>0'/10'</u>	<u>0'/10'</u>
PARKING						
	Surface Parking between building and Primary Street/Side Street	<u>MX: Not Allowed/Allowed</u>		<u>RX, MS: Not Allowed/Not Allowed</u>		
	Vehicle Access	<u>From Alley; or Street access allowed when no Alley present</u>				
DESIGN ELEMENTS		G-MX-3	G-RX-3	G-RX-5	G-MS-3	G-MS-5
BUILDING CONFIGURATION						
G	Dwelling Units Oriented to the Street	<u>Required if any portion of the Dwelling Unit is located within 20' of Primary Street Zone Lot Line or 20' of the Side Street Zone Lot Line.</u>				
	Dwelling Unit Configuration	<u>Structure may contain Side-by-Side Dwelling Units</u>				
H	Upper Story Setback Above 27', adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	<u>15'/25'</u>	<u>15'/25'</u>	<u>20'/25'</u>	<u>15'/25'</u>	<u>20'/25'</u>
	Upper Story Setback Above 51', adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	<u>na</u>	<u>na</u>	<u>35'/40'</u>	<u>na</u>	<u>35'/40'</u>
STREET LEVEL ACTIVATION						
I	Transparency, Primary Street (min)	<u>40%</u>	<u>40%</u>	<u>40%</u>	<u>40%</u>	<u>40%</u>
	Transparency, Side Street (min)	<u>25%</u>	<u>25%</u>	<u>25%</u>	<u>25%</u>	<u>25%</u>
J	Pedestrian Access	<u>Each Dwelling Unit Oriented to the Street shall have Dwelling Unit Entrance with Entry Feature</u>				
USES		G-MX-3	G-RX-3	G-RX-5	G-MS-3	G-MS-5
	Street Level Active Uses	<u>40%</u>	<u>na</u>	<u>na</u>	<u>100%</u>	<u>100%</u>
	Permitted Primary Uses	<u>Primary Uses shall be limited to Two Unit Dwelling and Multi Unit Dwelling (3+) uses. See Division 6.4 Uses and Parking</u>				
	<u>See Sections 6.3.5 - 6.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions</u>					

APARTMENT

		G-RO-3					
		G-MU-3	G-MU-5	G-RO-5	G-MU-8	G-MU-12	G-MU-20
HEIGHT							
A	Stories (max)	3	5	5	8	12	20
A	Feet (max)	40'	65'	65'	100'	140'	230'
	Feet, within 175' of Protected District (max)	na	na	na	75'	75'	75'

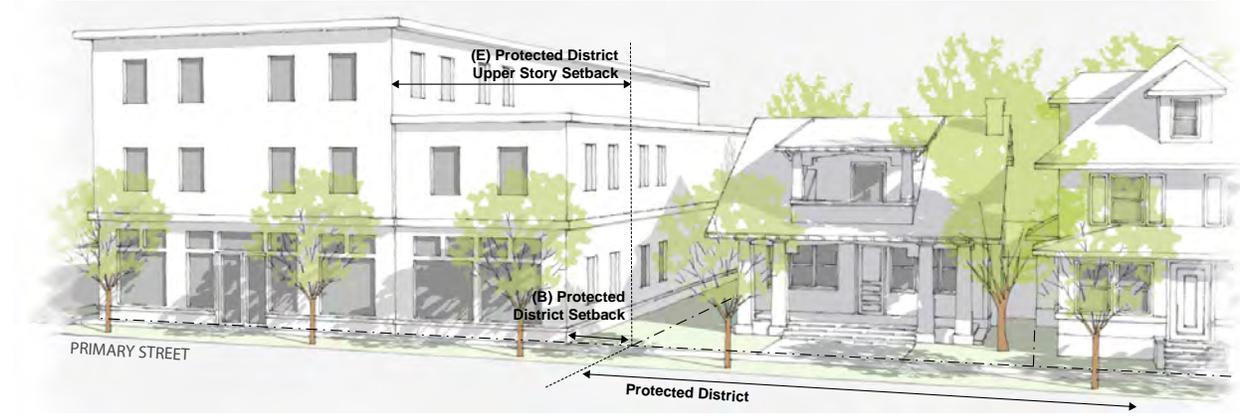
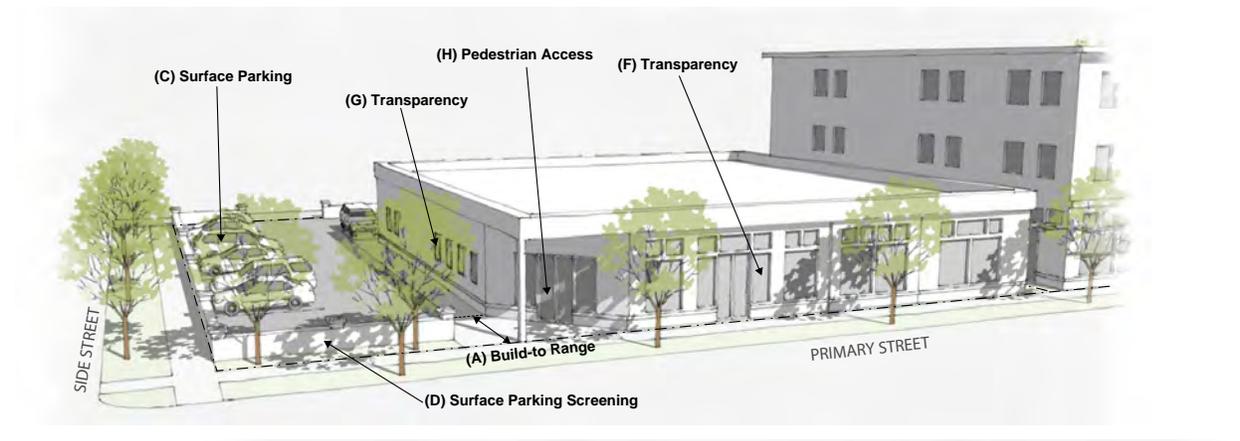
		G-RO-3					
		G-MU-3	G-MU-5	G-RO-5	G-MU-8	G-MU-12	G-MU-20
SITING							
ZONE LOT							
	Zone Lot Size (min)	6,000 sf	6,000 sf	6,000 sf	6,000 sf	6,000 sf	6,000 sf
	Zone Lot Width (min)	50'	50'	50'	50'	50'	50'
REQUIRED BUILD-TO							
B	Primary Street (min % within min/max)	60% 10'/20'	60% 10'/20'	60% 10'/20'	60% 10'/20'	60% 10'/20'	60% 10'/20'
SETBACKS							
	Primary Street, block sensitive setback required	yes	na	na	na	na	na
C	Primary Street, where block sensitive does not apply (min)	10'	10'	10'	10'	10'	10'
D	Side Street (min)	5'	5'	5'	5'	5'	5'
E	Side Interior (min)	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'
	Side Interior, adjacent to Protected District (min)	10'	10'	10'	10'	10'	10'
F	Rear, alley/no alley (min)	10'/20'	10'/20'	10'/20'	10'/20'	10'/20'	10'/20'
PARKING							
	Surface Parking between building and Primary Street/Side Street	Not Allowed/Allowed					
	Vehicle Access, 3 or more side-by-side dwelling units in one structure;	From Alley; or Street access allowed when no Alley present (Sec. 6.3.7.6)					
	Vehicle Access, all other permitted uses	Shall be determined as part of Site Development Plan Review					

		G-RO-3					
		G-MU-3	G-MU-5	G-RO-5	G-MU-8	G-MU-12	G-MU-20
DESIGN ELEMENTS							
BUILDING CONFIGURATION							
	<u>Dwelling Unit Configuration</u>	<u>Structure may contain Side-by-Side Dwelling Units Residential Only Structure: Side-by-Side Dwelling Units shall not exceed 50% of the Structure's GFA</u>					
	Street-facing Garage Door Width per Primary Structure (max)	20'	20'	20'	20'	20'	20'
	Upper Story Setback Above 40', Side Interior (min)	na	15'	na	na	na	na
G	Upper Story Setback Above 51', Side Interior (min)	na	na	15'	15'	15'	15'
H	Upper Story Setback Above 75', Rear, alley/Rear, no alley and Side Interior (min)	na	na	na	20'/30'	20'/30'	20'/30'
I	Upper Story Setback Above 27', adjacent to Protected District: Side Interior (min)	25'	25'	25'	25'	25'	25'
J	Upper Story Setback Above 51', adjacent to Protected District: Side Interior (min)	na	40'	40'	40'	40'	40'
	Upper Story Setback Above 40', adjacent to Protected District: Rear, alley/Rear, no alley (min)	na	30'/40'	30'/40'	30'/40'	30'/40'	30'/40'
STREET LEVEL ACTIVATION							
K	Transparency, Primary Street (min)	34 0%	34 0%	34 0%	34 0%	34 0%	34 0%
L	Transparency, Side Street (min)	25%	25%	25%	25%	25%	25%
M	Pedestrian Access, Primary Street	Entrance					
USES		G-RH-3; All G-MU and G-RO					
		Primary Uses shall be limited to Multi Unit Dwelling (3+) and permitted Group Living and Nonresidential uses. See Division 6.4 Uses and Parking					

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

J. General

Not to Scale. Illustrative Only.



GENERAL

HEIGHT

	G-MX-3
Stories (max)	3
Feet (max)	45'
Height Exceptions	See Section 6.3.7.1

SITING

REQUIRED BUILD-TO

	G-MX-3
A Primary Street (min build-to % within min/max range)	70% 0'/10'
Build-to Exceptions and Alternatives	See Sections 6.3.7.2 and 6.3.6.1

SETBACKS

Primary Street (min)	0'
Side Street (min)	0'
Side Interior (min)	0'
B Side Interior, adjacent to Protected District (min)	10'
Rear, alley and no alley (min)	0'
Rear, adjacent to Protected District, alley/no alley (min)	0'/10'
Setback Exceptions and Encroachments	See Sections 6.3.7.3 and 6.3.7.4

PARKING

C Surface Parking between building and Primary Street/Side Street	Not Allowed/Allowed
D Surface Parking Screening	See Article 10, Division 10.5
Vehicle Access, 3 or more side-by-side dwelling units in one structure	From Alley; or Street access allowed when no Alley present (Sec. 6.3.7.6)
Vehicle Access, all other permitted uses	Shall be determined as part of Site Development Plan Review

DESIGN ELEMENTS

BUILDING CONFIGURATION

Dwelling Unit Configuration	Structure may contain Side-by-Side Dwelling Units Residential Only Structure: Side-by-Side Dwelling Units shall not exceed 50% of the Structure's GFA
E Upper Story Setback Above 27', adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	15'/25'

STREET LEVEL ACTIVATION

F Transparency, Primary Street (min)	40% Residential Only Buildings: 30%
G Transparency, Side Street (min)	25%
Transparency Alternatives	See Section 6.3.6.2
H Pedestrian Access, Primary Street	Entrance Alternative See Section 6.3.6.3

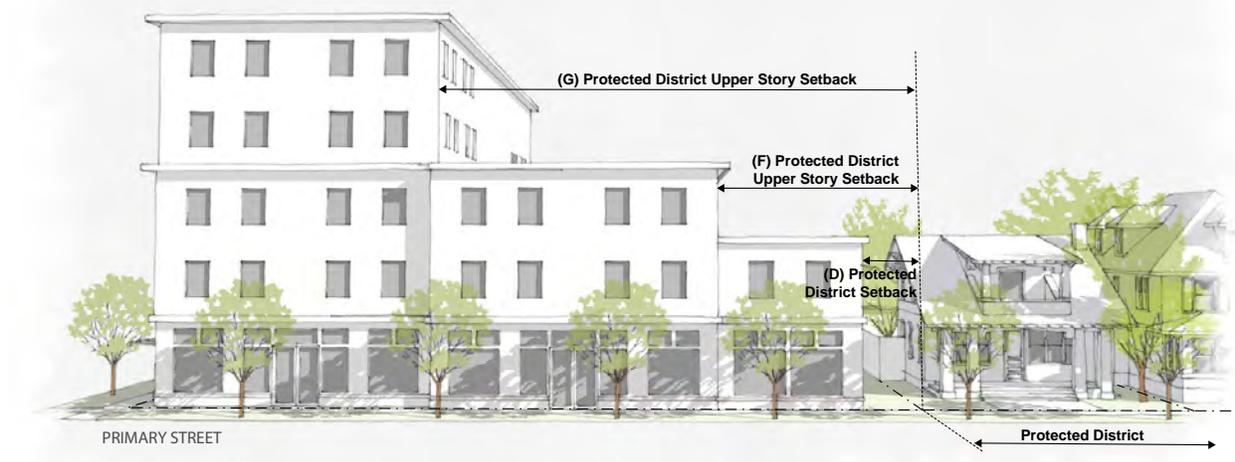
USES

	G-MX-3
Street Level Active Uses	40%
Permitted Primary Uses	(1) All permitted Primary Uses shall be allowed within this building form. See Division 6.4 Uses and Parking; and (2) 40% of the portion of the Street Level building frontage that meets the minimum Primary Street build-to requirement shall be occupied by Street Level active uses as described in Section 6.3.5.3.

[See Sections 6.3.5 - 6.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions](#)

K. Shopfront

Not to Scale. Illustrative Only.



SHOPFRONT

				G-MS-3		
HEIGHT		G-RX-3	G-RX-5	G-MX-3	G-MS-5	
	Stories (max)	3	5	3	5	
A	Feet (min/max)	na/45'	na/70'	na/45'	24'/70'	
Height Exceptions		See Section 6.3.7.1				
SITING		G-RX-3	G-RX-5	G-MX-3	G-MS-5	
REQUIRED BUILD-TO						
B	Primary Street (min build-to % within min/max range)	75% 0'/10'	75% 0'/10'	75% 0'/5' Residential Only Buildings: 0'/10'		
C	Side Street (min build-to % within min/max range)	na	na	25% 0'/5' Residential Only Buildings: 0'/10'		
Build-to Exceptions and Alternatives		See Sections 6.3.7.2 and 6.3.6.1				
SETBACKS						
	Primary Street (min)	0'	0'	0'	0'	
	Side Street (min)	0'	0'	0'	0'	
	Side Interior (min)	0'	0'	0'	0'	
D	Side Interior, adjacent to Protected District (min)	10'	10'	10'	10'	
	Rear (min)	0'	0'	0'	0'	
	Rear, adjacent to Protected District, alley/no alley (min)	0'/10'	0'/10'	0'/10'	0'/10'	
Setback Exceptions and Encroachments		See Sections 6.3.7.3 and 6.3.7.4				
PARKING						
	Surface Parking between building and Primary Street/Side Street	Not Allowed (Sec. 6.3.5.1)/Not Allowed (Sec. 6.3.5.1)				
E	Surface Parking Screening	See Article 10, Division 10.5				
	Vehicle Access, 3 or more side-by-side dwelling units in one structure	From Alley, or Street access allowed when no Alley present (Sec. 6.3.7.6)				
	Vehicle Access, all other permitted uses	Shall be determined as part of Site Development Plan Review				
DESIGN ELEMENTS		G-RX-3	G-RX-5	G-MX-3	G-MS-5	
BUILDING CONFIGURATION						
	Dwelling Unit Configuration	Structure may contain Side-by-Side Dwelling Units Residential Only Structure: Side-by-Side Dwelling Units shall not exceed 50% of the Structure's GFA				
F	Upper Story Setback Above 27', adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	15'/25'	20'/25'	15'/25'	20'/25'	
G	Upper Story Setback Above 51', adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	na	35'/40'	na	35'/40'	
STREET LEVEL ACTIVATION						
H	Transparency, Primary Street (min)				60% Residential Only Buildings: 40%	
I	Transparency, Side Street (min)				25%	
Transparency Alternatives		See Section 6.3.6.2				
J	Pedestrian Access, Primary Street				Entrance	
USES		All G-RX Districts		G-MS-3, -5 and G-MX-3		
	Street Level Active Uses	na		100%		
	Permitted Primary Uses	All permitted Primary Uses shall be allowed within this building form; however: (1) Second Story and Above: Residential or Lodging Accommodations Uses Only; and (2) Buildings with No Residential or Lodging Accommodation Uses: 10,000 sf GFA max		(+) All permitted Primary Uses shall be allowed within this building form. See Division 6.4 Uses and Parking; and (2) 100% of the portion of the Street Level building frontage that meets the minimum Primary Street and Side Street build-to requirements shall be occupied by Street Level active uses as described in Section 6.3.5.3.		

[See Sections 6.3.5 - 6.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions](#)

Amendment: 3

SECTION 6.3.5 SUPPLEMENTAL DESIGN STANDARDS

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

A. Intent

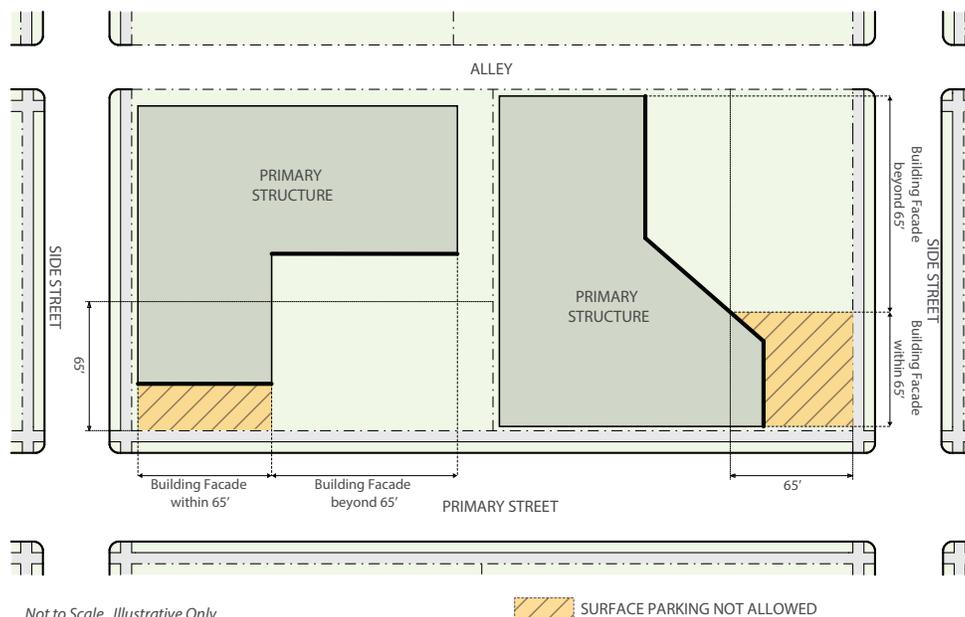
Allow for the functional siting of Buildings and Surface Parking while continuing to minimize the impacts of Surface Parking on the pedestrian experience.

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 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 any portion of a Building Facade set back more than 65 feet from the Zone Lot Line abutting the applicable Street and the Street.



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.

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.

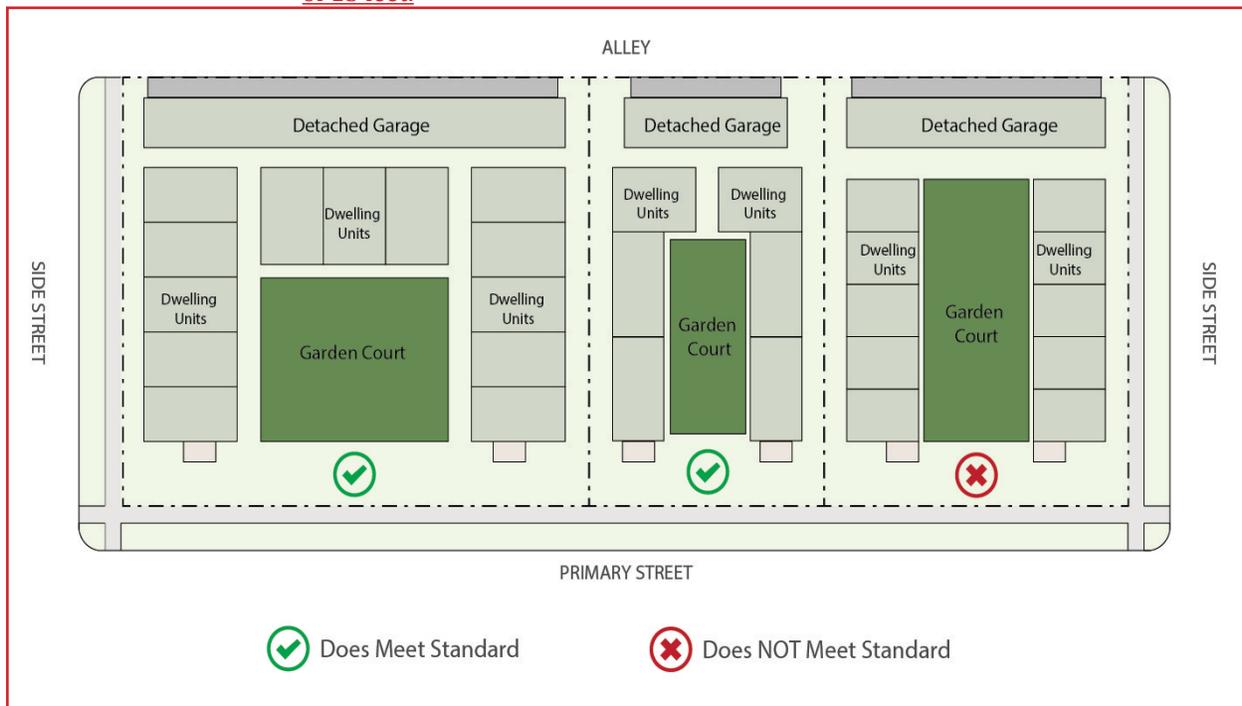
C. Supplemental Design Standard

- Rooftop and/or Second Story Decks are prohibited in the rear 35% of the Zone Lot depth.
- 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 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.



- B. The Garden Court area may be used for any of the following:
1. Single or multiple entries, or access to single or multiple entries, to uses within the buildings; or
 2. Public or private landscaped area; may also include entries.
- C. Vehicular access is not permitted through the Garden Court area.

6.3.5.4 Street Level Active Uses in the G-MX and G-MS Zone Districts

A. Intent

To promote activity on the street and sidewalk, enhance safety and encourage a vibrant urban environment.

B. Applicability

This Section 6.3.5.3 applies to the the Town House, General, and the Shopfront building forms in the G-MX and the G-MS zone districts ~~and the Shopfront building form in the G-MS zone districts where the specified percentage~~ of the Street Level building frontage that meets the minimum Primary Street and Side Street build-to requirements shall be occupied by Street Level active uses.

C. Street Level Active Uses

1. Street Level active uses include all permitted primary uses except the following:
 - a. Mini-storage Facility; or
 - b. Wholesale Trade or Storage, Light.
2. Street Level active uses include all permitted accessory uses except the following:
 - a. Car Wash Bay Accessory to Automobile Services or Hotel Uses; or
 - b. Drive Through Facility Accessory to Eating/Drinking Establishments and to Retail Sales, Service, and Repair Uses.
3. Street Level active uses shall not include Parking Spaces or Parking Aisles.
4. Street Level active uses shall occupy Street Level floor area for a minimum depth of 15 feet (may include the depth of a recessed entrance allowed to meet minimum pedestrian access standards).
5. The length of any build-to alternatives permitted by Section 6.3.6.1 shall not apply toward the required percentage of Street Level building frontage that must be occupied by a Street Level active use.

6.3.5.5 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.

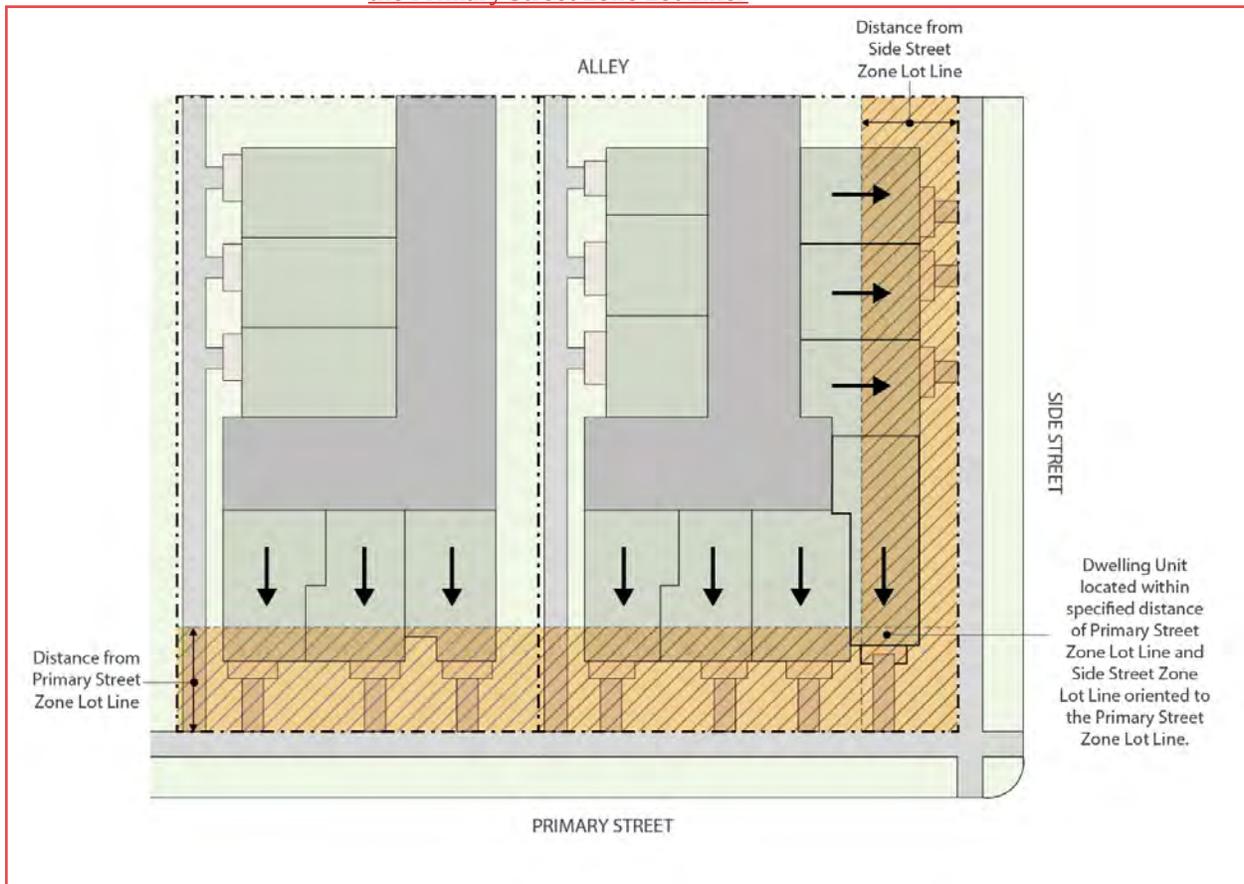
B. Applicability

This Section 6.3.5.6 shall apply to development under the Town House building form in all G-MU, G-RO, G-RX, G-MX, and G-MS zone districts when required by the building form standards.

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 Side Street Zone Lot Line.
 - a. **All G-MX, G-MS and G-RX zone districts**
In the G-RX, G-MS, and G-MS zone districts, the following standards shall apply.
 - i. Dwelling Units located within 20 feet of the Primary Street Zone Lot Line shall be oriented to the Primary Street Zone Lot Line.

- ii. Dwelling Units located within 20 feet of the Side Street Zone Lot Line shall be oriented to the Side Street Zone Lot Line.
 - iii. 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.
- b. All G-MU and G-RO zone districts**
In the G-MU and G-RO zone districts, the following standards shall apply.
- i. Dwelling Units located within 30 feet of the Primary Street Zone Lot Line shall be oriented to the Primary Street Zone Lot Line.
 - ii. Dwelling Units located within 20 feet of the Side Street Zone Lot Line shall be oriented to the Side Street Zone Lot Line.
 - iii. In the G-MU-3 zone district, Dwelling Units located within both 30 feet of the Primary Street Zone Lot Line or Side Street Zone Lot Line shall be oriented to the Primary Street Zone Lot Line.



- c. All G-MU, G-RO, G-MX, G-MS and G-RX zone districts**
In the G-MU, G-RO, G-RX, G-MS, and G-MS zone districts, a Zone Lot with more than one Primary Street, the following standards shall apply.
- i. The Zoning Administrator shall determine the street to which the corner Dwelling Unit shall orient based on an analysis, at a minimum, of:
 - b) The prevailing building orientation and setback patterns of buildings located on the same face block(s) as the subject Zone Lot;
 - c) Block and lot shape;

- d) The functional street classification of all abutting streets as adopted by the Public Works Department;
- e) The future street classification of all abutting streets as adopted in Blueprint Denver; and
- f) Guidance provided in any applicable General Development Plan or regulating neighborhood plan, such as designation of pedestrian priority streets in such plan.

6.3.5.6 Height for Sloped Roofs

A. Intent

To allow for design flexibility for sloped roofs and to promote variations within the building form.

B. Applicability

This Section 6.3.5.7 shall apply to development under the Town House or Garden Court building form standards in all G-MU, G-RO, G-RX, G-MX, and G-MS zone districts.

Supplemental Design Standard

1. For the portion of the roof with a minimum pitch of 6:12, the maximum building height for the subject portion shall be:
 - a. 45-feet in 3-story RX, MX, MS zone districts, and
 - b. 40-feet in 3-story MU and RO zone districts.
2. Development of a primary building with a roof with a minimum pitch that takes advantage of the maximum height allowed per this Section 6.3.5.7 may apply one or more height exceptions allowed in Section 6.3.7.1, except that such height exceptions shall be measured from an allowed maximum of height of:
 - a. 38-feet in 3-story MX, RX, and MS zone districts, and
 - b. 35-feet in 3-story MU and RO zone districts.



SECTION 6.3.6 DESIGN STANDARD ALTERNATIVES

6.3.6.1 Required Build-To Alternatives

A. Intent

To help define the public realm and enhance the visual quality of the built environment where it is not possible to define the street and public sidewalk edge with building facades. Additionally, to allow relief for vehicle access when Alley access is not feasible per Section 6.3.7.6 in the Town House building form.

B. Allowance

The following alternatives may be used singularly or in combination as alternatives to a required build-to standard and may count toward the required build-to no more than as described in the table below, provided all alternatives meet the requirements stated in Section 13.1.5.7.E:

REQUIRED BUILD-TO ALTERNATIVES									
ZONE DISTRICT	BUILDING FORM	PERMANENT OUTDOOR PATIO SEATING (MAX INCREASE IN BUILD-TO RANGE)	PRIVATE OPEN SPACE (MAX % OF BUILD-TO)	GARDEN WALL (MAX % OF BUILD-TO)	GARDEN WALL WITH COVERED SEATING FOR PEDESTRIANS (MAX % OF BUILD-TO)	PERGOLA (MAX % OF BUILD-TO)	ARCADE (MAX % OF BUILD-TO)	COURTYARD (MAX % OF BUILD-TO)	VEHICLE ACCESS (MAX FEET OF BUILD-TO)
G-MU G-RO G-RX G-MX G-MS	Town House	na	na	na	na	na	na	30%	12 feet
G-RX G-MX	All others	na	na	25%*	30%*	30%*	100%	100%	na
G-RH G-MU G-RO G-MS	All others	na	na	25%*	30%*	30%*	100%	na	na

*If used in combination with each other, the garden wall, garden wall with covered seating for pedestrians and pergola alternatives may count toward no more than 30% of required build-to.

6.3.6.2 Transparency Alternatives

A. Intent

To provide visual interest on building facades, to activate the public street and sidewalk, and enhance the visual quality of the built environment along Street Level facade areas where windows do not provide sufficient transparency.

B. Allowance

The following alternatives may be used singularly or in combination as alternatives to a required transparency standard and may count toward required transparency no more than as described in the table below, provided all alternatives meet the requirements stated in Section 13.1.6.2.A.5:

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)
G-MU	Primary Street	40%	50%	60%	40%	80%
	Side Street	40%	50%	80%	40%	80%
G-RO	Primary Street	40%	50%	60%	40%	80%
	Side Street	40%	50%	80%	40%	80%
G-RX	Primary Street	40%	50%	60%	40%	80%
	Side Street	40%	50%	80%	40%	80%
G-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%*
G-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.

6.3.6.3 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 the G-RO, G-MU, G-MX and G-RX zone districts for all building forms except Row House the Town House, 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 13.1.6.2.B.4:

1. Courtyard or Plaza
2. Covered Walkway

SECTION 6.3.7 DESIGN STANDARD EXCEPTIONS

6.3.7.1 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.

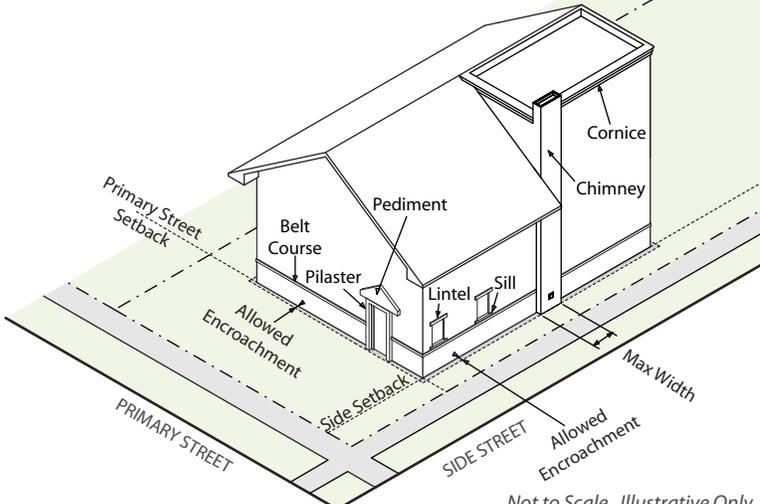
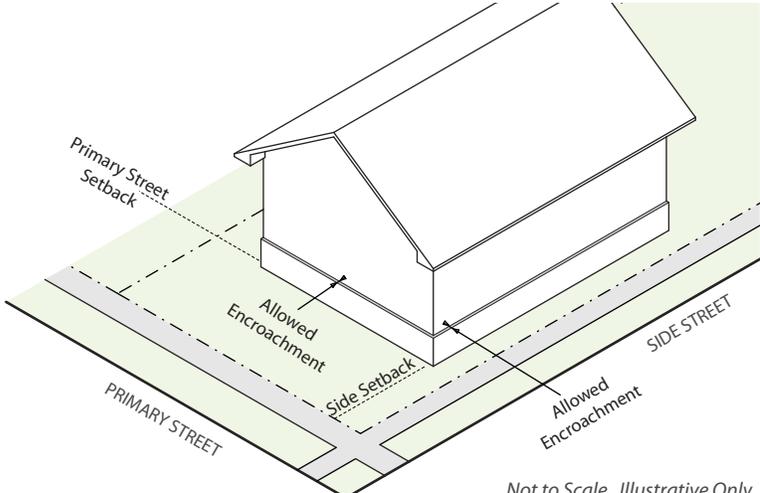
B. Applicability and Standards:

1. The following building features are allowed to exceed height in feet, stories, bulk plane and upper story setbacks as described in the table below, subject to the standards in this section 6.3.7.1.B.
2. 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

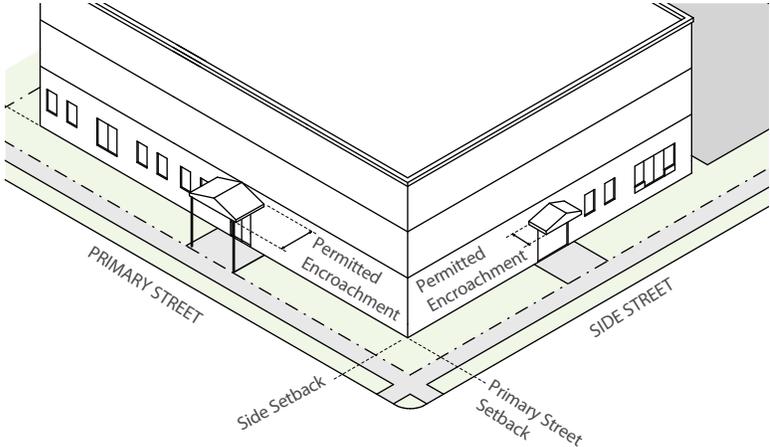
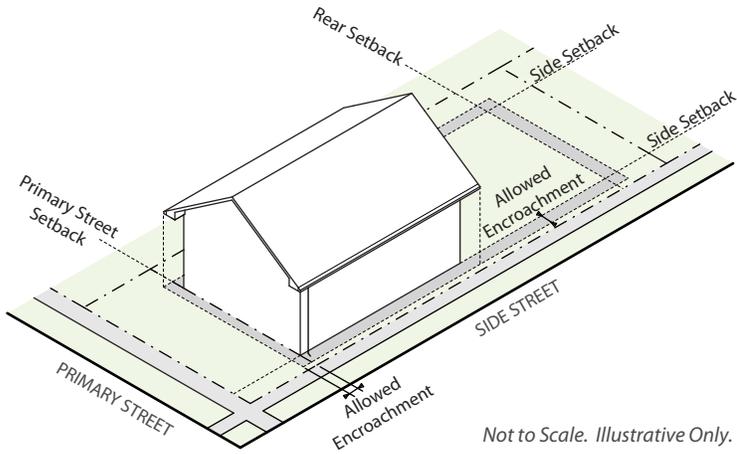
function of the feature and shall not exceed the minimum required dimensions defined in the Denver Building and Fire Code.

3. 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.
4. Unoccupied building features shall not include space for living, sleeping, eating, cooking, bathrooms, toilet compartments, closets, halls, storage, or similar space.
5. 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
Eaves	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
<u>Unoccupied elevator penthouses, stair enclosures, and enclosed or unenclosed mechanical equipment including vertical or sloped screen walls for such equipment.</u>	<u>All 3-Story G-MU, G-RO, G-RX, G-MS, G-MX Zone Districts in the Town House building form</u>	<u>Yes</u>	<u>Yes, from the perimeter of the portion of the building Facing the Primary Street, Side Street, Side Interior or Rear Zone Lot Line.</u> <u>No, from the perimeter of the portion of the building that does not face a Zone Lot Line.</u>	<u>12'</u>	<u>1 story</u>	<u>Not Allowed</u>	<u>Not Allowed</u>
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 G-MU, G-RX, G-MX, G-MS Zone Districts	Yes	Yes	12'	1 story	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 5-Story or greater G-MU, G-RX, G-MS Zone Districts	Yes	Yes	28'	1 story	Not allowed	Not allowed

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Belt Courses, sills, lintels, pilasters, pediments, cornices; chimneys and fireplace insert vents not exceeding 6' in width</p>	All G- Zone Districts	All building forms	1.5' Cornices only: 3'	1.5' Cornices only: 3'	1.5' Cornices only: 3'; if setback is less than 5': 2'	1.5' Cornices only: 5'
<p>Intent: To allow common, minor decorative elements which are integral to a building.</p>  <p style="text-align: center;"><i>Illustrative only</i></p>	 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Brick and stone veneers above Finished Grade for re-siding an existing structure only</p>	All G- Zone Districts	All building forms	6"	6"	6"	6"
<p>Intent: To allow for re-siding of existing structures which may not meet a required minimum setback or the re-siding of the structure would result in not meeting the required minimum setback.</p>	 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Canopies providing cover to an entrance:</p> <ul style="list-style-type: none"> • Shall be no more than 8' maximum in horizontal width; • Shall be open on three sides; • May include an at-grade landing. 	All G-RH Zone Districts	<u>All building forms</u>	3'	3'	3'; if setback is less than 5': 2' and at no point closer than 2' to a <u>property Zone Lot</u> line.	Not allowed
<p>Intent: To provide for covering over an entrance to protect from weather. Unlike the Porch encroachment, canopy is allowed in Side Interior.</p>	<p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
<div style="display: flex; flex-wrap: wrap;">  </div> <p style="text-align: center;"><i>Illustrative only</i></p>						

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Canopies providing cover to an entrance: • The width shall be no greater than 25% of the width of the face of the building or 20', whichever is less; and • Shall be open on three sides.	All G- Zone Districts, except G-RH	Town House	Any distance	Any distance	3' and at no point closer than 7.5' to the Zone Lot line	Not allowed
		All others	Any distance	Any distance	Not allowed	Not allowed
 <p style="text-align: center;"><i>Illustrative only</i></p>	 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Gutters and Roof Overhang	All G- Zone Districts	All building forms	3'	3'	3'; if setback is less than 5': 2'	5'
Intent: To allow features of structures intended to repel weather	 <p style="text-align: center;"><i>Illustrative only</i></p>					
	 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					

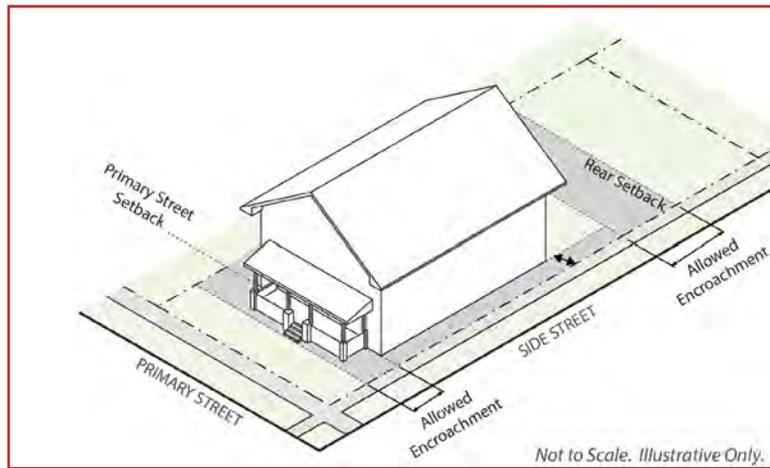
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p><u>Multi-story Porches (1-story or multi-story), Decks, Patios, and Exterior Balconies, Stoops, and above-grade stairways at the ground story connected to a porch:</u></p> <ul style="list-style-type: none"> • May be covered; • All sides shall be at least 50% open except for any side abutting a building facade <u>or fire wall.</u> 	All G- Zone Districts	<u>All building forms</u>	8' and minimum of 1' between right-of-way and first riser of above-grade stairway	5' and minimum of 1' between right-of-way and first riser of above-grade stairway	Not allowed	5'
<p>Intent: To promote elements which provide for street activation <u>and human scale.</u></p>	<p style="text-align: right;">Not to Scale. Illustrative Only.</p>					
<p style="text-align: center;"><i>Illustrative only</i></p>						

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p><u>Street Level Porches (1 Story), Decks, Patios, Exterior Balconies, Stoops, and above-grade stairways connected to a porch:</u></p> <ul style="list-style-type: none"> • <u>May be covered;</u> • <u>All sides shall be at least 50% open except for any side abutting a building facade or fire wall.</u> 	<p><u>All G-MU and G-RO Zone Districts</u></p>	<p><u>Town House</u></p>	<p><u>8' and minimum of 1' between right-of-way and first riser of above-grade stairway</u></p>	<p><u>5' and minimum of 1' between right-of-way and first riser of above-grade stairway</u></p>	<p><u>5' and at no point closer than 5' to the Zone Lot line</u></p>	<p><u>5'</u></p>
		<p><u>All Others</u></p>	<p>8' and minimum of 1' between right-of-way and first riser of above-grade stairway</p>	<p>5' and minimum of 1' between right-of-way and first riser of above-grade stairway</p>	<p>Not allowed</p>	<p>5'</p>

Intent: To promote elements which provide for street activation and human scale.



Illustrative only



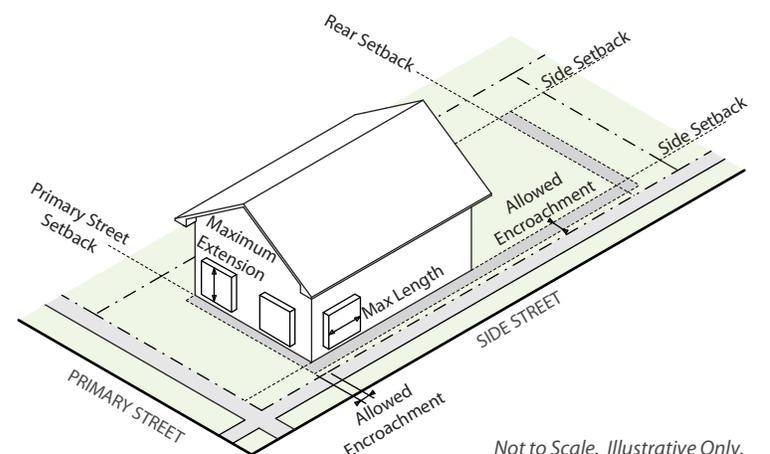
Not to Scale. Illustrative Only.

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p><u>Projecting Windows:</u></p> <ul style="list-style-type: none"> • Shall be a minimum of 1.5' above finished floor; • Shall not extend floor to ceiling; and • No individual projection shall be more than 10' in horizontal length at the opening along the face of the building. 	<p>All G- Zone Districts</p>	<p><u>Town House</u></p>	<p><u>1.5'</u></p>	<p><u>1.5'</u></p>	<p><u>1.5'</u></p>	<p><u>1.5'</u></p>
		<p><u>All building forms</u></p>	<p>1.5'</p>	<p>1.5'</p>	<p>Not Allowed</p>	<p>1.5'</p>

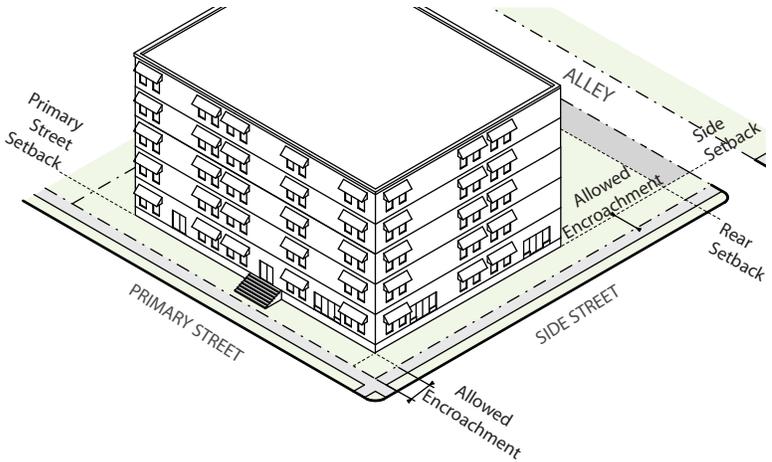
Intent: To allow for improved interior day lighting.



Illustrative only

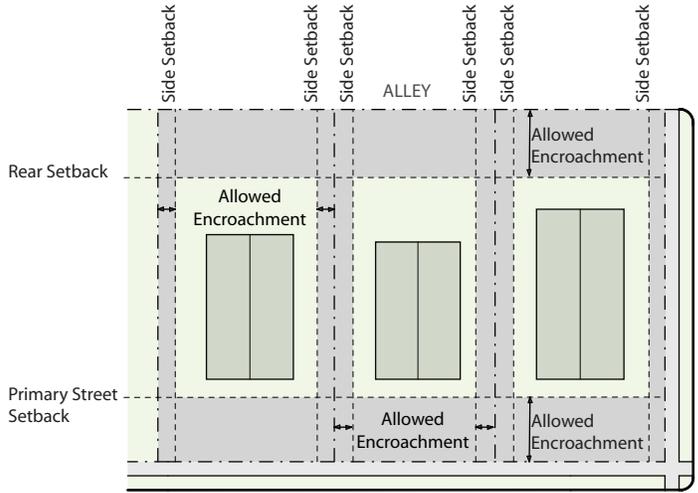


Not to Scale. Illustrative Only.

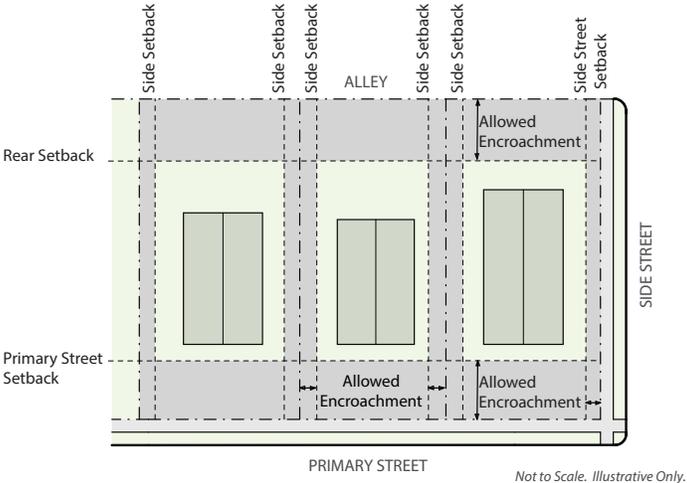
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Shading devices: Building elements, such as awnings, designed and intended to control light entering a building	All G- Zone Districts	All building forms	5'	3'	3'	10'
Intent: To allow for elements either integral or attached to a building which control light entering through windows.	 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
 <p style="text-align: center;"><i>Illustrative only</i></p>						

2. Site Elements

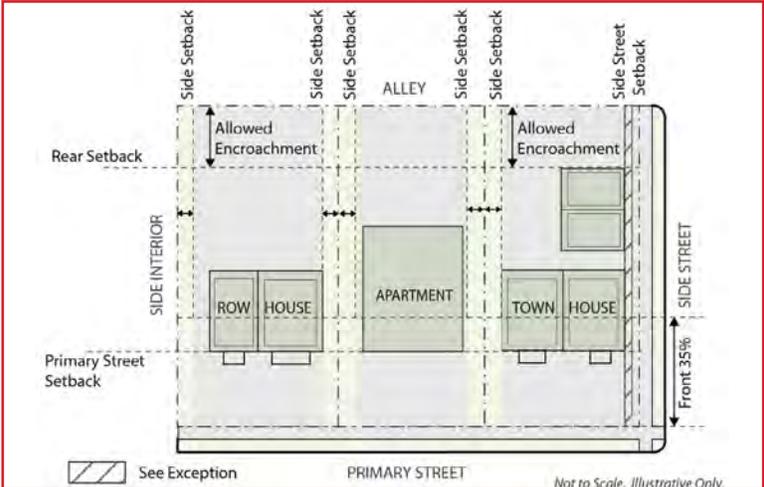
To allow for minor screening and parking elements while maintaining an open and unobstructed setback space.

	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					
Off-Street Parking Area <i>for Urban House, Duplex building forms</i>	All G-RH, G-MU and G-RO	Urban House, Duplex	Any distance	Any distance	Any distance	Any distance
Intent: To allow off-street parking area where it is not impactful due to the number of required parking spaces.	 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Off-Street Parking Area for the Garden Court, Rowhouse, and Apartment building forms <u>When a Zone Lot contains two or more building forms with different permitted encroachments, the less restrictive standards shall apply for the entire Zone Lot.</u>	All G-RH, G-MU, and G-RO, G-RX, G-MX and G-MS Zone Districts	Garden Court, Row House, and Apartment	Not allowed	Not allowed	Allowed within the rear 35% of the Zone Lot only	Any distance
		Town House	Not allowed	Not allowed* (*See exception below)	In the front 65% of the Zone Lot: 5' and at no point closer than 5' to the Zone Lot line. In the rear 35% of the Zone Lot: Any distance	Any distance
		General and Shopfront	Any distance	And distance	Any distance	Any distance
Intent: To restrict off-street parking area where it is impactful due to the number of required parking spaces.						
<u>*Exception: The minimum 5' of back out space required in Division 10, Section 4 shall be permitted to encroach 2.5' when the encroachment is screened from the Side Street with a Garden Wall and 1 deciduous canopy tree or planting strip.</u>						

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Drive or Driveway for Urban House and Duplex building forms	All G-RH, G-MU and G-RO Zone Districts	Urban House and Duplex	Any distance	Any distance	Any distance	Any distance
Intent: To allow a Drive or Driveway to access an Off-Street Parking Area.	 <p style="text-align: center;"><i>Illustrative only</i></p>					
	 <p style="text-align: center;">PRIMARY STREET <i>Not to Scale. Illustrative Only.</i></p>					

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Drive or Driveway for Garden Court, Row house, and Apartment building forms	All G-RH, G-MU and G-RO Zone Districts	Garden Court, Row House, and Apartment	Any distance	Any distance	Not allowed (*see exception below)	Any distance
<u>When a Zone Lot contains two or more building forms with different permitted encroachments, the less restrictive standards shall apply for the entire Zone Lot.</u>		Town House	Not allowed	Not allowed* (*See exception)	5' and at no point closer than 5' to the Zone Lot line	Any distance

Intent: To allow a Drive or Driveway to access an Off-Street Parking Area, but restrict the location where it is impactful due to proximity to adjacent properties.	 <p style="text-align: center;">PRIMARY STREET <i>Not to Scale. Illustrative Only.</i></p>					
---	---	--	--	--	--	--

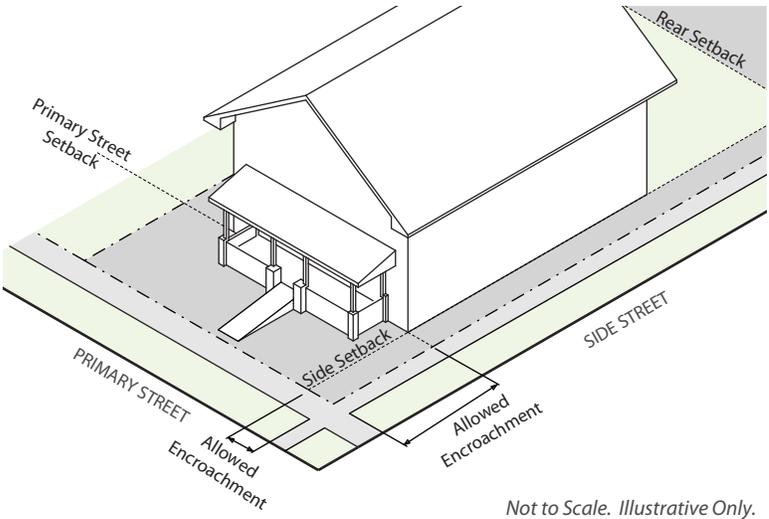
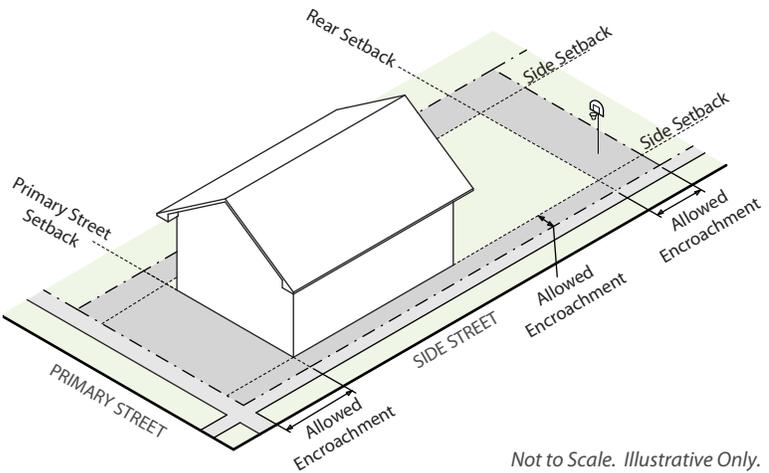
*Exception: A Drive or Driveway may encroach any distance into a Side Interior setback where:

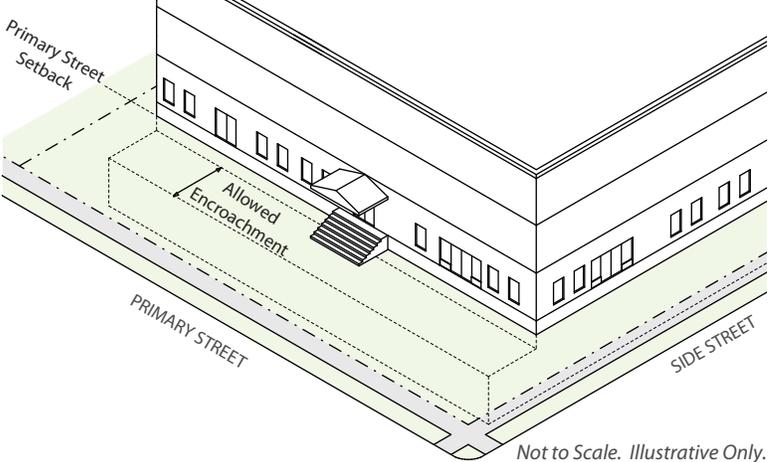
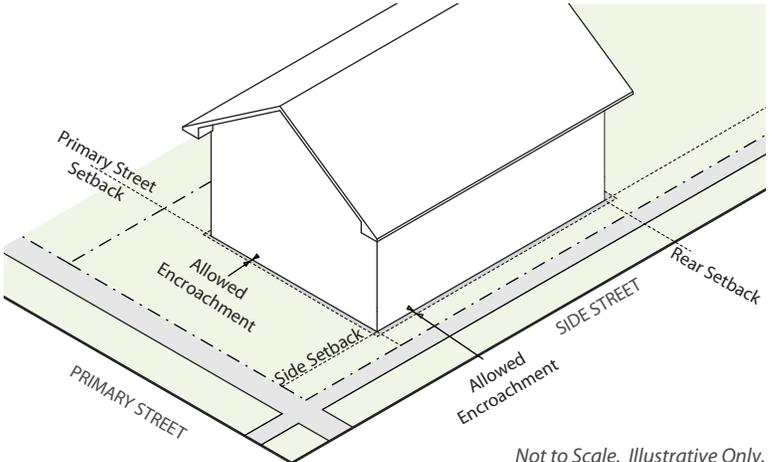
- The Side Interior setback Abuts a public Alley;
- Other public right-of-way, or an easement for public access Abutting a public Alley; or
- Where a shared access agreement allows the Drive or Driveway to provide shared access to more than one Abutting Zone Lot.

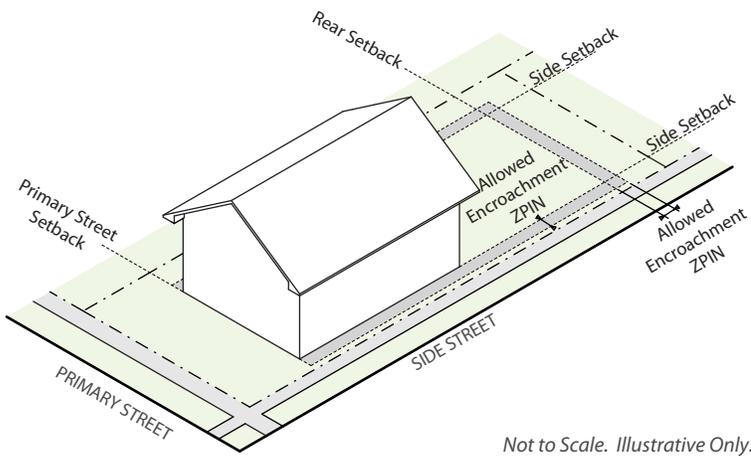
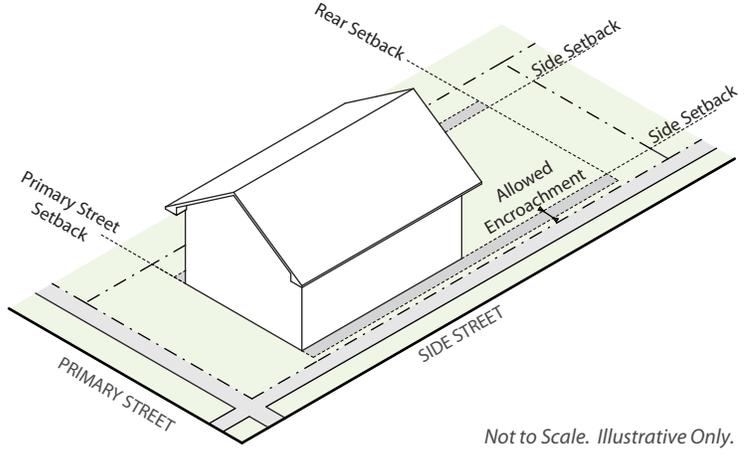
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Flatwork providing pedestrian access to entrances and buildings:	All G- Zone Districts	<u>All building forms</u>	Any distance, but may not exceed 50% of the area within the setback	Any distance, but may not exceed 50% of the area within the setback	Maximum of 5' wide: Any distance	Maximum of 5' wide: Any distance
Intent: To provide pedestrian access to entrances and buildings, but restrict coverage and width to ensure adequate openness						
<p><i>Illustrative only</i></p>						

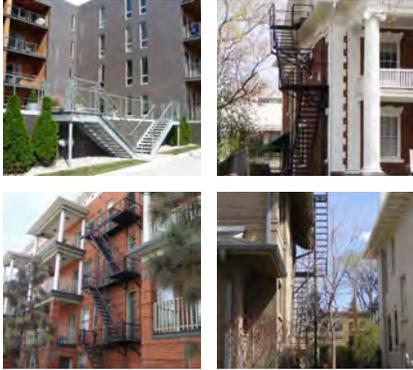
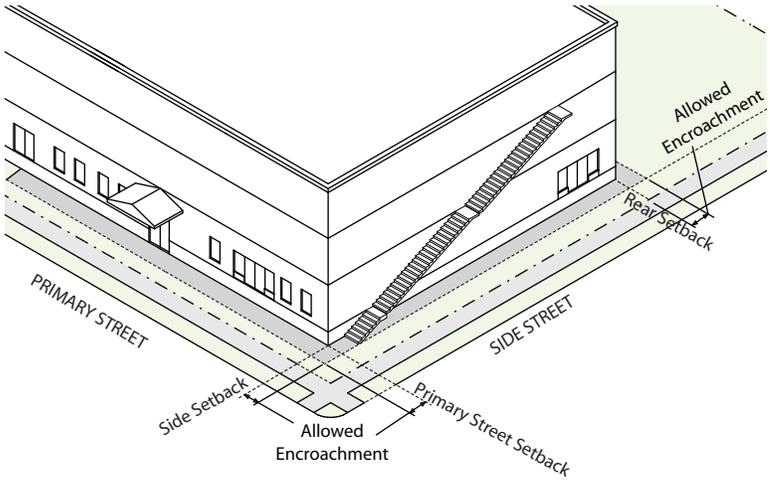
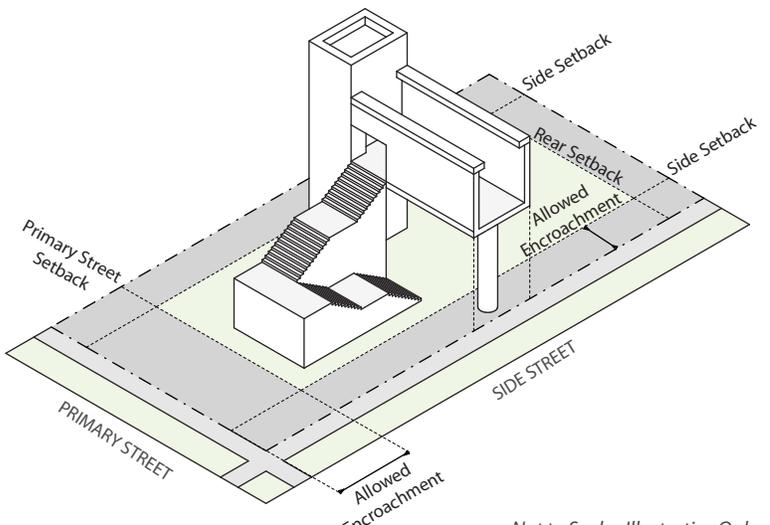
3. Service & Utility Elements

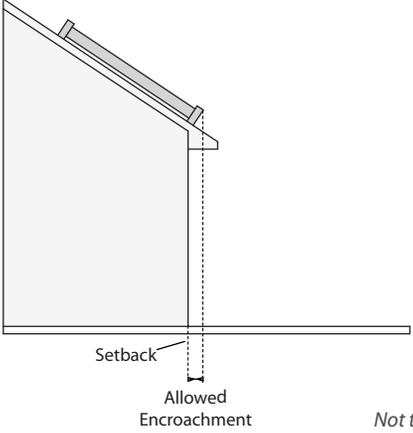
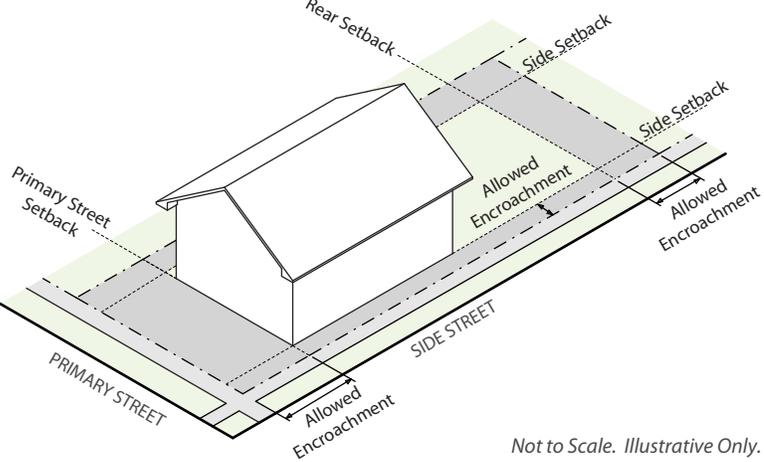
To allow for minor service and utility elements while maintaining an open and unobstructed setback space.

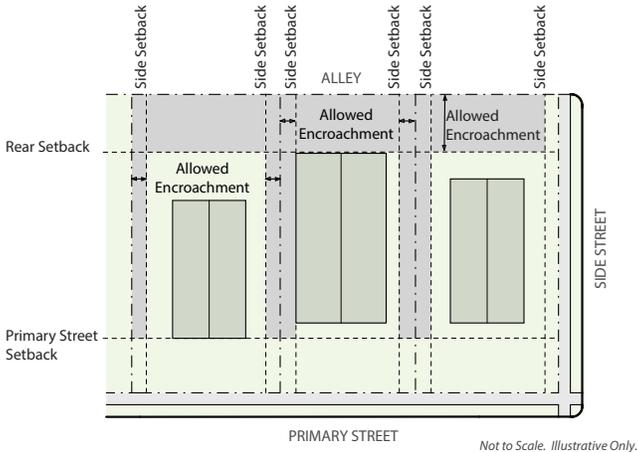
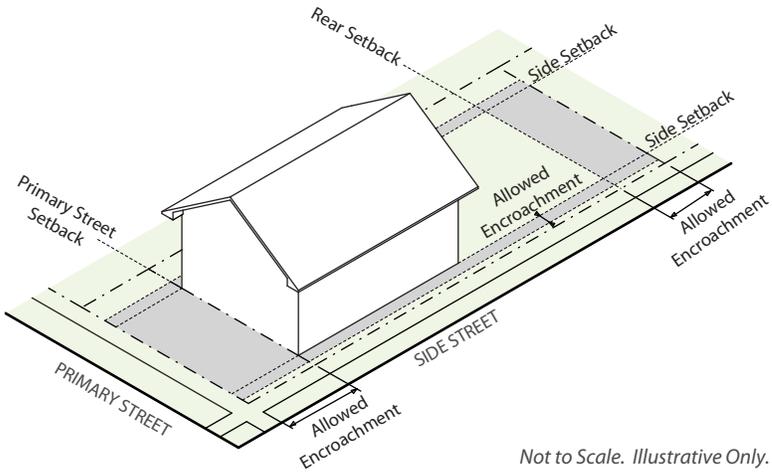
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Barrier-free access structures providing access to existing buildings as required by the Americans with Disabilities Act or Denver Accessibility Standards, when no alternative locations are available.</p> <ul style="list-style-type: none"> Setback encroachments for required barrier-free access structures are only allowed for expansions, enlargements, and alterations to existing buildings. Such barrier-free access structures shall be designed to be compatible with the character of the building, as determined by the Zoning Administrator. 	All G- Zone Districts	<u>All building forms</u>	Any distance	Any distance	Any distance	Any distance
<p>Intent: To provide flexibility in the location of required barrier-free access to existing buildings.</p> <div style="display: flex; justify-content: space-around;">  </div> <p style="text-align: center;"><i>Illustrative only</i></p>	 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Basketball goals on a fixed post	All G- Zone Districts	<u>All building forms</u>	Any distance	Any distance	Any distance	Any distance
 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>						

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Enclosed structure that is below the original grade and completely underground, of any setback space, except as otherwise restricted by this Code	All G- Zone Districts	<u>All building forms</u>	Any distance	Any distance	Any distance	Any distance
Intent: To allow below grade structures that do not disrupt the streetscape.						
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Gas and electric meters	All G- Zone Districts	<u>All building forms</u>	1.5'	1.5'	1.5'	1.5'
Intent: To allow for functional siting.						

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Ground mounted air conditioning units or other similar mechanical equipment, except evaporative coolers, provided the following are all met:	All G- Zone Districts	<u>All building forms</u>	Not allowed	3'; subject to Zoning Permit Review with Informational Notice	3'; subject to Zoning Permit Review with Informational Notice	3'; subject to Zoning Permit Review with Informational Notice
<ul style="list-style-type: none"> • Does not generate more than 75 decibels of ambient sound according to the manufacturer's specifications and does not exceed the noise standards of Section 36-6 of the DRMC; • Does not exceed 4' in height or 10 square feet in area per unit; • Does not exceed 2 units per zone lot; • Has adequate screening to conceal it from view from adjacent properties and public rights-of-way by means of landscaping and/or fencing; and • The location of the unit(s) minimizes the impacts on adjoining properties. 						
Intent: To allow for functional siting.	 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Ground mounted evaporative coolers <ul style="list-style-type: none"> • located behind the front of the primary structure and • screened from adjacent properties and public rights-of-way, and • not to exceed the noise standards of D.R.M.C. Section 36-6 	All G- Zone Districts	<u>All building forms</u>	Not allowed	3'	3'	Not allowed
Intent: To allow for functional siting.	 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Emergency egress, when required by Denver Fire Code, such as fire escapes, fire escape ladders, and outside stairways, including landing(s) which do not exceed the minimum required dimensions for a landing as defined in the Denver Building And Fire Code and excluding above-grade walkways</p> <p>Intent: To provide for egress from a building only for emergency purposes</p>	All G- Zone Districts	<u>All building forms</u>	5'	3'	3'	10'
 <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
<p>Pedestrian Bridge where the encroachment is necessary to complete a connection for access to a mass transit station:</p> <ul style="list-style-type: none"> • Provided Public Works has approved a right-of-way encumbrance. • Shall not include elevators, stairways or other vertical circulation elements. <p>Intent: To allow for above-grade connections to and from transit stations</p>	All G- Zone Districts	<u>All building forms</u>	Any distance	Any distance	Any distance	Any distance
 <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
Solar Panel, Flush Mounted Roof	All G- Zone Districts	<u>All building forms</u>	Any distance	Any distance	Any distance	Any distance
<p>Intent: To allow flush mounted solar panels on the roof of existing structures which may not meet a required minimum setback.</p>  <p><i>Illustrative only</i></p>	 <p>Setback Allowed Encroachment <i>Not to Scale. Illustrative Only.</i></p>					
Utility pedestals, transformers or other similar equipment, excluding mechanical equipment: • Shall not exceed 3' in height.	All G- Zone Districts	<u>All building forms</u>	Any distance	Any distance	Any distance	Any distance
<p>Intent: To allow for functional siting.</p>	 <p>Primary Street Setback Rear Setback Side Setback Allowed Encroachment SIDE STREET PRIMARY STREET Allowed Encroachment <i>Not to Scale. Illustrative Only.</i></p>					

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Utility pedestals, transformers or other similar equipment, excluding mechanical equipment: • Greater than 3' in height but not exceeding 8' in height above Finished Grade.	All G-RH, G-MU, G-RO, G-MX, and G-MS Zone Districts	<u>All building forms</u>	Not allowed	Not allowed	Any distance	Any distance
Intent: To allow for functional siting.  <i>Illustrative only</i>	 Not to Scale. Illustrative Only.					
Window well and/or emergency basement egress areas: • Shall be below grade.	All G- Zone Districts	<u>All building forms</u>	Any distance for any width	Each may be no more than 3' in width as measured perpendicular to the side interior/ side street zone lot line and 6' in length as measured parallel to the building facade facing the side interior/ side street zone lot line		Any distance for any width
Intent: To allow for emergency egress  <i>Illustrative only</i>	 Not to Scale. Illustrative Only.					

	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 G-Zone Districts	<u>All building forms</u>	Any distance	Any distance	Not allowed	Not allowed
Intent: To allow for functional siting	<p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
<p style="text-align: center;"><i>Illustrative only</i></p>						

6.3.7.5 Building Coverage Exception

A. Applicability

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

B. Front Porch

1. Intent

To promote street activation and human scale.

2. Standard

Area on a zone lot occupied by a Front Porch may be excluded from the calculation of building coverage, up to a maximum of 400 square feet for each dwelling unit.

C. Detached Accessory Dwelling Unit or Detached Garage

1. Intent

To promote openness between buildings located in the front and back of the lot.

2. Standard

Area on a zone lot occupied by either a Detached Accessory Dwelling Unit building form or a Detached Garage building form may be excluded from the calculation of building coverage. See those building forms for the applicable zone district.

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

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:

DIVISION 7.2 DISTRICTS (C-MX, C-RX, C-MS, C-CCN)

SECTION 7.2.1 DISTRICTS ESTABLISHED

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

Urban Center Neighborhood Context

C-MX-3	Mixed Use 3
C-MX-5	Mixed Use 5
C-MX-8	Mixed Use 8
C-MX-12	Mixed Use 12
C-MX-16	Mixed Use 16
C-MX-20	Mixed Use 20
C-RX-5	Residential Mixed Use 5
C-RX-8	Residential Mixed Use 8
C-RX-12	Residential Mixed Use 12
C-MS-5	Main Street 5
C-MS-8	Main Street 8
C-MS-12	Main Street 12
C-CCN-3	Cherry Creek North 3
C-CCN-4	Cherry Creek North 4
C-CCN-5	Cherry Creek North 5
C-CCN-7	Cherry Creek North 7
C-CCN-8	Cherry Creek North 8
C-CCN-12	Cherry Creek North 12

SECTION 7.2.2 MIXED USE DISTRICTS (C-MX-3, -5, -8, -12, -16, -20)

7.2.2.1 General Purpose

- A. The Mixed Use zone districts are intended to promote safe, active, and pedestrian-scaled, diverse areas through the use of **town house, row house, apartment, and shopfront** building forms that clearly define and activate the public street edge.
- B. The Mixed Use zone districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city's neighborhoods.
- C. The Mixed Use zone district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods.
- D. Compared to the Main Street districts, the Mixed Use districts are focused on creating mixed, diverse neighborhoods. Where Main Street districts are applied to key corridors and retail streets within a neighborhood, the Mixed Use districts are intended for broader application at the neighborhood scale.
- E. In the Urban Center Neighborhood Context, the Mixed Use zone districts require the same level of pedestrian enhancements as the Main Street zone districts. In the Urban Center Neighborhood Context, the primary difference between the Mixed Use zone districts and the Main Street zone districts is Main Street districts mandate shopfront buildings at the street edge.
- F. Mixed use buildings have a shallow front setback range. The build-to requirements are high.

B. Residential Mixed Use 8 (C-RX-8)

C-RX-8 applies to residentially-dominated areas served primarily by collector or arterial streets where a building scale of 2 to 8 stories is desired.

C. Residential Mixed Use 12 (C-RX-12)

C-RX-12 applies to residentially-dominated areas served primarily by arterial streets where a building scale of 2 to 12 stories is desired.

SECTION 7.2.4 MAIN STREET DISTRICTS (C-MS-5, -8 -12)

7.2.4.1 General Purpose

- A. The Main Street zone districts are intended to promote safe, active, and pedestrian-scaled commercial streets through the use of **shopfront and row house** building forms that clearly define and activate the public street edge.
- B. The Main Street zone districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering along the city's commercial streets.
- C. The Main Street district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods.
- D. Main Street zone districts are typically applied linearly along entire block faces of commercial, industrial, main, mixed-use and residential arterial streets (as designated in Blueprint Denver) or, less frequently, on single zone lots at the intersection of local/collector streets within a residential neighborhood.
- E. In the Urban Center Neighborhood Context, the Main Street zone districts should be applied where active Street Level retail is desired.
- F. In the Urban Center Neighborhood Context, the Main Street zone districts may also be embedded within a larger commercial shopping center or mixed-use area to promote Street Level retail activity.
- G. Main Street buildings have a shallow front setback range. The build-to requirements are high.

7.2.4.2 Specific Intent

A. Main Street 5 (C-MS-5)

C-MS-5 applies primarily to collector or arterial street corridors, or may be embedded within a larger commercial shopping center or mixed-use area, where a building scale of 2 to 5 stories is desired.

B. Main Street 8 (C-MS-8)

C-MS-8 applies primarily to arterial street corridors, or may be embedded within a larger commercial shopping center or mixed-use area, where a building scale of 2 to 8 stories is desired.

C. Main Street 12 (C-MS-12)

C-MS-12 applies primarily to arterial street corridors, or may be embedded within a larger commercial shopping center or mixed-use area, where a building scale of 2 to 12 stories is desired.

B. Setbacks

1. Site buildings to be consistent with the intended character and functional requirements of the urban context.
2. Site buildings to define the street edge/public realm consistent with the context.
3. Utilize buildings to create positive transitions between districts.

C. Parking Location

1. Minimize the visual impacts of parking areas on streets and adjoining property.
2. Minimize conflicts between pedestrian and vehicles.

7.3.2.3 Design Elements

A. Building Configuration

1. Promote variation in building form that enhances access to daylight, air and views from within and around new structures.
2. Encourage variation in building form that provides opportunities for architectural scale relationships in large building contexts.
3. Main Street setback: Reinforce the proportional scale of buildings to street width in order to establish a strong edge to Main Streets and other urban street corridors..
4. Arrange building heights, and scaling devices to provide transitions to adjoining areas.

B. Transparency

1. Maximize transparency of windows at Street Level to activate the street.
2. Utilize doors and windows to establish scale, variation, and patterns on building facades that provide visual interest and reflect the uses within the building.
3. Limit the use of highly reflective glass to avoid reflected glare onto neighboring streets and properties.

C. Entrances

1. Give prominence to pedestrian realm as a defining element of neighborhood character.
2. Provide convenient access to buildings and active uses from the street. Articulate and create a visual hierarchy of building entrances as an aid in way-finding.
3. Provide a positive relationship to the street through access, orientation and placement consistent with the context.
4. Create visually interesting and human-scaled facades.

7.3.2.4 Specific Building Form Intent

A. Commercial Mixed Use Zone Districts

1. **Town House**
Establish standards for buildings containing Side-by-side Dwelling Units that requires Dwelling Units located near the street to be Oriented to the Street. Additional Dwelling Units are permitted behind the Dwelling Units Oriented to the Street. Accommodates Two Unit and Multi-Unit Dwelling development.

2. Drive Thru Services

To allow more flexible design standards to accommodate unique circumstances of automobile service uses and primary uses with an accessory drive-thru lane. Specifically, allow a reduced build-to percentage and increased build-to range.

3. Drive Thru Restaurant

To allow more flexible design standards to accommodate unique circumstances of eating/drinking establishments with an accessory drive-thru lane. Specifically, allow corner lots a reduced build-to percentage on the Primary Street when the build-to percentage is increased along the Side Street.

4. General

Establish ~~a the base~~ set of standards to define and activate the street. The building form requires a minimum of one pedestrian Entrance at the street, in addition to other design elements that promote an active street front. The building form allows for a variety of site configurations, but does not allow structures containing mostly Side-by-Side Dwelling Units. for the zone district from which all other building forms deviate for specific situations. All uses are allowed.

5. Shopfront

Establish ~~a the base~~ set of standards to define and activate the street. The building form requires a minimum of one pedestrian Entrance at the street, in addition to other design elements that promote an active street front. The building form allows for a variety of site configurations, but does not allow structures containing mostly Side-by-Side Dwelling Units. Compared to the General building form, the Shopfront building form has increased standards for design elements such as transparency, active use and build-to. for the zone district from which all other building forms deviate for specific situations. All uses are allowed.

B. Cherry Creek North Zone Districts

1. Cherry Creek General

To establish the base set of standards for the zone district from which all other building forms deviate for specific situations.

2. Cherry Creek General - Small Lot on South Side of 3rd Ave

To allow more flexible design standards for zone lots sized 6,250 SF and less that are located on the south side of 3rd Avenue and that exist as of October 27, 2014, in order to encourage small lot reinvestment. Specifically, allow building forms that do not fully comply with the 3rd Avenue CCN Solar Access Bulk Plane.

3. Cherry Creek Open Space

To establish a building form that encourages the provision of Private Open Space. In exchange for providing Private Open Space, buildings are exempt from the Mass Reduction that applies to the Cherry Creek General building form.

4. Cherry Creek Open Space - Small Lot on the South Side of 3rd Ave

To establish a building form that encourages the provision of Private Open Space on 3rd Avenue and that allows for more flexible design standards for zone lots sized 9,375 SF and less that are located on the south side of 3rd Avenue and that exist as of October 27, 2014, in order to encourage small lot reinvestment. Specifically, allow building forms that do not comply with the 3rd Avenue CCN Bulk Plane in exchange for providing Private Open Space.

SECTION 7.3.3 PRIMARY BUILDING FORM STANDARDS

7.3.3.1 Applicability

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

7.3.3.2 General Standards

Combining standards from different building forms for the same structure is prohibited, except where expressly allowed.

7.3.3.3 District Specific Standards Summary

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

Urban Center (C-) Neighborhood Context Zone Districts			Building Forms														
			Suburban House	Urban House	Duplex	Tandem House	Row Town House	Garden Court	Town Row House	Apartment	Drive Thru Services	Drive Thru Restaurant	General	Cherry Creek General	Cherry Creek General - Small Lot on South Side of 3rd Ave	Cherry Creek Open Space	Cherry Creek Open Space - Small Lot on South Side of 3rd Ave
Max Number of Primary Structures per Zone Lot			No Maximum														
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	no-max										■	■	■	■		
	C-CCN-7, -8, -12	no-max										■		■			

■ = Allowed □ = Allowed subject to **geographic** limitations

7.3.3.4 District Specific Standards

A. Town House

Not to Scale. Illustrative Only.



TOWN HOUSE

HEIGHT	C-MX-3	C-MX-5, -8, -12, -16, -20	C-RX-5, -8, -12	C-MS-5, -8, -12
---------------	---------------	----------------------------------	------------------------	------------------------

A <u>Stories (max)</u>	<u>3</u>	<u>5</u>	<u>5</u>	<u>5</u>
A <u>Feet (min/max)</u>	<u>na/38'</u>	<u>na/70'</u>	<u>na/70'</u>	<u>24'/70'</u>

SITING	C-MX-3	C-MX-5, -8, -12, -16, -20	C-RX-5, -8, -12	C-MS-5, -8, -12
---------------	---------------	----------------------------------	------------------------	------------------------

REQUIRED BUILD-TO

B <u>Primary Street (min build-to % within min/max range)</u>	<u>70%</u> <u>10'/15'</u>	<u>70%</u> <u>10'/15'</u>	<u>70%</u> <u>10'/15'</u>	<u>75%</u> <u>10'/15'</u>
<u>Side Street (min build-to % within min/max range)</u>	<u>na</u>	<u>na</u>	<u>na</u>	<u>25%</u> <u>7.5'/15'</u>

SETBACKS

C <u>Primary Street (min)</u>	<u>10'</u>	<u>10'</u>	<u>10'</u>	<u>10'</u>
D <u>Side Street (min)</u>	<u>7.5'</u>	<u>7.5'</u>	<u>7.5'</u>	<u>7.5'</u>
E <u>Side Interior (min)</u>	<u>5'</u>	<u>5'</u>	<u>5'</u>	<u>5'</u>
F <u>Side Interior, adjacent to Protected District (min)</u>	<u>10'</u>	<u>10'</u>	<u>10'</u>	<u>10'</u>
<u>Rear (min)</u>	<u>0'</u>	<u>0'</u>	<u>0'</u>	<u>0'</u>
<u>Rear, adjacent to Protected District, alley/no alley (min)</u>	<u>0'/10'</u>	<u>0'/10'</u>	<u>0'/10'</u>	<u>0'/10'</u>

PARKING

<u>Surface Parking between building and Primary Street/Side Street</u>	<u>Not Allowed/Not Allowed</u>			
<u>Vehicle Access</u>	<u>From Alley; or Street access allowed when no Alley present</u>			

DESIGN ELEMENTS	C-MX-3	C-MX-5, -8, -12, -16, -20	C-RX-5, -8, -12	C-MS-5, -8, -12
------------------------	---------------	----------------------------------	------------------------	------------------------

BUILDING CONFIGURATION

G <u>Dwelling Units Oriented to the Street</u>	<u>Required if any portion of the Dwelling Unit is located within 20' of Primary Street Zone Lot Line or 20' of the Side Street Zone Lot Line.</u>			
<u>Dwelling Unit Configuration</u>	<u>Structure may contain Side-by-Side Dwelling Units</u>			
H <u>Upper Story Setback Above 27', adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)</u>	<u>15'/25'</u>	<u>20'/25'</u>	<u>20'/25'</u>	<u>20'/25'</u>
<u>Upper Story Setback Above 51', adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)</u>	<u>na</u>	<u>35'/40'</u>	<u>35'/40'</u>	<u>35'/40'</u>

STREET LEVEL ACTIVATION

I <u>Transparency, Primary Street (min)</u>	<u>40%</u>	<u>40%</u>	<u>40%</u>	<u>40%</u>
<u>Transparency, Side Street (min)</u>	<u>25%</u>	<u>25%</u>	<u>25%</u>	<u>25%</u>
J <u>Pedestrian Access</u>	<u>Each Dwelling Unit Oriented to the Street shall have Dwelling Unit Entrance with Entry Feature.</u>			

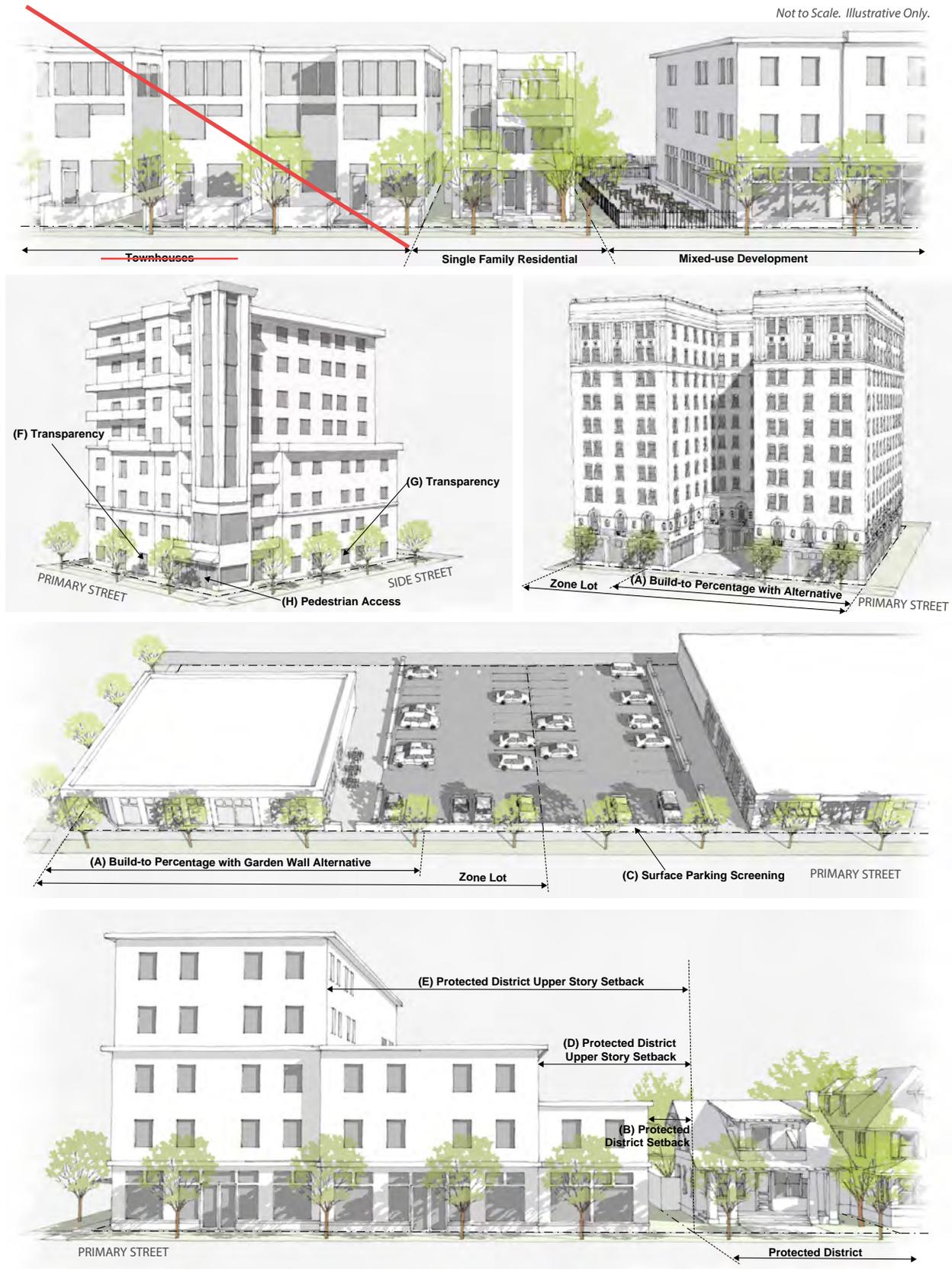
USES	All C-MX	All C-RX	All C-MS
<u>Street Level Active Uses</u>	<u>100%</u>	<u>na</u>	<u>100%</u>

Permitted Primary Uses Primary Uses shall be limited to Two Unit Dwelling and Multi Unit Dwelling (3+) uses. See Division 6.4 Uses and Parking

See Sections 7.3.5 - 7.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

D. General

Not to Scale. Illustrative Only.



GENERAL

	C-MX-3	C-RX-5	C-RX-8	C-RX-12	C-MX-16	C-MX-20
HEIGHT						
Stories (max)	3	5	8	12	16	20
Feet (max)	45'	70'	110'	150'	200'	250'
Feet, within 175' of Protected District (max)	na	na	75'	75'	75'	75'

Height Exceptions

See Section 7.3.7.1

	C-MX-3	C-RX-5	C-RX-8	C-RX-12	C-MX-16	C-MX-20
SITING						

REQUIRED BUILD-TO

A Primary Street (min build-to % within min/max range)	70% 0'/10' Residential Only Buildings: 0'/15'					
<u>Build-to Exceptions and Alternatives</u>	See Sections 7.3.7.2 and 7.3.6.1					

SETBACKS

Primary Street (min)	0'					
Side Street (min)	0'					
Side Interior (min)	0'					
B Side Interior, adjacent to Protected District (min)	10'					
Rear, alley and no alley (min)	0'					
Rear, adjacent to Protected District, alley/no alley (min)	0'/10'					
<u>Setback Exceptions and Encroachments</u>	See Sections 7.3.7.3 and 7.3.7.4					

PARKING

Surface Parking between building and Primary Street/Side Street	Not Allowed (Sec. 7.3.5.1)/Not Allowed (Sec. 7.3.5.1)					
C Surface Parking Screening Required	See Article 10, Division 10.5					
<u>Vehicle Access, 3 or more side-by-side dwelling units in one structure</u>	From Alley, or Street access allowed when no Alley present (Sec. 7.3.5.4)					
Vehicle Access, <u>all other permitted uses</u>	Shall be determined as part of Site Development Plan Review					

	C-MX-3	C-RX-5	C-RX-8	C-RX-12	C-MX-16	C-MX-20
DESIGN ELEMENTS						

BUILDING CONFIGURATION

<u>Dwelling Unit Configuration</u>	Structure may contain Side-by-Side Dwelling Units Residential Only Structure: Side-by-Side Dwelling Units shall not exceed 50% of the Structure's GFA					
D Upper Story Setback Above 27', adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	15'/25'	20'/25'	20'/25'	20'/25'	20'/25'	20'/25'
E Upper Story Setback Above 51', adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	na	35'/40'	35'/40'	35'/40'	35'/40'	35'/40'

STREET LEVEL ACTIVATION

F Transparency, Primary Street (min)	40% Residential Only Buildings: 30%					
G Transparency, Side Street (min)	25%					
<u>Transparency Alternatives</u>	See Section 7.3.6.3					
H Pedestrian Access, Primary Street	Entrance					

USES

<u>Street Level Active Uses</u>	All C-MX	100%	All C-RX	na
---------------------------------	----------	------	----------	----

Permitted Primary Uses

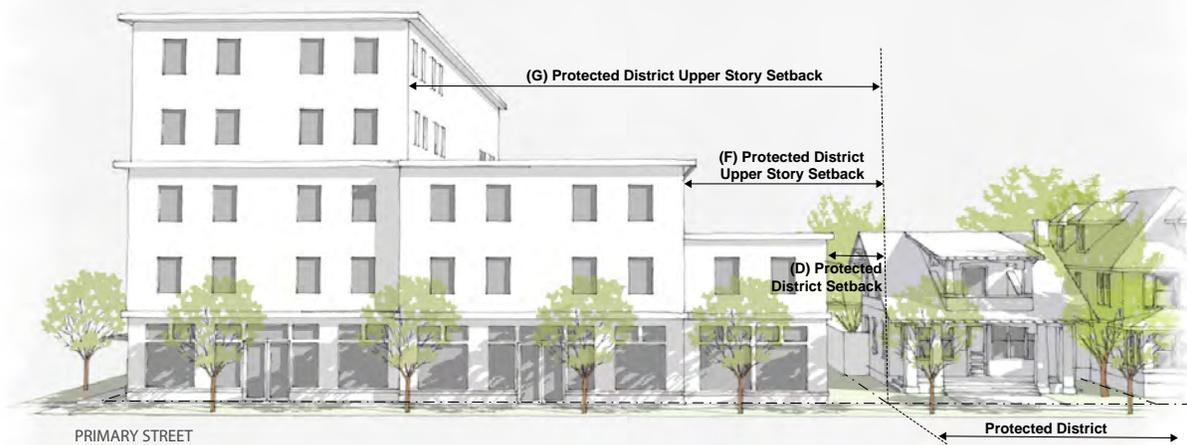
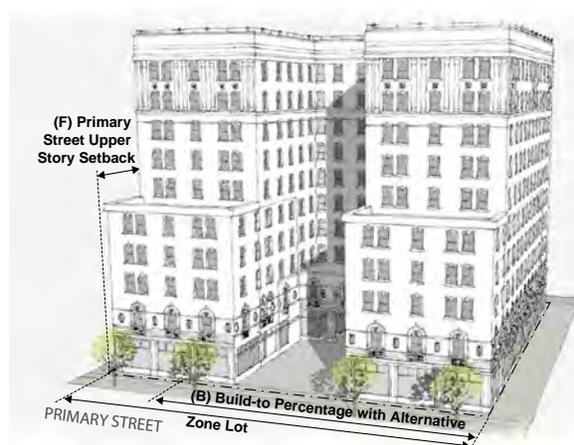
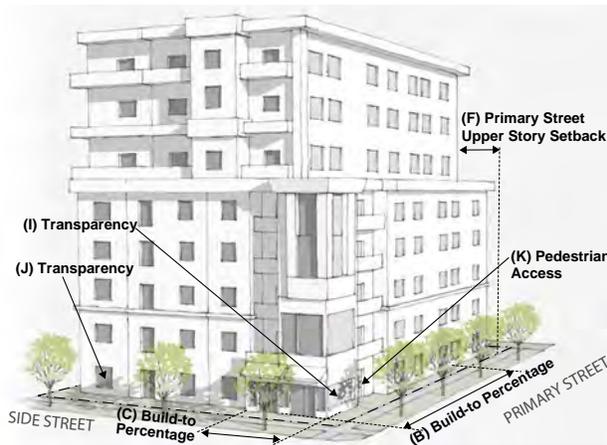
(+) All permitted Primary Uses shall be allowed within this building form. See Division 7.4 Uses and Parking; ~~and (2) 100% of the portion of the Street Level building frontage that meets the minimum Primary Street build-to requirement shall be occupied by Street Level active uses as described in Section 7.3.5.5.~~

All permitted Primary Uses shall be allowed within this building form; however: (1) Second Story and Above: Residential or Lodging Accommodations uses only; and (2) Buildings with No Residential or Lodging Accommodation Uses: 10,000 sf GFA max

See Sections 7.3.5 - 7.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

I. Shopfront

Not to Scale. Illustrative Only.



SHOPFRONT

	C-MX-3	C-MS-5	C-MS-8	C-MS-12	C-MX-16	C-MX-20
HEIGHT						
Stories (max)	3	5	8	12	16	20
A Feet (min/max)	na/45'	24'/70'	24'/110'	24'/150'	24'/200'	24'/250'
Height Exceptions			See Section 7.3.7.1			
SITING						
REQUIRED BUILD-TO						
B Primary Street (min build-to % within min/max range)				75% 0'/5'	Residential Only Buildings: 0'/10'	
C Side Street (min build-to % within min/max range)				25% 0'/5'	Residential Only Buildings: 0'/10'	
Build-to Exceptions and Alternatives			See Sections 7.3.7.2 and 7.3.6.1			
SETBACKS						
Primary Street (min)	0'	0'	0'	0'	0'	0'
Side Street (min)	0'	0'	0'	0'	0'	0'
Side Interior (min)	0'	0'	0'	0'	0'	0'
D Side Interior, adjacent to Protected District (min)	10'	10'	10'	10'	10'	10'
Rear, alley and no alley (min)	0'	0'	0'	0'	0'	0'
Rear, adjacent to Protected District, alley/no alley (min)	0'/10'	0'/10'	0'/10'	0'/10'	0'/10'	0'/10'
Setback Exceptions and Encroachments			See Sections 7.3.7.3 and 7.3.7.4			
PARKING						
Surface Parking between building and Primary Street/Side Street	Not Allowed (Sec. 7.3.5.1)/Not Allowed (Sec. 7.3.5.1)					
E Surface Parking Screening Required	See Article 10, Division 10.5					
Vehicle Access, 3 or more side-by-side dwelling units in one structure			From Alley; or Street access allowed when no Alley present (Sec. 7.3.5.4)			
Vehicle Access, all other permitted uses			Shall be determined as part of Site Development Plan Review			
DESIGN ELEMENTS						
BUILDING CONFIGURATION						
Dwelling Unit Configuration			Structure may contain Side-by-Side Dwelling Units Residential Only Structure: Side-by-Side Dwelling Units shall not exceed 50% of the Structure's GFA			
F Primary Street Upper Story Setback above 5 stories or 70' (min) See Section 7.3.6.2 for Alternative	na	na	20'	20'	20'	20'
G Upper Story Setback Above 27', adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	15'/25'	20'/25'	20'/25'	20'/25'	20'/25'	20'/25'
H Upper Story Setback Above 51', adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	na	35'/40'	35'/40'	35'/40'	35'/40'	35'/40'
STREET LEVEL ACTIVATION						
I Transparency, Primary Street (min)				60%	Residential Only Buildings: 40%	
J Transparency, Side Street (min)	25%	25%	30%	30%	30%	30%
Transparency Alternatives			See Section 7.3.6.3			
K Pedestrian Access, Primary Street	Entrance					
USES						
Street Level Active Uses			100%			
Permitted Primary Uses			(1) All permitted Primary Uses shall be allowed within this building form. See Division 7.4 Uses and Parking; and (2) 100% of the portion of the Street Level building frontage that meets the minimum Primary Street build-to requirement shall be occupied by Street Level active uses as described in Section 7.3.5.5.			
See Sections 7.3.5 - 7.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions						

SECTION 7.3.5 SUPPLEMENTAL DESIGN STANDARDS

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

A. Intent

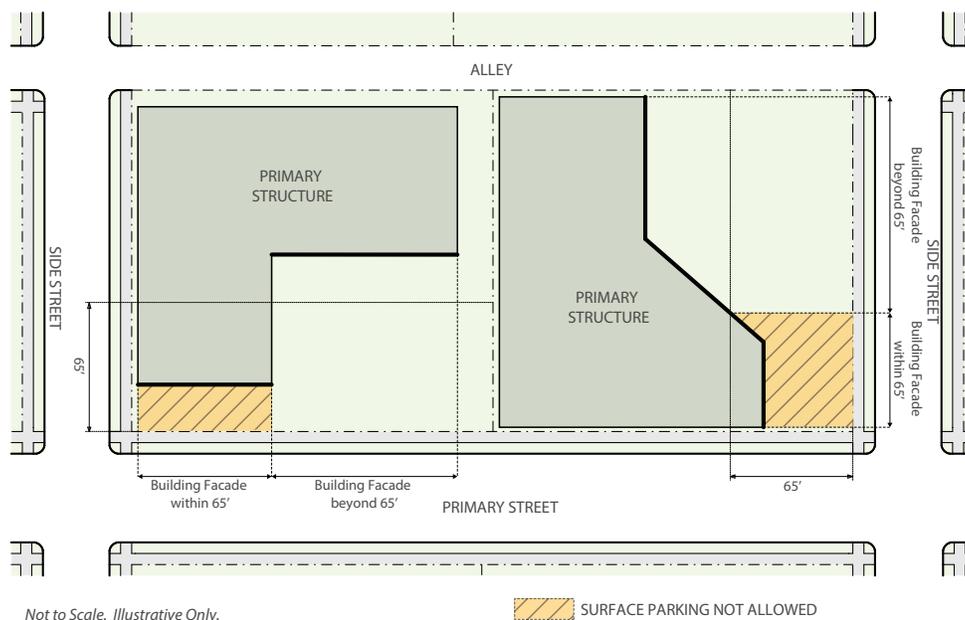
Allow for the functional siting of Buildings and Surface Parking while continuing to minimize the impacts of Surface Parking on the pedestrian experience.

B. Applicability

This Section 7.3.5.1 applies to the Town House, General, and Shopfront building forms in the C-MRX, and C-RMX, zone districts and the Shopfront building form in the 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 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 any portion of a Building Facade set back more than 65 feet from the Zone Lot Line abutting the applicable Street and the Street.



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.

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

- Rooftop and/or Second Story Decks are prohibited in the rear 35% of the Zone Lot depth.
- 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.

7.3.5.3 Dwelling Units Oriented to the Street

A. Intent

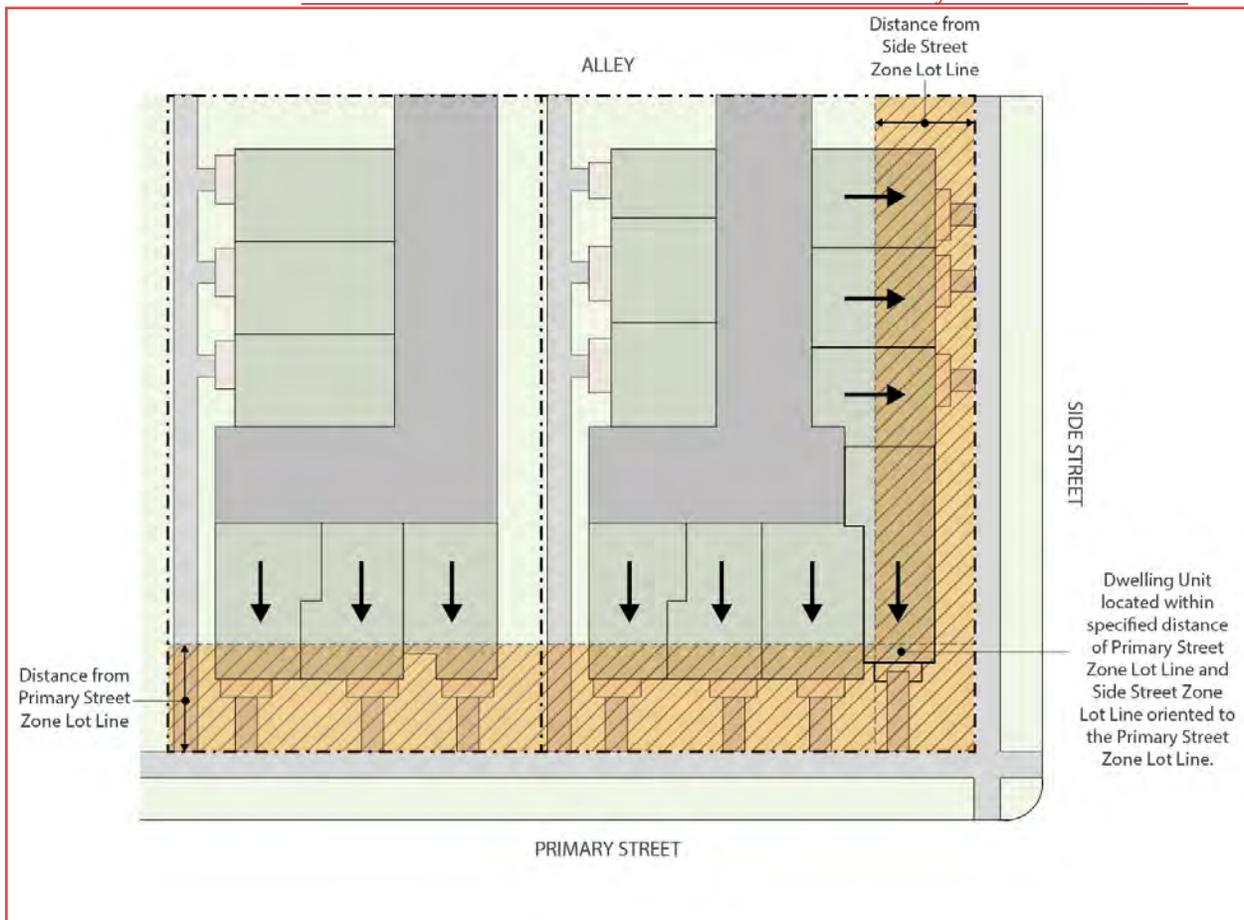
To ensure that buildings containing Side-by-Side Dwelling Units contribute to vibrant pedestrian-oriented street frontages with Dwelling Units that clearly Orient to the Street.

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.



- d. On a Zone Lot with more than one Primary Street, the Zoning Administrator shall determine the street to which the corner Dwelling Unit shall orient based on an analysis, at a minimum, of:
- i. The prevailing building orientation and setback patterns of buildings located on the same face block(s) as the subject Zone Lot;
 - ii. Block and lot shape;
 - iii. The functional street classification of all abutting streets as adopted by the Public Works Department;
 - iv. The future street classification of all abutting streets as adopted in Blueprint Denver; and
 - v. Guidance provided in any applicable General Development Plan or regulating neighborhood plan, such as designation of pedestrian priority streets in such plan.

7.3.5.4 Height for Sloped Roofs

A. Intent

To allow for design flexibility for sloped roofs that are responsive to the surrounding contexts and to promote variations within the building form.

B. Applicability

This Section 7.3.5.4 shall apply to development under the Town House building form standards in all C-MX, C-RX, and C-MS zone districts.

Supplemental Design Standard

- 1. For the portion of the roof with a minimum pitch of 6:12, the maximum building height for the subject portion shall be 45-feet in 3-story MX, RX, and MS zone districts.
- 2. Development of a primary building with a roof with a minimum pitch that takes advantage of the maximum height allowed per this Section 6.3.5.7 may apply one or more height exceptions allowed in Section 6.3.7.1, except that such height exceptions shall be measured from an allowed maximum of height of 38 feet in 3-story RX, MX, and MS zone districts.



C. Location of Vehicle Access

1. All vehicle access to a zone lot in the C-CCN zone districts shall be from an alley, when alley access is present.
2. If alley access is not present or if alley access is not feasible due to lot configuration, an Applicant shall first give preference to vehicle access to the zone lot from a named street before proposing vehicle access from a numbered street.
3. Whenever street (not alley) vehicle access to the zone lot is allowed, the width of the vehicle ingress/egress ways from the street shall be minimized.

7.3.5.7 Vehicle Access in all other Zone Districts

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

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:

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. Additionally, the Department of Public Works shall have approved the location of any such vehicular access;
4. The Department of Public Works 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;
5. The Primary Use is within the Civic, Public, and Institutional Use Category and the Department of Public Works determines that vehicular access is needed from the street; or
6. The applicant can demonstrate at the time of zoning permit application that vehicular access from a street to an Accessory Garage, Carport, or other Off-Street Parking Area was legally established, constructed, or expanded prior to June 25, 2010 and was Continuously Maintained, and the Primary Structure has not been Voluntarily Demolished.

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 resolve the exceptions specified in Section 7.3.5.4, then vehicular Alley access is required.

7.3.5.8 Street Level Active Uses in the C-MX and C-MS Zone Districts

A. Intent

To promote activity on the street and sidewalk, enhance safety and encourage a vibrant urban environment.

B. Applicability

This Section 7.3.5.5 applies to the [Town House](#), General, [and the Shopfront](#) building form in the C-MX [zone districts and the Shopfront building form in the](#) and C-MS zone districts [where the specified percentage of the Street Level building frontage that meets the minimum Primary Street and Side Street build-to requirements shall be occupied by Street Level active uses.](#)

C. Street Level Active Uses

1. Street Level active uses include all permitted primary uses except the following:
 - a. Mini-storage Facility; or
 - b. Wholesale Trade or Storage, Light.
2. Street Level active uses include all permitted accessory uses except the following:
 - a. Car Wash Bay Accessory to Automobile Services or Hotel Uses; or
 - b. Drive Through Facility Accessory to Eating/Drinking Establishments and to Retail Sales, Service, and Repair Uses.
3. Street Level active uses shall not include Parking Spaces or Parking Aisles.
4. Street Level active uses shall occupy Street Level floor area for a minimum depth of 15 feet (may include the depth of a recessed entrance allowed to meet minimum pedestrian access standards).
5. The length of any build-to alternatives permitted by Section 7.3.6.1 shall not apply toward the required percentage of Street Level building frontage that must be occupied by a Street Level active use.

SECTION 7.3.6 DESIGN STANDARD ALTERNATIVES

7.3.6.1 Required Build-To Alternatives

A. Intent

To help define the public realm and enhance the visual quality of the built environment where it is not possible to define the street and public sidewalk edge with building facades. Additionally, to allow relief for vehicle access when alley access is not feasible per Section 7.3.5.7 in the Town House building form.

B. Allowance

The following alternatives may be used singularly or in combination as alternatives to a required build-to standard and may count toward the required build-to no more than as described in the table below, provided all alternatives meet the requirements stated in Section 13.1.5.6.E:

REQUIRED BUILD-TO ALTERNATIVES									
ZONE DISTRICT	BUILDING FORM	PERMANENT OUTDOOR PATIO SEATING (MAX INCREASE IN BUILD-TO RANGE)	PRIVATE OPEN SPACE (MAX % OF BUILD-TO)	GARDEN WALL (MAX % OF BUILD-TO)	GARDEN WALL WITH COVERED SEATING FOR PEDESTRIANS (MAX % OF BUILD-TO)	PERGOLA (MAX % OF BUILD-TO)	ARCADE (MAX % OF BUILD-TO)	COURTYARD (MAX % OF BUILD-TO)	VEHICLE ACCESS (MAX FEET OF BUILD-TO)
C-RX C-MX C-MS	Town House	na	na	na	na	na	na	30%	12 feet
C-RX C-MX	All Others	na	na	25%***	30%***	30%***	100%	100%	na
C-MS	All Others	na	na	25%***	30%***	30%***	100%	na	na
C-CCN	All Others	5*	100%**	25%***	30%***	30%***	100%	na	

7.3.6.4 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 C-MX and C-RX zone districts, for all building forms except the [Row-House Town House](#) building form, 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 13.1.6.2.B.5:

1. Courtyard or Plaza
2. Covered Walkway

SECTION 7.3.7 DESIGN STANDARD EXCEPTIONS

7.3.7.1 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. Applicability and Standards:

1. The following building features are allowed to exceed height in feet, stories, bulk plane and upper story setbacks as described in the table below, subject to the standards in this section 7.3.7.1.B.
2. 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.
3. 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.
4. Unoccupied building features shall not include space for living, sleeping, eating, cooking, bathrooms, toilet compartments, closets, halls, storage, or similar space.
5. 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 PROJECT THROUGH THE 3RD AVENUE CCN BULK PLANE	MAY ENCROACH INTO THE UPPER STORY SETBACK
Eaves	All C- Zone Districts	No	No	Any distance when attached to a feature that meets the definition of a Story	Not applicable	Any distance	Not allowed	Any distance

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 PROJECT THROUGH THE 3RD AVENUE CCN BULK PLANE	MAY ENCROACH INTO THE UPPER STORY SETBACK
Unoccupied spires, towers, flagpoles, antennas, chimneys, flues and vents	All C- Zone Districts	No	No	28'	Not applicable	Any distance	Not allowed	Any distance
Unoccupied cooling towers and enclosures for tanks	All 5-Story or greater C-RX, C-MX, C-MS Zone Districts	No	Yes	28'	Not applicable	Not allowed	Not allowed	Not allowed
<u>Unoccupied elevator penthouses, stair enclosures, and enclosed or unenclosed mechanical equipment including vertical or sloped screen walls for such equipment.</u>	<u>C-MX-3 Zone Districts in the Town House building form</u>	<u>Yes</u>	<u>Yes, from the perimeter of the portion of the building facing the Primary Street, Side Street, Side Interior or Rear Zone Lot Line.</u> <u>No, from the perimeter of the portion of the building that does not face a Zone Lot Line.</u>	<u>12'</u>	<u>1 story</u>	<u>Not Allowed</u>	<u>Not Applicable</u>	<u>Not Allowed</u>
Unoccupied elevator penthouses, stair enclosures, and enclosed or unenclosed mechanical equipment including vertical or sloped screen walls for such equipment	C-MX-3, C-CCN Zone Districts, <u>all other building forms</u>	Yes	Yes	12'	1 story	Not allowed	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 5-Story or greater C-RX, C-MX, C-MS Zone Districts	Yes	Yes	28'	1 story	Not allowed	Not allowed	Not allowed
Elevator lobbies	C-MX-3, C-CCN Zone Districts	Yes	Yes	12'	1 story	Not allowed	Not allowed	Not allowed
Elevator lobbies	All 5-Story or greater C-RX, C-MX, C-MS Zone Districts	Yes	Yes	28'	1 story	Not allowed	Not allowed	Not allowed
Open Structures	C-MX-3, C-CCN Zone Districts	Yes	Yes	12'	Not applicable	Not allowed	Not allowed	Not allowed
Open Structures	All 5-Story or greater C-RX, C-MX, C-MS Zone Districts	Yes	Yes	28'	Not applicable	Not allowed	Not allowed	Not allowed

2. The required Parkway setback established under D.R.M.C., Chapter 49.

7.3.7.4 Setback Encroachments

A. Intent

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

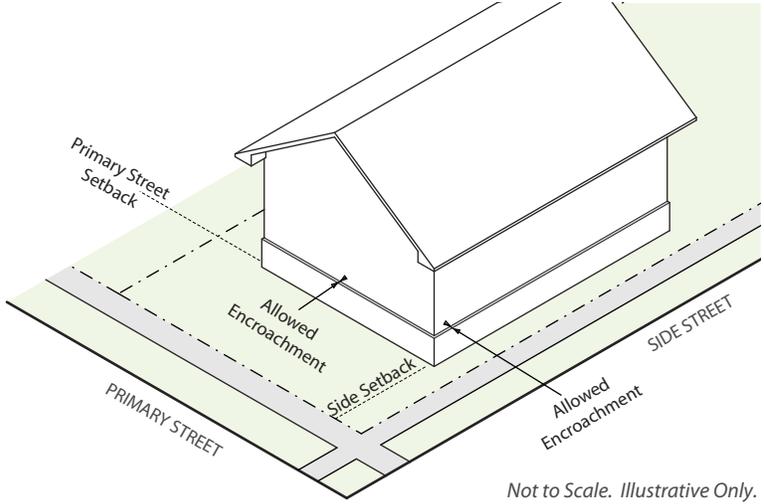
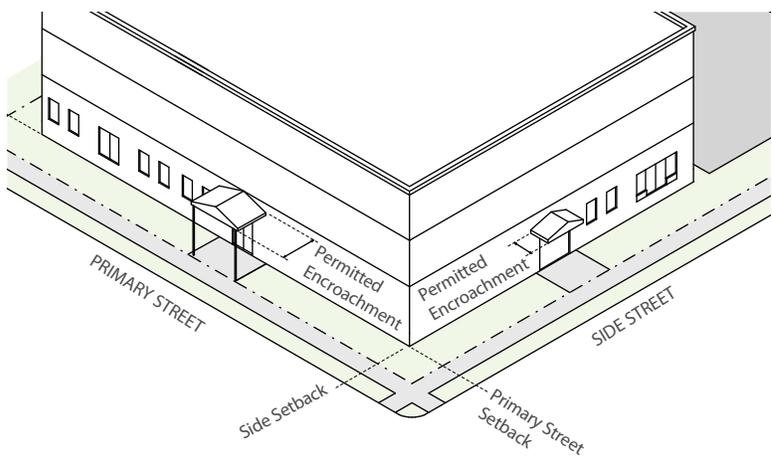
B. Standard

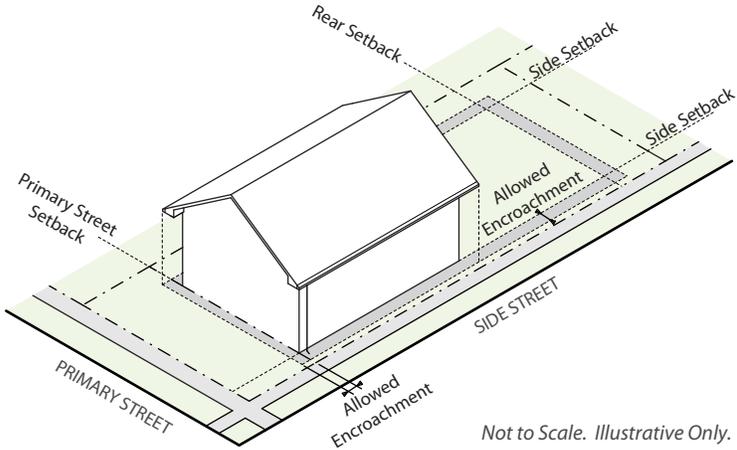
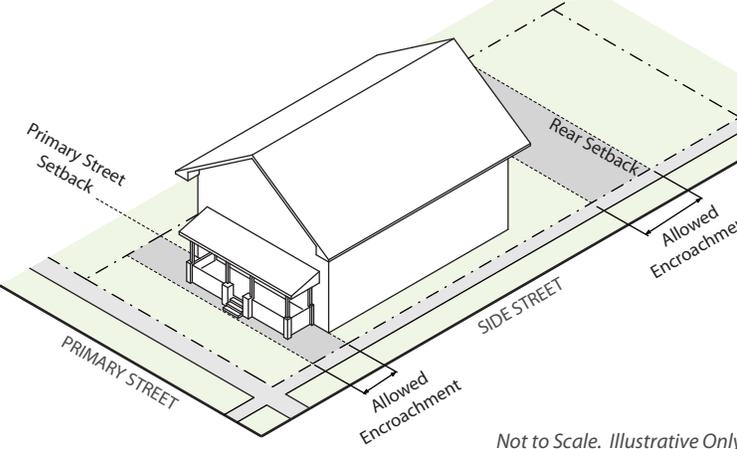
Required minimum setbacks shall be open and unobstructed. The following setback encroachments, excluding required upper story setbacks, are allowed:

1. Architectural Elements

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

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Belt Courses, sills, lintels, pilasters, pediments, cornices; chimneys and fireplace insert vents not exceeding 6' in width	All C- Zone Districts	<u>All building forms</u>	1.5' Cornices only: 3'	1.5' Cornices only: 3'	1.5' Cornices only: 3'; if setback is less than 5': 2'	1.5' Cornices only: 5'
Intent: To allow common, minor decorative elements which are integral to a building.	<p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
<p style="text-align: center;"><i>Illustrative only</i></p>						

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Brick and stone veneers above Finished Grade for re-siding an existing structure only	All C- Zone Districts	<u>All building forms</u>	6"	6"	6"	6"
Intent: To allow for re-siding of existing structures which may not meet a required minimum setback or the re-siding of the structure would result in not meeting the required minimum setback.	 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Canopies providing cover to an entrance: • The width shall be no greater than 25% of the width of the face of the building or 20', whichever is less; and • Shall be open on three sides.	All C- Zone Districts	<u>Town House</u>	<u>Any distance</u>	<u>Any distance</u>	<u>2' and at no point closer than 3' to the Zone Lot line</u>	<u>Not allowed</u>
		<u>All others</u>	Any distance	Any distance	Not allowed	Not allowed
Intent: Provide protection from the weather for pedestrians entering the building and define street entrances to the building.	 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
 <p style="text-align: center;"><i>Illustrative only</i></p>						

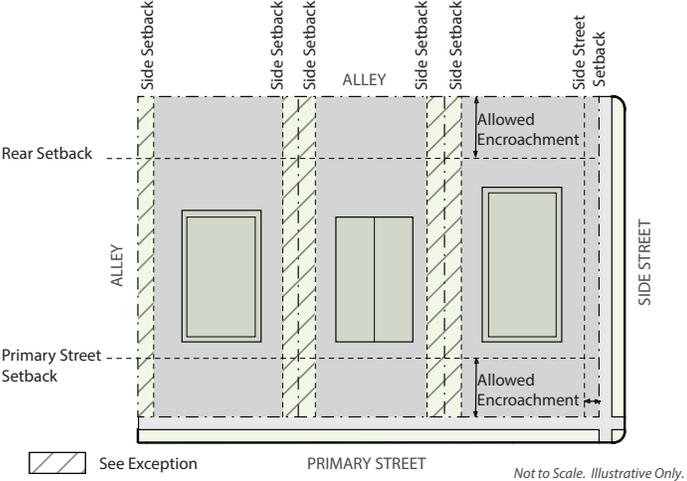
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Gutters and Roof Overhang</p> <p>Intent: To allow features of structures intended to repel weather</p>  <p><i>Illustrative only</i></p>	All C- Zone Districts	<u>All building forms</u>	3'	3'	3'; if setback is less than 5': 2'	5'
 <p><i>Not to Scale. Illustrative Only.</i></p>						
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p><u>Multi-story Porches (1-story or multi-story), Decks, Patios, and Exterior Balconies, Stoops, and above-grade stairways at the ground story connected to a porch:</u></p> <ul style="list-style-type: none"> • May be covered; • All sides shall be at least 50% open except for any side abutting a building facade <u>or fire wall.</u> <p>Intent: To promote elements which provide for street activation <u>and human scale.</u></p>  <p><i>Illustrative only</i></p>	All C- Zone Districts	<u>All building forms</u>	8' and minimum of 1' between right-of-way and first riser of above-grade stairway	5' and minimum of 1' between right-of-way and first riser of above-grade stairway	Not allowed	5'
 <p><i>Not to Scale. Illustrative Only.</i></p>						

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Projecting Windows: • Shall be a minimum of 1.5' above finished floor; • Shall not extend floor to ceiling; and • No individual projection shall be more than 10' in horizontal length at the opening along the face of the building.	All C- 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 daylighting.	<p style="text-align: right;">Not to Scale. Illustrative Only.</p>					
<p style="text-align: center;">Illustrative only</p>						
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Shading devices: Building elements, such as awnings, designed and intended to control light entering a building	All C- Zone Districts	All building forms	5'	3'	3'	10'
Intent: To allow for elements either integral or attached to a building which control light entering through windows.	<p style="text-align: right;">Not to Scale. Illustrative Only.</p>					
<p style="text-align: center;">Illustrative only</p>						

2. Site Elements

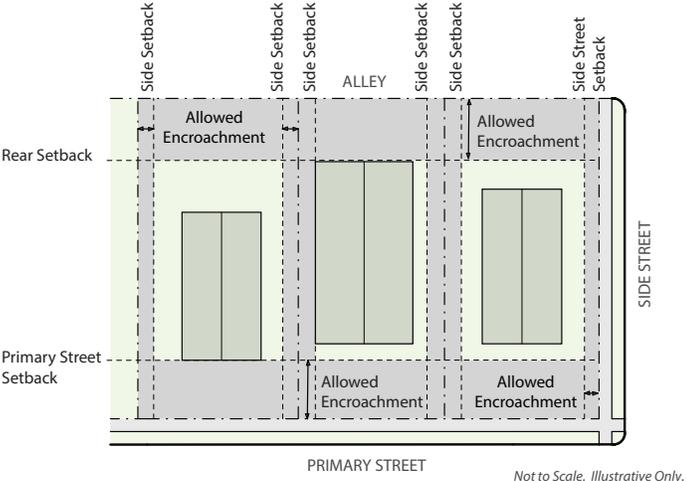
To allow for minor screening and parking elements while maintaining an open and unobstructed setback space.

	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					
Surface Parking	Not Allowed					
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<u>Off-Street Parking Area</u> <u>When a Zone Lot contains two or more building forms with different permitted encroachments, the less restrictive standards shall apply for the entire Zone Lot.</u>	All C- Zone Districts	Town House	Not allowed	Not allowed* (*see exception below)	Allowed	Allowed
		All Others	Allowed	Allowed	Allowed	Allowed
<u>Intent: To restrict off-street parking area where it is impactful due to the number of required parking spaces.</u>	<p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
<p><u>*Exception: The minimum 5' of back out space required in Division 10, Section 4 shall be permitted to encroach 2.5' when the encroachment is screened from the Side Street with a Garden Wall and 1 deciduous canopy tree or planting strip.</u></p>						

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Drive or Driveway</p> <p><u>When a Zone Lot contains two or more building forms with different permitted encroachments, the less restrictive standards shall apply for the entire Zone Lot.</u></p>	All C- Zone Districts	Town House	Any distance	Any distance	Any distance Adjacent to a Protected District: Not Allowed (*see exception below)	Any distance
		All Others	Any distance	Any distance	Not allowed (*see exception below)	Any distance
<p>Intent: To allow a Drive or Driveway to access an Off-Street Parking Area, but restrict the location where it is impactful due to proximity to adjacent properties.</p>  <p><i>Illustrative only</i></p>	 <p>See Exception</p> <p>PRIMARY STREET</p> <p>Not to Scale. Illustrative Only.</p>					

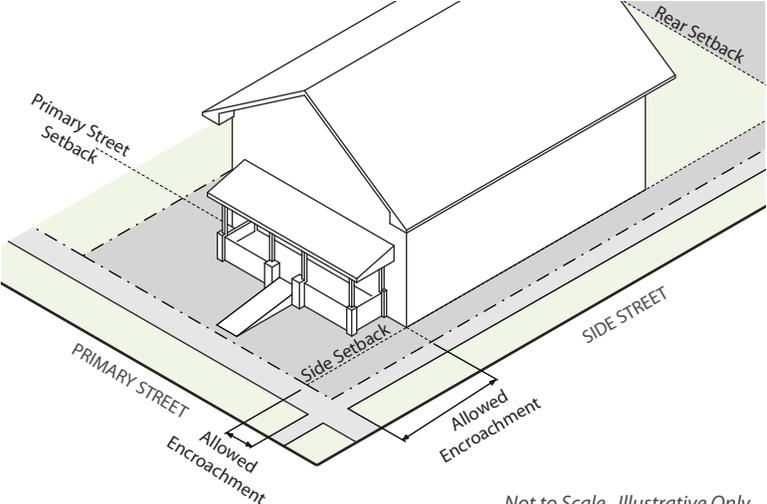
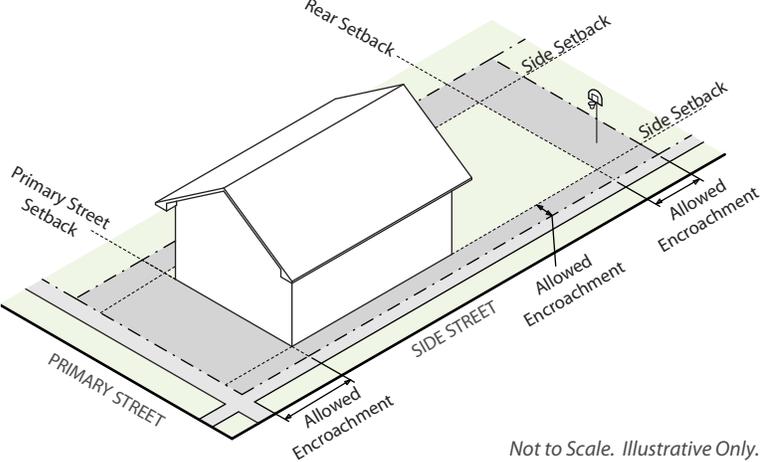
*Exception: A Drive or Driveway may encroach any distance into a Side Interior setback where:

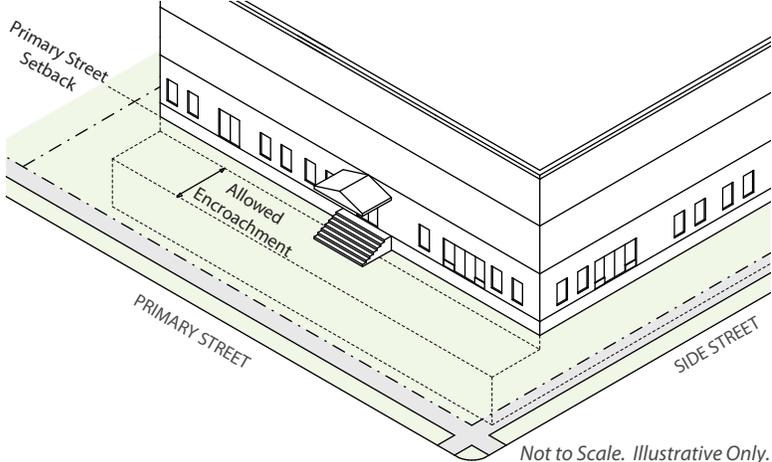
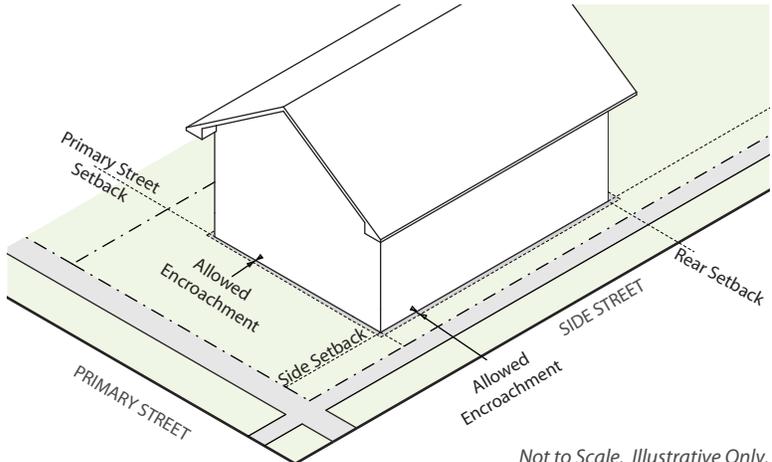
- The Side Interior setback Abuts a public Alley;
- Other public right-of-way, or an easement for public access Abutting a public Alley; or
- Where a shared access agreement allows the Drive or Driveway to provide shared access to more than one Abutting Zone Lot.

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Flatwork providing pedestrian access to entrances and buildings:</p>	All C- Zone Districts	All building forms	Any distance, but may not exceed 50% of the area within the setback	Any distance, but may not exceed 50% of the area within the setback	Maximum of 5' wide: Any distance	Maximum of 5' wide: Any distance
<p>Intent: To provide pedestrian access to entrances and buildings, but restrict coverage and width to ensure adequate openness</p>  <p><i>Illustrative only</i></p>	 <p>PRIMARY STREET</p> <p>Not to Scale. Illustrative Only.</p>					

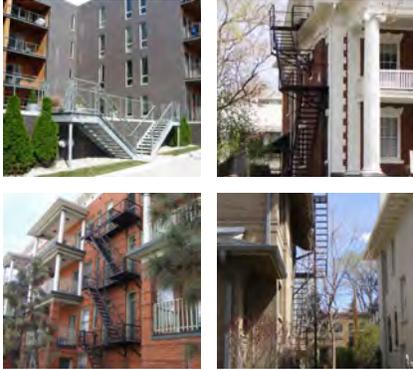
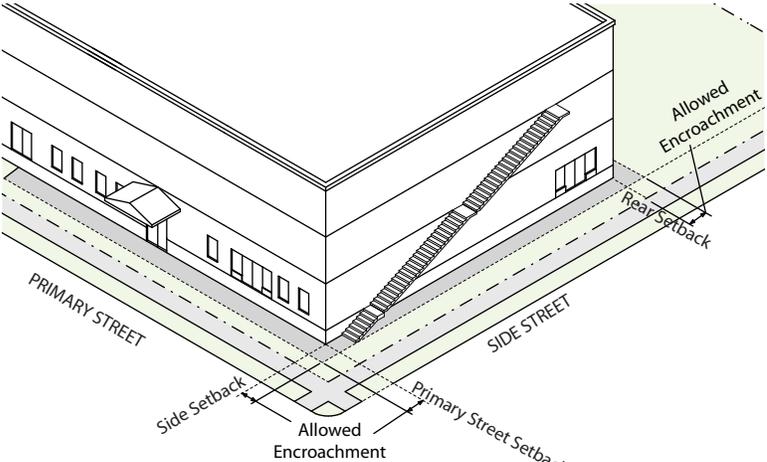
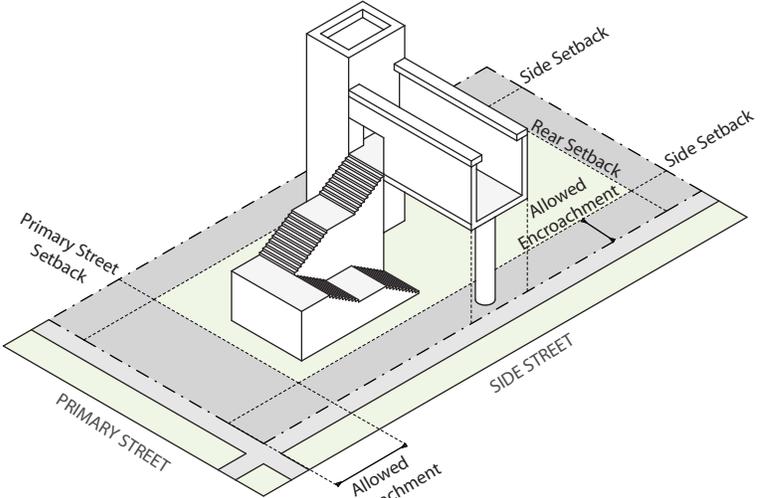
3. Service & Utility Elements

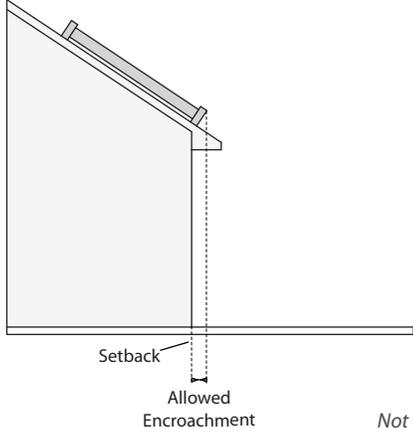
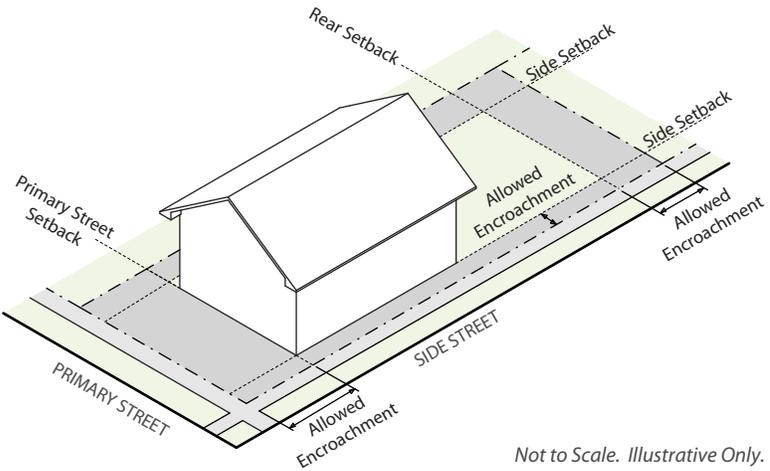
To allow for minor service and utility elements while maintaining an open and unobstructed setback space.

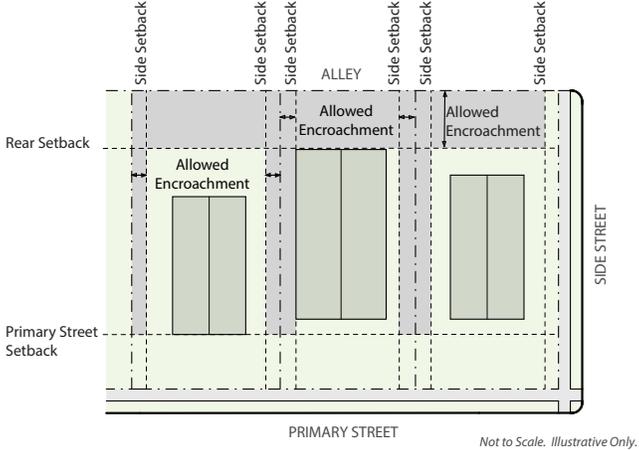
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Barrier-free access structures providing access to existing buildings as required by the Americans with Disabilities Act or Denver Accessibility Standards, when no alternative locations are available.</p> <ul style="list-style-type: none"> Setback encroachments for required barrier-free access structures are only allowed for expansions, enlargements, and alterations to existing buildings. Such barrier-free access structures shall be designed to be compatible with the character of the building, as determined by the Zoning Administrator. 	All C- Zone Districts	All building forms	Any distance	Any distance	Any distance	Any distance
<p>Intent: To provide flexibility in the location of required barrier-free access to existing buildings.</p>  <p style="text-align: center;"><i>Illustrative only</i></p>	 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Basketball goals on a fixed post	All C- Zone Districts	All building forms	Any distance	Any distance	Any distance	Any distance
	 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Enclosed structure that is below the original grade and completely underground, of any setback space, except as otherwise restricted by this Code	All C- Zone Districts	<u>All building forms</u>	Any distance	Any distance	Any distance	Any distance
Intent: To allow below grade structures that do not disrupt the streetscape.						
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Gas and electric meters	All C- Zone Districts	<u>All building forms</u>	1.5'	1.5'	1.5'	1.5'
Intent: To allow for functional siting.						

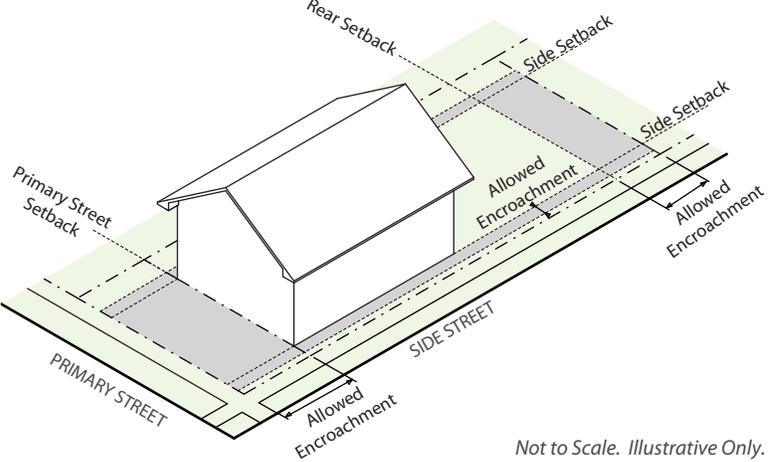
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Ground mounted air conditioning units or other similar mechanical equipment, except evaporative coolers, provided the following are all met:	All C- Zone Districts	<u>All building forms</u>	Not allowed	3'; subject to Zoning Permit Review with Informational Notice	3'; subject to Zoning Permit Review with Informational Notice	3'; subject to Zoning Permit Review with Informational Notice
<ul style="list-style-type: none"> Does not generate more than 75 decibels of ambient sound according to the manufacturer's specifications and does not exceed the noise standards of Section 36-6 of the D.R.M.C.; Does not exceed 4' in height or 10 square feet in area per unit; Does not exceed 2 units per zone lot; Has adequate screening to conceal it from view from adjacent properties and public rights-of way by means of landscaping and/or fencing; and The location of the unit(s) minimizes the impacts on adjoining properties. 						
Intent: To allow for functional siting.	<p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Ground mounted evaporative coolers <ul style="list-style-type: none"> located behind the front of the primary structure and screened from adjacent properties and public rights-of-way, and not to exceed the noise standards of D.R.M.C. Section 36-6 	All C- Zone Districts	<u>All building forms</u>	Not allowed	3'	3'	Not allowed
Intent: To allow for functional siting.	<p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Emergency egress, when required by Denver Fire Code, such as fire escapes, fire escape ladders, and outside stairways, including landing(s) which do not exceed the minimum required dimensions for a landing as defined in the Denver Building And Fire Code and excluding above-grade walkways</p> <p>Intent: To provide for egress from a building only for emergency purposes</p>	All C- Zone Districts	All building forms	5'	3'	3'	10'
 <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
<p>Pedestrian Bridge where the encroachment is necessary to complete a connection for access to a mass transit station:</p> <ul style="list-style-type: none"> • Provided Public Works has approved a right-of-way encumbrance. • Shall not include elevators, stairways or other vertical circulation elements. <p>Intent: To allow for above-grade connections to and from transit stations</p>	All C- Zone Districts	All building forms	Any distance	Any distance	Any distance	Any distance
 <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
Solar Panel, Flush Mounted Roof	All C- Zone Districts	All building forms	Any distance	Any distance	Any distance	Any distance
<p>Intent: To allow flush mounted solar panels on the roof of existing structures which may not meet a required minimum setback.</p>  <p style="text-align: center;"><i>Illustrative only</i></p>	 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Utility pedestals, transformers or other similar equipment, excluding mechanical equipment: • Shall not exceed 3' in height.	All C- Zone Districts	All building forms	Any distance	Any distance	Any distance	Any distance
<p>Intent: To allow for functional siting.</p>	 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Utility pedestals, transformers or other similar equipment, excluding mechanical equipment: <ul style="list-style-type: none"> • Greater than 3' in height but not exceeding 8' in height above Finished Grade. </p> <p>Intent: To allow for functional siting.</p>	All C- Zone Districts	<u>All building forms</u>	Not allowed	Not allowed	Any distance	Any distance
 <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
<p>Window well and/or emergency basement egress areas: <ul style="list-style-type: none"> • Shall be below grade. </p> <p>Intent: To allow for emergency egress</p>	All C- Zone Districts	<u>All building forms</u>	Any distance for any width	Each may be no more than 3' in width as measured perpendicular to the side interior/side street zone lot line and 6' in length as measured parallel to the building facade facing the side interior/side street zone lot line		Any distance for any width

 <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 C-Zone Districts	All building forms	Any distance	Any distance	Not allowed	Not Allowed
Intent: To allow for functional siting.	<p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
<p style="text-align: center;"><i>Illustrative only</i></p>						

SECTION 7.3.8 REFERENCE TO OTHER DESIGN STANDARDS

7.3.8.1 Article 10: General Design Standards

Refer to the following Divisions for other applicable design standards

- A. Parking and Loading: Division 10.4
- B. Landscaping, Fences, Walls and Screening: Division 10.5
- C. Site Grading: Division 10.6
- D. Outdoor Lighting: Division 10.7
- E. Signs: Division 10.10

SECTION 8.8.3 PRIMARY BUILDING FORM STANDARDS FOR DOWNTOWN ARAPAHOE SQUARE 12+ AND DOWNTOWN ARAPAHOE SQUARE 20+ DISTRICTS

8.8.3.1 Applicability

All development, except detached accessory structures, in the Downtown Arapahoe Square 12+ (D-AS-12+) and Downtown Arapahoe Square 20+ (D-AS-20+) zone districts.

8.8.3.2 General Standards

Combining standards from different building forms for the same structure is prohibited, except where expressly allowed.

8.8.3.3 District Specific Standards Summary

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

Downtown Arapahoe Square 12+ (D-AS-12+) and Downtown Arapahoe Square 20+ (D-AS-20+) Zone Districts		Building Forms												
		Suburban House	Urban House	Duplex	Tandem House	Row Town House	Garden Court	Town Row House	Apartment	Drive Thru Services	Drive Thru Restaurant	General	General with Height Incentive	Point Tower
Max Number of Primary Structures Per Zone Lot		<u>No Maximum</u>												
Downtown Arapahoe Square 12+ District (D-AS-12+)	no-max											■	■	■
Downtown Arapahoe Square 20+ District (D-AS-20+)	no-max											■	■	■

■ = Allowed □ = Allowed subject to [geographic](#) limitations

Contents

ARTICLE 9. SPECIAL CONTEXTS AND DISTRICTS

DIVISION 9.1	INDUSTRIAL CONTEXT (I-MX, I-A, I-B)	9.1-1
Section 9.1.1	Industrial Context Description	9.1-1
Section 9.1.2	Districts Established	9.1-2
Section 9.1.3	Design Standards	9.1-3
<u>Section 9.1.4</u>	<u>Supplemental Design Standards</u>	<u>9.1-11</u>
Section 9.1.5	Uses and Required Minimum Parking.....	9.1-33
DIVISION 9.2	CAMPUS CONTEXT (CMP)	9.2-7
Section 9.2.1	Campus Context Description	9.2-7
Section 9.2.2	Districts Established	9.2-8
Section 9.2.3	Campus Healthcare and Healthcare 2 (CMP-H, CMP-H2)	9.2-8
Section 9.2.4	Campus-Education/Institution (CMP-EI, CMP-EI2).....	9.2-15
Section 9.2.5	Campus- Entertainment (CMP-ENT)	9.2-21
Section 9.2.6	Campus - National Western Center (CMP-NWC)	9.2-25
Section 9.2.7	Design Standard Exceptions CMP-H, CMP-H2; CMP-EI, CMP-EI2; CMP-ENT; CMP-NWC 9.2-28	
Section 9.2.8	Uses and Required Minimum Parking.....	9.2-44
DIVISION 9.3	OPEN SPACE CONTEXT (OS-A, OS-B, OS-C)	9.3-9
Section 9.3.1	Open Space Context Description.....	9.3-9
Section 9.3.2	Districts Established	9.3-10
Section 9.3.3	Primary Building Form Standards	9.3-10
Section 9.3.4	Uses and Required Minimum Parking.....	9.3-13
DIVISION 9.4	OVERLAY ZONE DISTRICTS	9.4-9
Section 9.4.1	General Intent	9.4-9
Section 9.4.2	Overlay Zone Districts Established.....	9.4-9
Section 9.4.3	Conservation Overlay District (CO-).....	9.4-9
Section 9.4.4	Use Overlay Districts (UO-)	9.4-20
Section 9.4.5	Design Overlay Districts (DO-)	9.4-24
Section 9.4.6	Incentive Overlay Districts (IO-).....	9.7-1
DIVISION 9.5	DENVER INTERNATIONAL AIRPORT ZONE DISTRICTS AND O-1 ZONE DISTRICT	9.7-7
Section 9.5.1	Districts Established	9.7-7
Section 9.5.2	Denver International Airport Zone District (DIA)	9.7-8
Section 9.5.3	DIA Influence Area Overlay Zone (AIO-)	9.7-8
Section 9.5.4	O-1 Zone District	9.7-10
Section 9.5.5	Uses and Required Minimum Parking.....	9.7-10
DIVISION 9.6	PLANNED UNIT DEVELOPMENT DISTRICT (PUD)	9.7-21
Section 9.6.1	Planned Unit Development District (PUD)	9.7-21
DIVISION 9.7	MASTER PLANNED CONTEXT (M-RH, M-RX, M-CC, M-MX, M-IMX, M-GMX)	9.7-25
Section 9.7.1	Master Planned Context Description	9.7-25
Section 9.7.2	Districts Established	9.7-26
Section 9.7.3	Design Standards	9.7-28
Section 9.7.4	Detached Accessory Building Form Standards.....	9.7-54
Section 9.7.5	Supplemental Design Standards	9.7-64
Section 9.7.6	Design Standard Alternatives	9.7-66
Section 9.7.7	Design Standard Exceptions.....	9.7-68
Section 9.7.8	Reference to Other Design standards.....	9.7-87
Section 9.7.9	Uses and Required Minimum Parking.....	9.7-87

SECTION 9.1.2 DISTRICTS ESTABLISHED

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

Industrial Context

I-MX-3, -5, -8	Industrial Mixed Use District
I-A	Light Industrial District
I-B	General Industrial District

9.1.2.1 Purpose

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

A. I-MX Industrial Mixed Use Districts (I-MX-3, -5, -8)

1. General Purpose

- a. The Industrial Mixed Use districts are intended to develop in a pedestrian-oriented pattern, with buildings built up to the street and an active Street Level.
- b. The Industrial Mixed Use districts are also intended to provide a transition between mixed use areas and I-A or I-B Industrial Districts.
- c. The Industrial Mixed Use districts accommodate a variety of industrial, commercial, civic and residential uses.

2. Industrial Mixed Use 3 (I-MX-3)

I-MX-3 applies to industrially-dominated areas served primarily by local or collector streets with a maximum building height of 3 stories.

3. Industrial Mixed Use 5 (I-MX-5)

I-MX-5 applies to industrially-dominated areas served primarily by collector streets with a maximum building height of 5 stories.

4. Industrial Mixed Use 8 (I-MX-8)

I-MX-8 applies to industrially-dominated areas served primarily by collector or arterial streets with a maximum building height of 8 stories.

B. I-A Light Industrial District

This district is intended to be an employment area containing offices, business and light industrial uses that are generally compatible with adjacent Residential or Mixed Use Commercial Zone Districts. No new residential uses may be established in the I-A zone district in order to promote a stable employment base for the city. Accordingly, I-A zoned areas serve as a land use buffer between more residential areas and more intensive industrial areas, which may be zoned I-B General Industrial. All uses conducted in this zone district must be enclosed within a structure, unless specifically allowed to operate out of doors.

C. I-B General Industrial District

This district is intended to be an employment area containing industrial uses that are generally more intensive than uses permitted in the I-A zone district. The overall purpose of the district is to promote industrial development and economic activity. No new residential uses may be established in the I-B zone district in order to promote and continue a stable employment base for the city.

9.1.2.2 Specific Building Form Intent

- A. Town House**
Establish standards for buildings containing Side-by-Side Dwelling Units that require Dwelling Units located near the street to be oriented to the street. Additional Dwelling Units are permitted behind the Dwelling Units Oriented to the Street.

- B. General**
Establishes a base set of standards to define and activate the public street. The building form requires a minimum of one pedestrian entrance at the street, in addition to other design elements that promote an active street front. The building form allows for a variety of site configurations, but does not allow structures containing mostly Side-by-side Dwelling Units.

- C. Industrial**
Establishes standards that allow for greater flexibility to accommodate industrial uses as allowed by the zone district.

SECTION 9.1.3 DESIGN STANDARDS

9.1.3.1 Applicability

All development in the I-MX, I-A, I-B zone districts.

9.1.3.2 Primary Building Form

- A. General Standards**
 Combining standards from different building forms for the same structure is prohibited, except where expressly allowed.

- B. District Specific Standards Summary**
 The maximum number of structures per zone lot and building forms allowed by zone district is summarized below:

Industrial (I-) Neighborhood Context Zone Districts			Building Forms		
			Town House	General	Industrial
Max Number of Primary Structures per Zone Lot			No Maximum		
Industrial Mixed Use	I-MX -3, -5, -8	no-max	■	■	■
Light Industrial	I-A	no-max		■	■
General Industrial	I-B	no-max		■	■

■ = Allowed

9.7.9.6 Primary Building Form District Specific Standards

A. Town House

Not to Scale. Illustrative Only.



TOWN HOUSE

HEIGHT		I-MX-3	I-MX-5 I-MX-8
A	Stories (max)	<u>3</u>	<u>5</u>
A	Feet (max)	<u>38'</u>	<u>70'</u>
SITING		I-MX-3	I-MX-5 I-MX-8
REQUIRED BUILD-TO			
B	Primary Street (min % within min/max)	<u>70%</u> <u>(10'/15')</u>	<u>70%</u> <u>(10'/15')</u>
SETBACKS			
C	Primary Street (min)	<u>10'</u>	<u>10'</u>
D	Side Street (min)	<u>7.5'</u>	<u>7.5'</u>
E	Side Interior (min)	<u>5'</u>	<u>5'</u>
F	Side Interior, adjacent to Protected District (min)	<u>10'</u>	<u>10'</u>
	Rear (min)	<u>0'</u>	<u>0'</u>
	Rear Setback adjacent to Protected District alley/ no alley (min)	<u>5'/10'</u>	<u>5'/10'</u>
PARKING			
	Surface Parking between building and Primary Street/Side Street	<u>Not Allowed/Allowed</u>	
	Surface Parking Screening	<u>See Sec. 10.5.4.4</u>	
	Vehicle Access	<u>From Alley; or Street access allowed when no Alley present</u>	
DESIGN ELEMENTS		I-MX-3	I-MX-5 I-MX-8
G	Dwelling Units Oriented to the Street	<u>Required if any portion of the Dwelling Unit is located within 20' of Primary Street Zone Lot Line or 20' of the Side Street Zone Lot Line.</u>	
	Dwelling Unit Configuration	<u>Structure may contain Side-by-Side Dwelling Units</u>	
H	Upper Story Setback Above 27', adjacent to Protected District: alley/no alley and Side Interior (min)	<u>20'/25'</u>	<u>20'/25'</u>
	Upper Story Setback Above 51', adjacent to Protected District: alley/no alley and Side Interior (min)	<u>na</u>	<u>35'/40'</u>
STREET LEVEL ACTIVATION			
I	Transparency, Primary Street (min)	<u>40%</u>	<u>40%</u>
	Transparency, Side Street (min)	<u>25%</u>	<u>25%</u>
J	Pedestrian Access, Primary Street	<u>Each Dwelling Unit Oriented to the Street shall have Dwelling Unit Entrance with Entry Feature.</u>	
USES		I-MX-3	I-MX-5 I-MX-8
<u>Primary Uses shall be limited to Two Unit Dwelling and Multi Unit Dwelling (3+) uses. See Section 9.1.4 Uses and Parking</u>			
<u>See Sections 9.1.3.5 - 9.1.3.9 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions</u>			

GENERAL

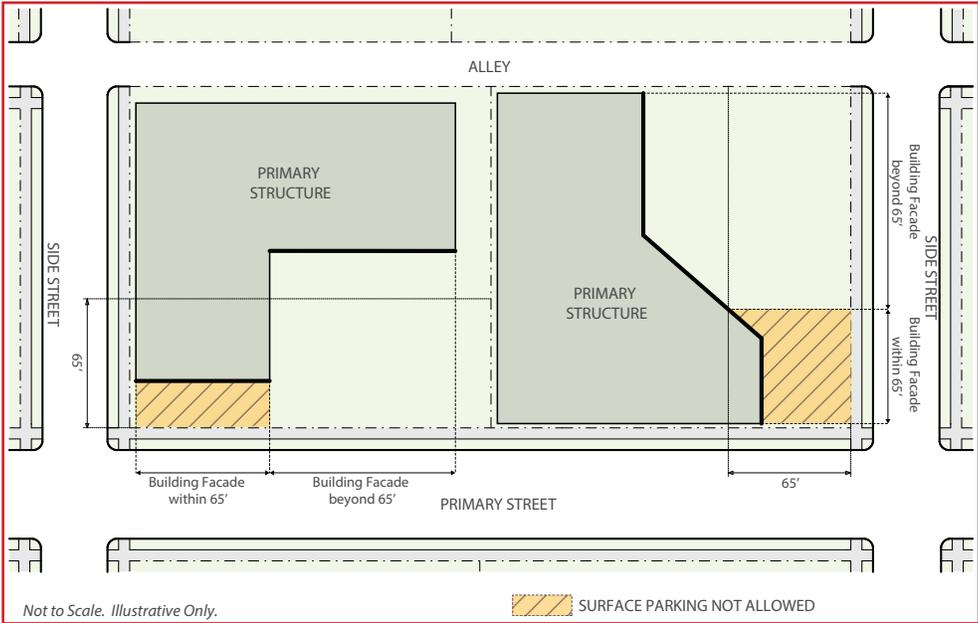
HEIGHT		I-MX-3	I-MX-5	I-MX-8	I-A	I-B
A	Stories (max)	3	5	8	na	na
	Feet (max)	45'	70'	110'	na	na
	Feet within 175' of a Protected District (max)	na	na	75'	75'	75'
SITING		I-MX-3	I-MX-5	I-MX-8	I-A	I-B
ZONE LOT						
	Floor Area Ratio (FAR) (max)	na	na	na	2.0	2.0
REQUIRED BUILD-TO						
B	Primary Street (min % within min/max)	50% (0/10')	50% (0/10')	50% (0/10')	na	na
SETBACKS						
C	Primary Street (min)	0'	0'	0'	20'	20'
D	Side Street (min)	0'	0'	0'	10' Can reduce to 5' on lot less than 100ft in width on the long side of the block	10' Can reduce to 5' on lot less than 100ft in width on the long side of the block
E	Side Interior (min)	0'	0'	0'	0'	0'
	Side Interior, adjacent to Protected District (min)	10'	10'	10'	10'	10'
F	Rear (min)	0'	0'	0'	0'	0'
	Rear Setback adjacent to Protected District alley, no alley (min)	5'/10'	5'/10'	5'/10'	10'	10'
PARKING						
	Surface Parking between building and Primary Street/Side Street	Not Allowed/Allowed			Allowed/Allowed	
	Surface Parking Screening	See Sec. 10.5.4.4				
	Vehicle Access, 3 or more side-by-side dwelling units in one structure	From Alley, or Street access allowed when no Alley present (Sec. 9.1.3.8)				
	Vehicle Access, all other permitted uses	Access determined as part of Site Development Plan Review				
DESIGN ELEMENTS		I-MX-3	I-MX-5	I-MX-8	I-A	I-B
<u>Dwelling Unit Configuration</u>		<u>Structure may contain Side-by-Side Dwelling Units</u> <u>Residential Only Structure: Side-by-Side Dwelling Units shall not exceed 50% of the Structure's GFA</u>				
G	Upper Story Setback Above 27', adjacent to Protected District: alley/no alley and Side Interior (min)	20'/25'	20'/25'	20'/25'	20'/25'	20'/25'
H	Upper Story Setback Above 51', adjacent to Protected District: alley/no alley and Side Interior (min)	na	35'/40'	35'/40'	35'/40'	35'/40'
STREET LEVEL ACTIVATION						
I	Transparency, Primary Street (min)	40%	40%	40%	na	na
	Transparency, Side Street (min)	25%	25%	25%	na	na
	Pedestrian Access, Primary Street	Entrance			na	na
USES		I-MX-3	I-MX-5	I-MX-8	I-A	I-B
All permitted Primary Uses shall be allowed within this building form. See Section 9.1.4 Uses and Parking						
See Sections 9.1.3.5 - 9.1.3.9 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions						

SECTION 9.1.4 SUPPLEMENTAL DESIGN STANDARDS

9.1.4.1 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 9.1.4.1 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 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 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.



9.1.4.2 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.
 - 2. 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.

9.1.4.3 Dwelling Units Oriented to the Street

A. Intent

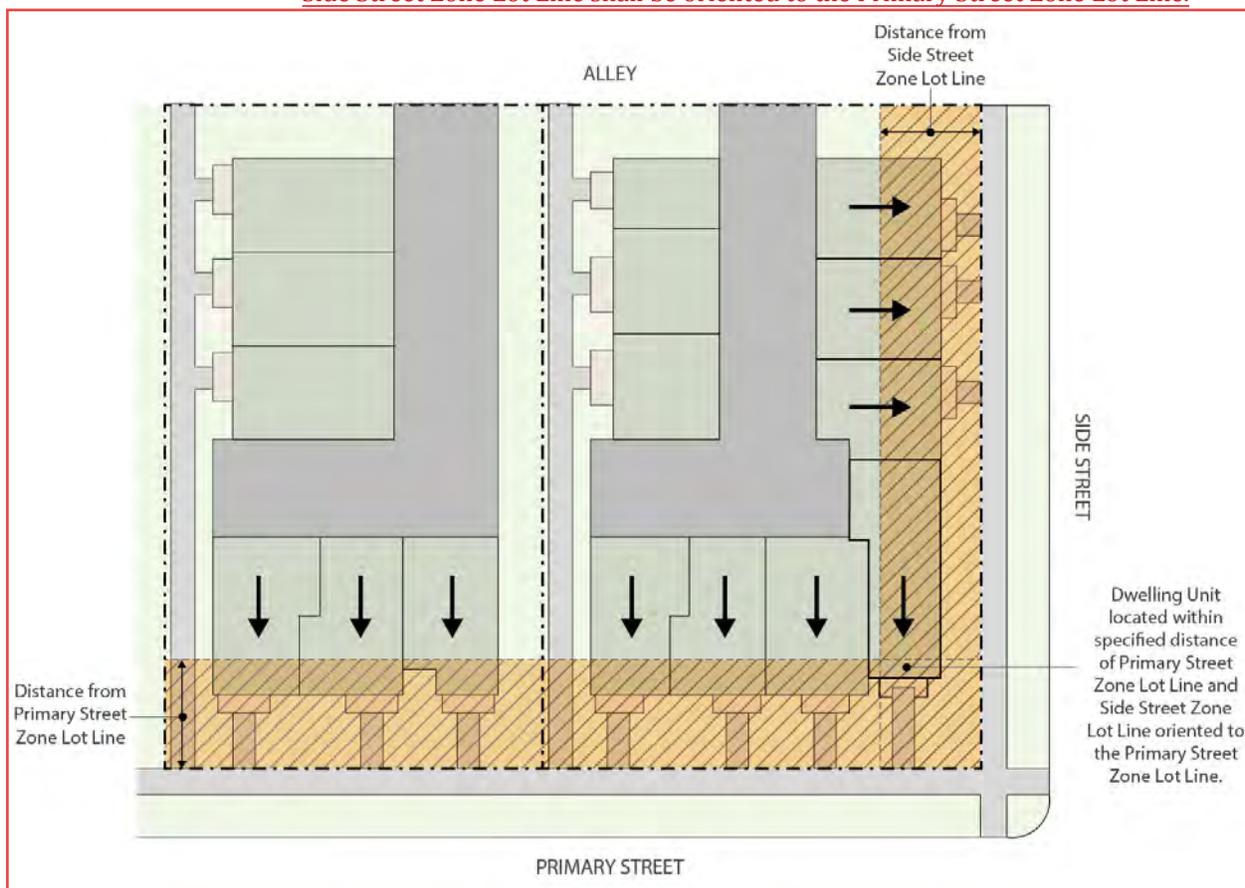
To ensure that buildings containing Side-by-Side Dwelling Units contribute to vibrant pedestrian-oriented street frontages with Dwelling Units that clearly Orient to the Street.

B. Applicability

This Section 9.1.4.3 shall apply to development under the Town House building form in all I-MX zone districts when required by the building form standards.

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 Side Street Zone Lot Line.
 - b. Dwelling Units located within 20 feet of the Side Street Zone Lot Line shall be oriented to the Primary 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.



- d. On a Zone Lot with more than one Primary Street, the Zoning Administrator shall determine the street to which the Dwelling Unit shall orient based on an analysis, at a minimum, of:
- i. The prevailing building orientation and setback patterns of buildings located on the same face block(s) as the subject zone lot;
 - ii. Block and lot shape;
 - iii. The functional street classification of all abutting streets as adopted by the Public Works Department;
 - iv. The future street classification of all abutting streets as adopted in Blueprint Denver; and
 - v. Guidance provided in any applicable General Development Plan or regulating neighborhood plan, such as designation of pedestrian priority streets in such plan.

9.1.4.4 Height for Sloped Roofs

A. Intent

To allow for design flexibility for sloped roofs that promote variations within the building forms.

B. Applicability

The I-MX-3 zone districts in the Town House building form.

Supplemental Design Standard

1. For any portion of a primary building's roof with a minimum pitch of 6:12, the maximum building height for the subject portion shall be 45 feet in the I-MX-3 zone districts.
2. Development of a primary building with a roof with a minimum pitch that takes advantage of the maximum height allowed per this Section 9.1.4.4 may apply one or more height exceptions allowed in Section 9.1.4.4, except that such height exceptions shall be measured from an allowed maximum of height of 38 feet in the I-MX-3 zone district.



9.1.4.5 Design Standards Alternatives

A. Required Build-To Alternatives

1. Intent

To help define the public realm and enhance the visual quality of the built environment where it is not possible to define the street and public sidewalk edge with building facades. Additionally, to allow relief for vehicle access when alley access is not feasible per Section 9.1.4.7 in the Town House building form.

2. Allowance

The following alternatives may be used singularly or in combination as alternatives to a required build-to standard and may count toward the required build-to no more than as described in the table below, provided all alternatives meet the requirements stated in Section 13.1.5.7.E:

REQUIRED BUILD-TO ALTERNATIVES									
ZONE DISTRICT	BUILDING FORMS	PERMANENT OUT-DOOR PATIO SEATING (MAX INCREASE IN BUILD-TO RANGE)	PRIVATE OPEN SPACE (MAX % OF BUILD-TO)	GARDEN WALL (MAX % OF BUILD-TO)	GARDEN WALL WITH COVERED SEATING FOR PEDESTRIANS (MAX % OF BUILD-TO)	PERGOLA (MAX % OF BUILD-TO)	ARCADE (MAX % OF BUILD-TO)	COURTYARD (MAX % OF BUILD-TO)	VEHICLE ACCESS (MAX FEET OF BUILD-TO)
I-MX	Town House	na	na	na	na	na	na	30%	12 feet
I-MX	General	na	na	25%*	30%*	30%*	100%	na	na

*If used in combination with each other, the garden wall, garden wall with covered seating for pedestrians and pergola alternatives may count toward no more than 30% of required build-to.

B. Transparency Alternatives

1. Intent

To provide visual interest on building facades, to activate the public street and sidewalk, and enhance the visual quality of the built environment along Street Level facade areas where windows do not provide sufficient transparency.

2. Allowance

The following alternatives may be used singularly or in combination as alternatives to a required transparency standard and may count toward required transparency no more than as described in the table below, provided all alternatives meet the requirements stated in Section 13.1.6.2.A.5:

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)
I-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%*

*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.

C. Pedestrian Access (Entrance) Alternatives

1. **Intent**
 To provide a clear and obvious, publicly accessible route connecting the Primary Street to the primary uses within the building.
2. **Allowance**
 In all I-MX zone districts for all building forms; the General building form, 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 13.1.6.2.B.4:
 - a. **Courtyard or Plaza**
 - b. **Covered Walkway**

9.1.4.6 Design Standard Exceptions

A. Height Exceptions

1. **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.
2. **Applicability and Standards:**
 - a. The following building features are allowed to exceed height in feet, stories, bulk plane and upper story setbacks as described in the table below, subject to the standards in this section 9.1.3.6.
 - b. 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.
 - c. 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.
 - d. Unoccupied building features shall not include space for living, sleeping, eating, cooking, bathrooms, toilet compartments, closets, halls, storage, or similar space.
 - e. 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
Eaves	All I- 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 I- Zone Districts	No	No	28'	Not applicable	Any distance	Any distance
Unoccupied cooling towers and enclosures for tanks	All 5-Story or greater I-MX Zone Districts, I-A, I-B	No	Yes	28'	Not applicable	Not allowed	Not allowed
<u>Unoccupied elevator penthouses, stair enclosures, and enclosed or unenclosed mechanical equipment including vertical or sloped screen walls for such equipment.</u>	<u>I-MX-3 Zone District in the Town House Building Form</u>	<u>Yes</u>	<u>Yes, from the perimeter of the portion of the building facing the Primary Street, Side Street, Side Interior or Rear Zone Lot Line.</u> <u>No, from the perimeter of the portion of the building that does not face a Zone Lot Line.</u>	<u>12'</u>	<u>1 story</u>	<u>Not Allowed</u>	<u>Not Allowed</u>
Unoccupied elevator penthouses, stair enclosures, and enclosed or unenclosed mechanical equipment including vertical or sloped screen walls for such equipment	<u>I-MX-3, all other building forms</u>	Yes	Yes	12'	1 story	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 5-Story or greater I-MX Zone Districts, I-A, I-B	Yes	Yes	28'	1 story	Not allowed	Not allowed
Elevator lobbies	I-MX-3	Yes	Yes	12'	1 story	Not allowed	Not allowed

C. Setback Exceptions

1. Intent

To promote compatible building character along Parkways, when Parkway setbacks are more restrictive than this Code’s setbacks.

2. Standard

In all I- zone districts, where a zone lot has street frontage on a Parkway designated under D.R.M.C., Chapter 49, the greater of the following street setbacks shall apply:

- a. The street setback required by the applicable building form standards in this Code; or
- b. The required Parkway setback established under D.R.M.C., Chapter 49.

D. Setback Permitted Encroachments

1. Intent

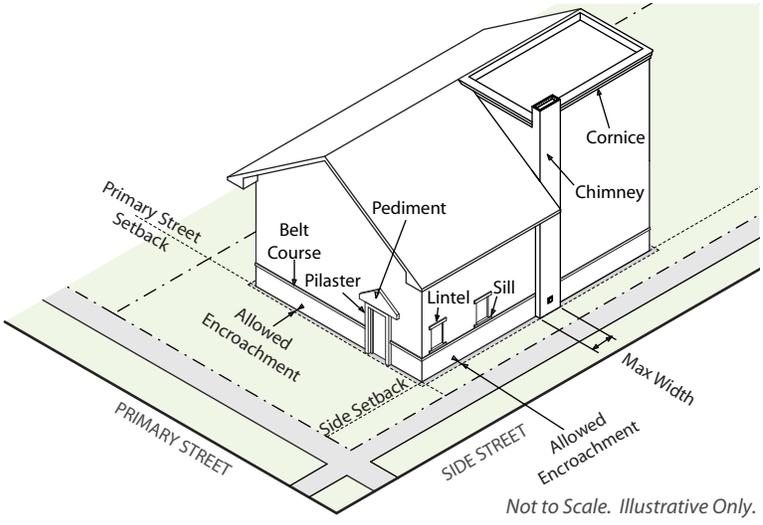
To allow minor elements to encroach into a setback while maintaining an open and unobstructed minimum setback space.

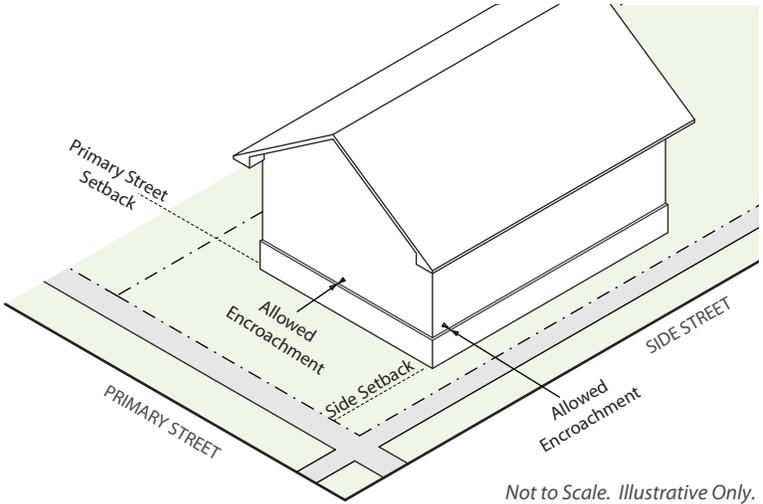
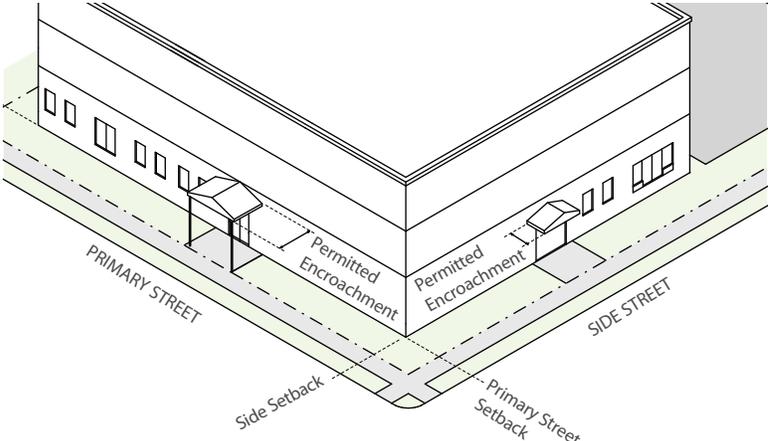
2. Standard

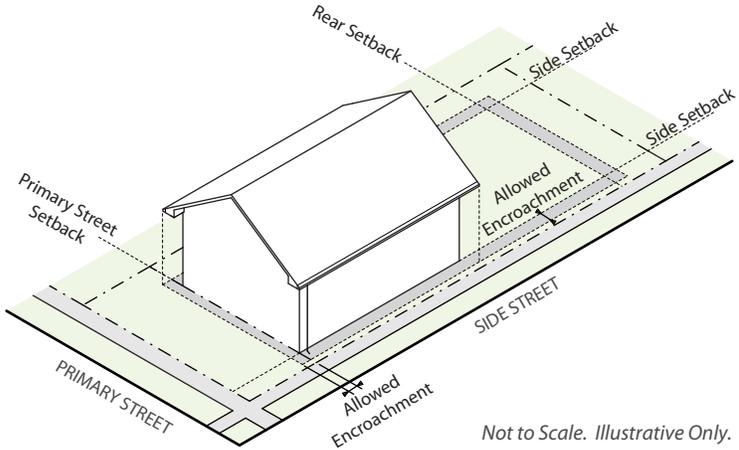
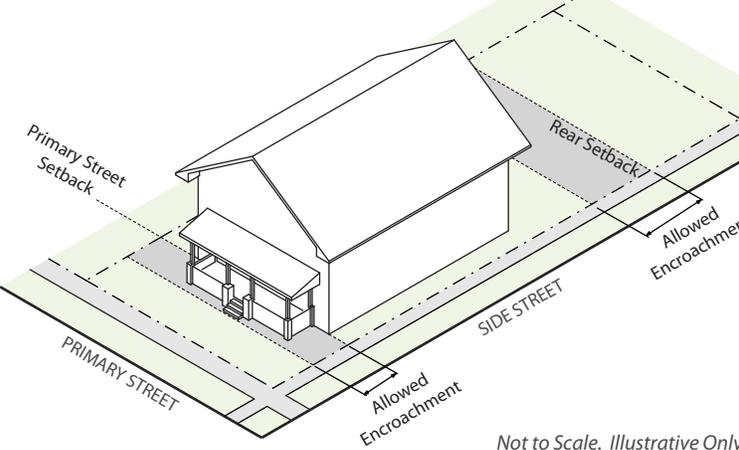
Required minimum setbacks shall be open and unobstructed. The following setback encroachments, excluding required upper story setbacks, are allowed:

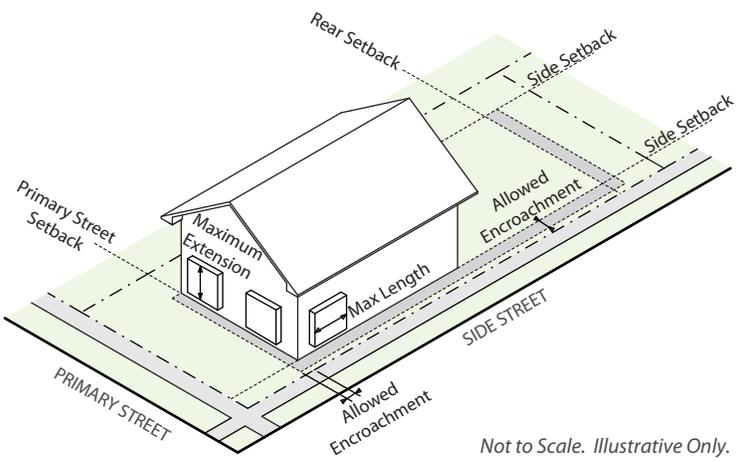
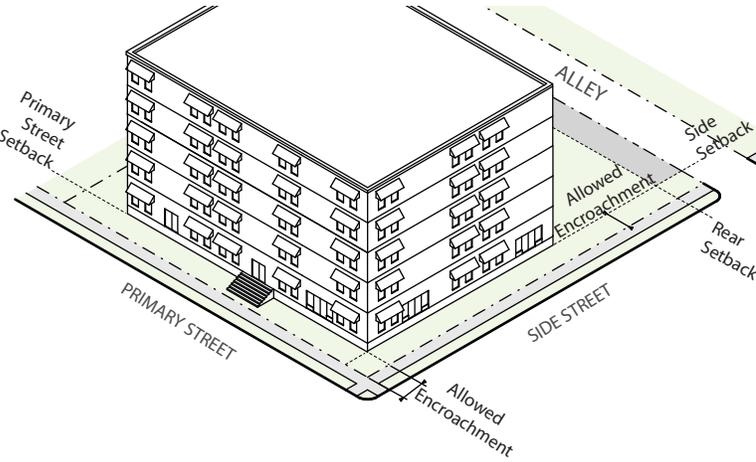
a. Architectural Elements

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

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Belt Courses, sills, lintels, pilasters, pediments, cornices; chimneys and fireplace insert vents not exceeding 6’ in width	All I- Zone Districts	<u>All building forms</u>	1.5’ Cornices only: 3’	1.5’ Cornices only: 3’	1.5’ Cornices only: 3’; if setback is less than 5’: 2’	1.5’ Cornices only: 5’
Intent: To allow common, minor decorative elements which are integral to a building.  <p style="text-align: center;"><i>Illustrative only</i></p>						

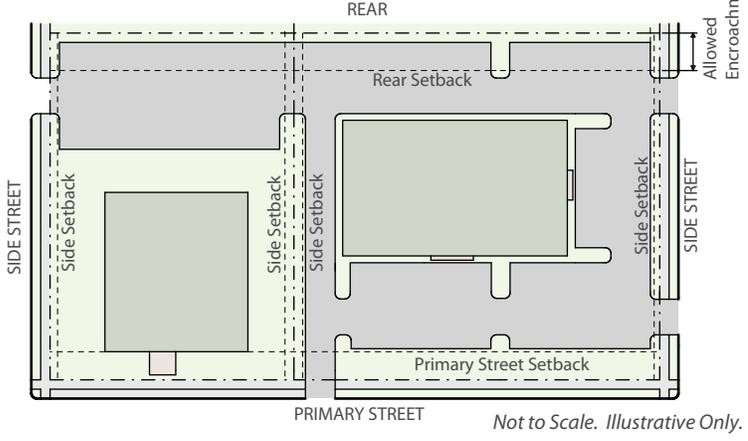
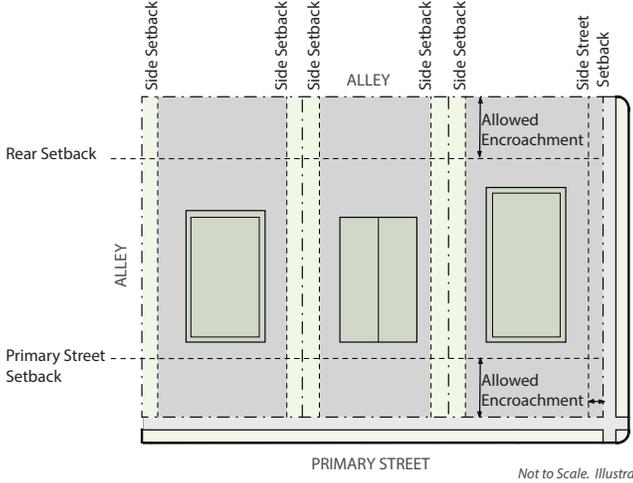
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Brick and stone veneers above Finished Grade for re-siding an existing structure only	All I- Zone Districts	<u>All building forms</u>	6"	6"	6"	6"
Intent: To allow for re-siding of existing structures which may not meet a required minimum setback or the re-siding of the structure would result in not meeting the required minimum setback.	 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Canopies providing cover to an entrance: • The width shall be no greater than 25% of the width of the face of the building or 20', whichever is less; and • Shall be open on three sides.	All I- Zone Districts	<u>Town House</u>	<u>Any distance</u>	<u>Any distance</u>	<u>2' and at no point closer than 3' to the Zone Lot line</u>	<u>Not allowed</u>
		<u>All others</u>	Any distance	Any distance	Not allowed	Not allowed
Intent: Provide protection from the weather for pedestrian entering the building and define street entrances to the building	 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
 <p style="text-align: center;"><i>Illustrative only</i></p>						

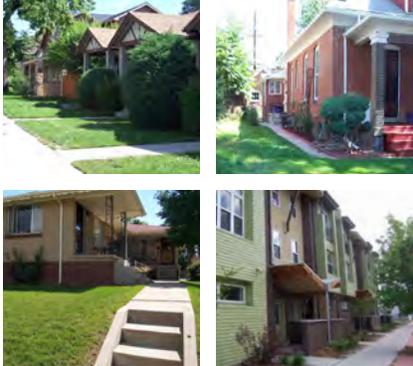
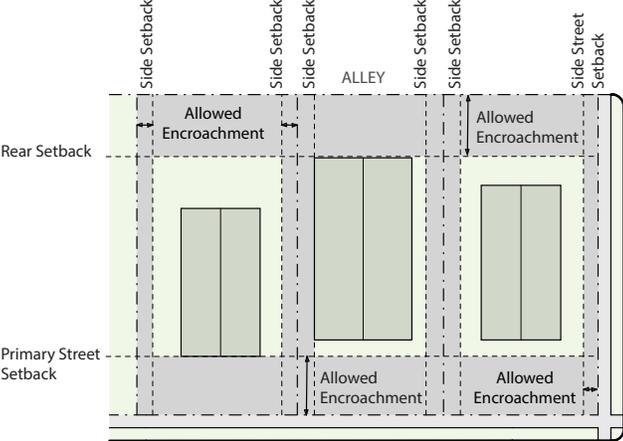
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Gutters and Roof Overhang</p> <p>Intent: To allow features of structures intended to repel weather</p>  <p><i>Illustrative only</i></p>	All I- Zone Districts	All building forms	3'	3'	3'; if setback is less than 5': 2'	5'
 <p><i>Not to Scale. Illustrative Only.</i></p>						
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Porches (1 story or multi-story), Decks, Patios, Exterior Balconies, Stoops, and above-grade stairways at the ground story connected to a porch:</p> <ul style="list-style-type: none"> • May be covered; • All sides shall be at least 50% open except for any side abutting a building facade or fire wall. <p>Intent: To promote elements which provide for street activation and human scale.</p>  <p><i>Illustrative only</i></p>	All I- Zone Districts	All building forms	8' and minimum of 1' between right-of-way and first riser of above-grade stairway	5' and minimum of 1' between right-of-way and first riser of above-grade stairway	Not allowed	5'
 <p><i>Not to Scale. Illustrative Only.</i></p>						

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Projecting Windows: • Shall be a minimum of 1.5' above finished floor; • Shall not extend floor to ceiling; and • No individual projection shall be more than 10' in horizontal length at the opening along the face of the building.	All I- 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 daylighting.	 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
 <p style="text-align: center;"><i>Illustrative only</i></p>						
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Shading devices: Building elements, such as awnings, designed and intended to control light entering a building	All I- Zone Districts	All building forms	5'	3'	3'	10'
Intent: To allow for elements either integral or attached to a building which control light entering through windows.	 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
 <p style="text-align: center;"><i>Illustrative only</i></p>						

b. Site Elements

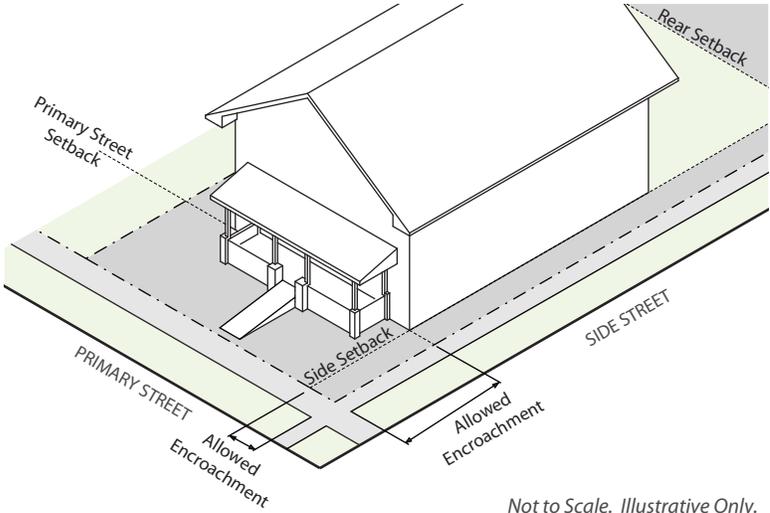
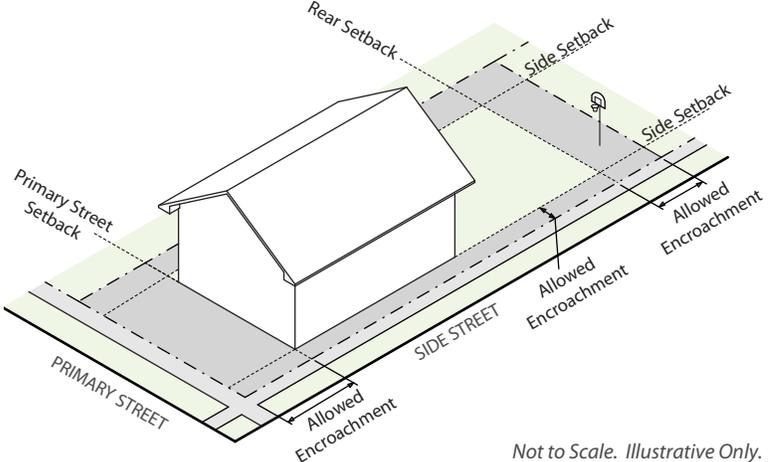
To allow for minor screening and parking elements while maintaining an open and unobstructed setback space.

	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					
Surface Parking	All I- Zone Districts	All building forms	I-A and I-B: 10'; 15' when garden wall screening is provided following Section 10.5.4.4 I-MX: Not applicable	Not allowed	Not allowed	Any distance
Intent: To restrict surface parking where it is impactful due to the number of required parking spaces.	 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
Drive or Driveway	All I- Zone Districts	All building forms	Any distance	Any distance	Not allowed	Any distance
Intent: To allow a Drive or Driveway to access an Off-Street Parking Area, but restrict the location where it is impactful due to proximity to adjacent properties.	 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
 <p style="text-align: center;"><i>Illustrative only</i></p>						

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Flatwork providing pedestrian access to entrances and buildings:	All I- Zone Districts	<u>All building forms</u>	Any distance, but may not exceed 50% of the area within the setback	Any distance, but may not exceed 50% of the area within the setback	Maximum of 5' wide: Any distance	Maximum of 5' wide: Any distance
Intent: To provide pedestrian access to entrances and buildings, but restrict coverage and width to ensure adequate openness  <p style="text-align: center;"><i>Illustrative only</i></p>	 <p style="text-align: center;">PRIMARY STREET</p> <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					

c. Service & Utility Elements

To allow for minor service and utility elements while maintaining an open and unobstructed setback space.

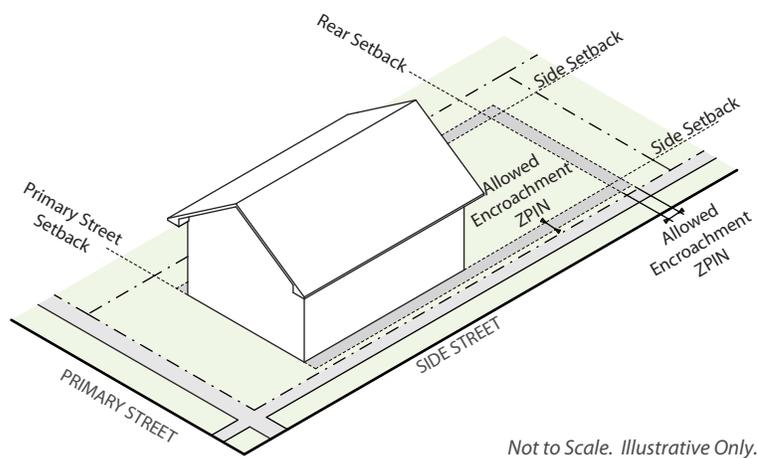
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Barrier-free access structures providing access to existing buildings as required by the Americans with Disabilities Act or Denver Accessibility Standards, when no alternative locations are available.</p> <ul style="list-style-type: none"> Setback encroachments for required barrier-free access structures are only allowed for expansions, enlargements, and alterations to existing buildings. Such barrier-free access structures shall be designed to be compatible with the character of the building, as determined by the Zoning Administrator. 	All I- Zone Districts	All building forms	Any distance	Any distance	Any distance	Any distance
<p>Intent: To provide flexibility in the location of required barrier-free access to existing buildings.</p>  <p style="text-align: center;"><i>Illustrative only</i></p>	 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Basketball goals on a fixed post	All I- Zone Districts	All building forms	Any distance	Any distance	Any distance	Any distance
 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>						

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Enclosed structure that is below the original grade and completely underground, of any setback space, except as otherwise restricted by this Code	All I- Zone Districts	<u>All building forms</u>	Any distance	Any distance	Any distance	Any distance
Intent: To allow below grade structures that do not disrupt the streetscape.	<p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Gas and electric meters	All I- Zone Districts	<u>All building forms</u>	1.5'	1.5'	1.5'	1.5'
Intent: To allow for functional siting.	<p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Ground mounted air conditioning units or other similar mechanical equipment, except evaporative coolers, provided the following are all met:	All I- Zone Districts	<u>All building forms</u>	Not allowed	3'; subject to Zoning Permit Review with Informational Notice	3'; subject to Zoning Permit Review with Informational Notice	3'; subject to Zoning Permit Review with Informational Notice

- Does not generate more than 75 decibels of ambient sound according to the manufacturer's specifications and does not exceed the noise standards of Section 36-6 of the D.R.M.C.;
- Does not exceed 4' in height or 10 square feet in area per unit;
- Does not exceed 2 units per zone lot;
- Has adequate screening to conceal it from view from adjacent properties and public rights-of way by means of landscaping and/or fencing; and
- The location of the unit(s) minimizes the impacts on adjoining properties.

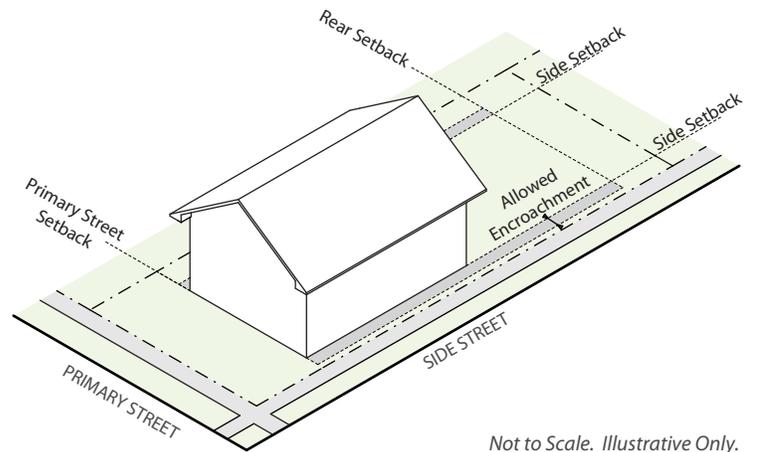
Intent: To allow for functional siting.



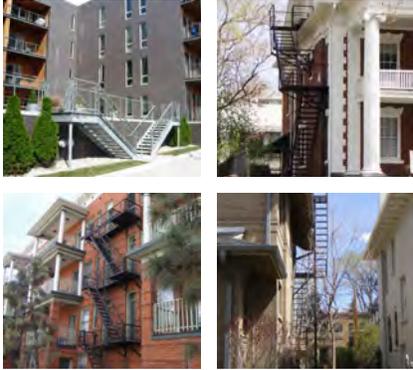
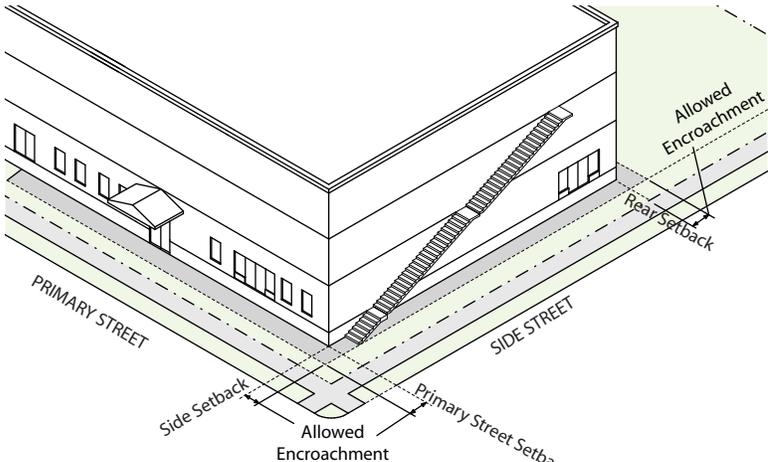
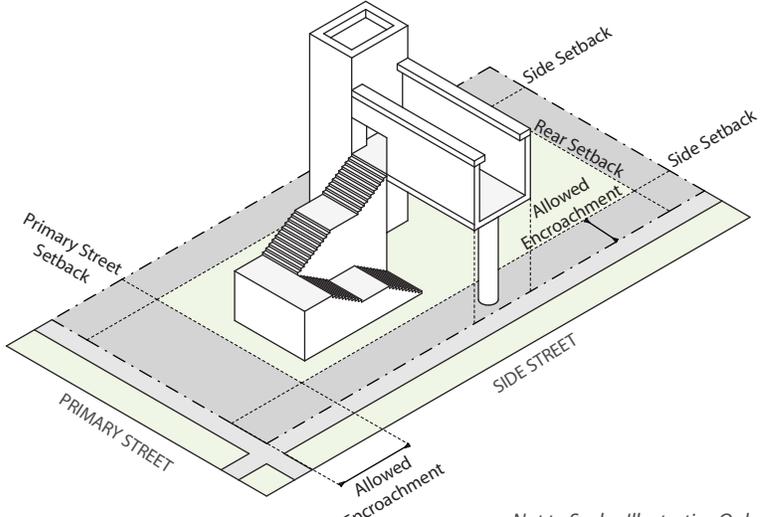
Not to Scale. Illustrative Only.

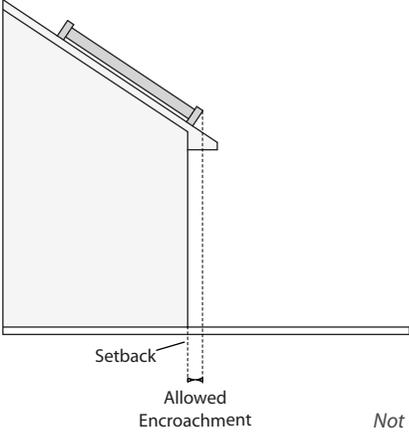
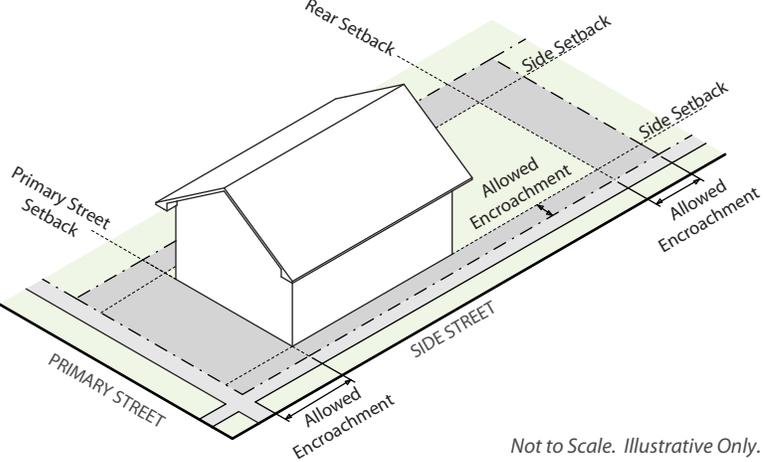
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Ground mounted evaporative coolers • located behind the front of the primary structure and • screened from adjacent properties and public rights-of-way, and • not to exceed the noise standards of D.R.M.C. Section 36-6	All I- Zone Districts	<u>All building forms</u>	Not allowed	3'	3'	Not allowed

Intent: To allow for functional siting.



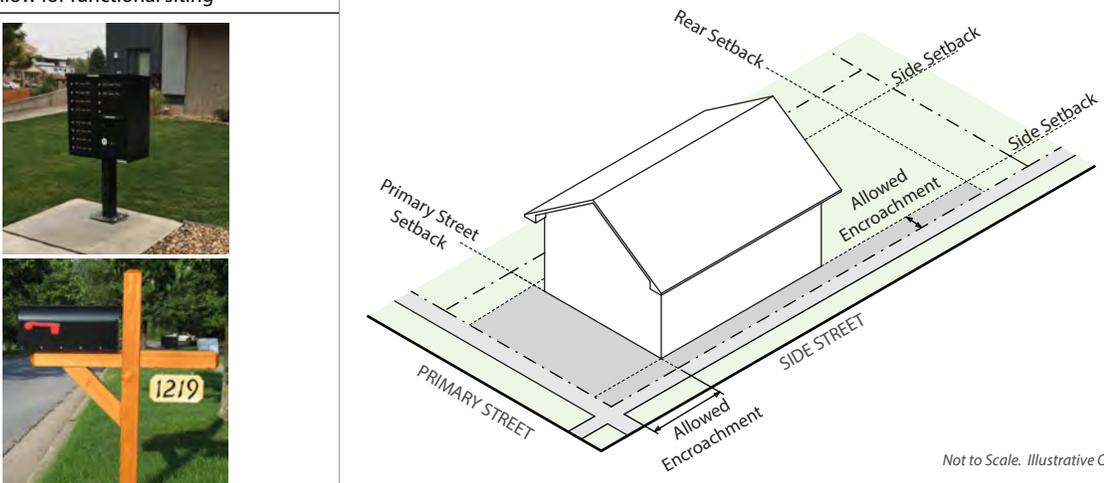
Not to Scale. Illustrative Only.

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Emergency egress, when required by Denver Fire Code, such as fire escapes, fire escape ladders, and outside stairways, including landing(s) which do not exceed the minimum required dimensions for a landing as defined in the Denver Building And Fire Code and excluding above-grade walkways</p> <p>Intent: To provide for egress from a building only for emergency purposes</p>	All I- Zone Districts	<u>All building forms</u>	5'	3'	3'	10'
 <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
<p>Pedestrian Bridge where the encroachment is necessary to complete a connection for access to a mass transit station:</p> <ul style="list-style-type: none"> • Provided Public Works has approved a right-of-way encumbrance. • Shall not include elevators, stairways or other vertical circulation elements. <p>Intent: To allow for above-grade connections to and from transit stations</p>	All I- Zone Districts	<u>All building forms</u>	Any distance	Any distance	Any distance	Any distance
 <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
Solar Panel, Flush Mounted Roof	All I- Zone Districts	<u>All building forms</u>	Any distance	Any distance	Any distance	Any distance
<p>Intent: To allow flush mounted solar panels on the roof of existing structures which may not meet a required minimum setback.</p>  <p style="text-align: center;"><i>Illustrative only</i></p>	 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Utility pedestals, transformers or other similar equipment, excluding mechanical equipment: <ul style="list-style-type: none"> • Shall not exceed 3' in height. 	All I- Zone Districts	<u>All building forms</u>	Any distance	Any distance	Any distance	Any distance
<p>Intent: To allow for functional siting.</p>	 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Utility pedestals, transformers or other similar equipment, excluding mechanical equipment: • Greater than 3' in height but not exceeding 8' in height above Finished Grade.	All I- Zone Districts	All building forms	Not allowed	Not allowed	Any distance	Any distance
Intent: To allow for functional siting.	<p>Not to Scale. Illustrative Only.</p>					
<p>Illustrative only</p>						

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Window well and/or emergency basement egress areas: • Shall be below grade.	All I- Zone Districts	All building forms	Any distance for any width	Each may be no more than 3' in width as measured perpendicular to the side interior/side street zone lot line and 6' in length as measured parallel to the building facade facing the side interior/side street zone lot line		Any distance for any width
Intent: To allow for emergency egress	<p>Not to Scale. Illustrative Only.</p>					
<p>Illustrative only</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 I-Zone Districts	All building forms	Any distance	Any distance	Not allowed	Not allowed
Intent: To allow for functional siting						
						

9.1.4.7 Required Screening and Enclosure Standards

A. Solid Wall or Fence Screens

When required by this Code, screening shall comply with the following minimum requirements:

1. Fences and walls used for required screening shall be a minimum of 6 feet in height.
2. Fences and walls must be of wood, brick, masonry, textured concrete or aggregate concrete. Materials such as corrugated or sheet metal, tires, car doors, or other discarded materials are not permitted. Chain link or wire mesh may be used only in combination with plant material of sufficient density to create a year round opaque screen.
3. Other materials may be used upon approval by the Zoning Administrator according to Section 12.4.5, Administrative Adjustment.
4. In flood-prone areas, the Zoning Administrator may approve the use of open materials, such as open bars or chain link, at the bottom of required screening up to the flood elevation.
5. The requirement for a solid wall or fence may be satisfied by an equivalent visual barrier consisting of chain link fence containing an approved sight-obscuring material.
6. Within 50 feet of the intersection of the right-of-way lines of intersecting streets, the height and location of such walls or fences shall be determined by Public Works.
7. All walls or fences shall be maintained in good condition at all times.

9.1.4.8 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.

9.2.7.3 Setback Permitted Encroachments

Permitted encroachments into required setback areas include:

1. Intent

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

2. Standard

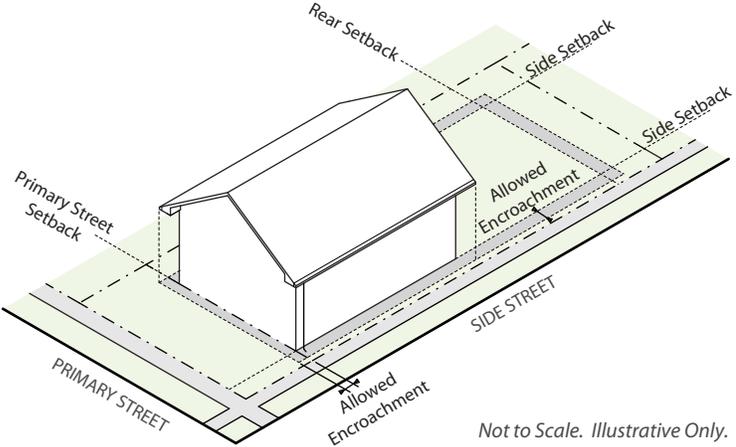
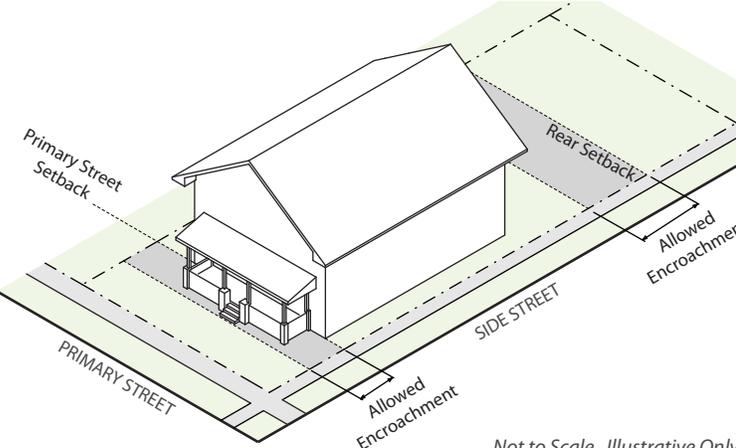
Required minimum setbacks shall be open and unobstructed. The following setback encroachments, excluding required upper story setbacks, are allowed:

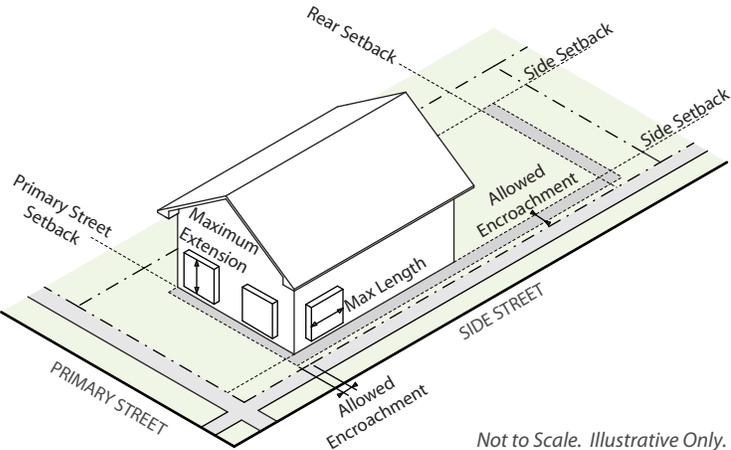
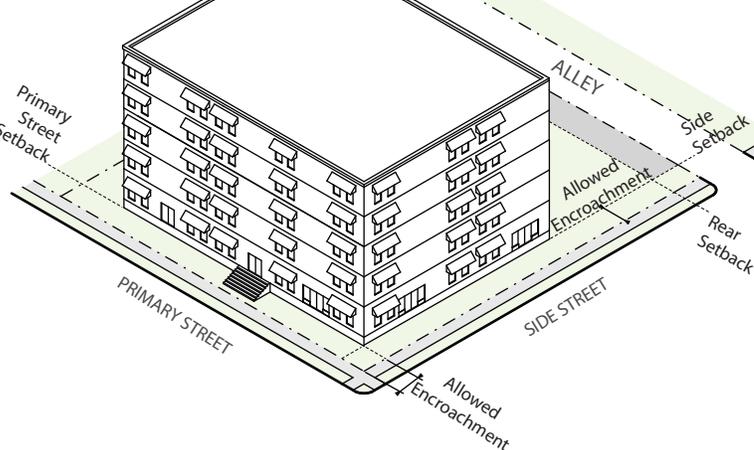
a. Architectural Elements

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

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Belt Courses, sills, lintels, pilasters, pediments, cornices; chimneys and fireplace insert vents not exceeding 6' in width	All CMP- Zone Districts	<u>All Building Forms</u>	1.5' Cornices only: 3'	1.5' Cornices only: 3'	1.5' Cornices only: 3'; if setback is less than 5': 2'	1.5' Cornices only: 5'
Intent: To allow common, minor decorative elements which are integral to a building.	<p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
<p style="text-align: center;"><i>Illustrative only</i></p>						

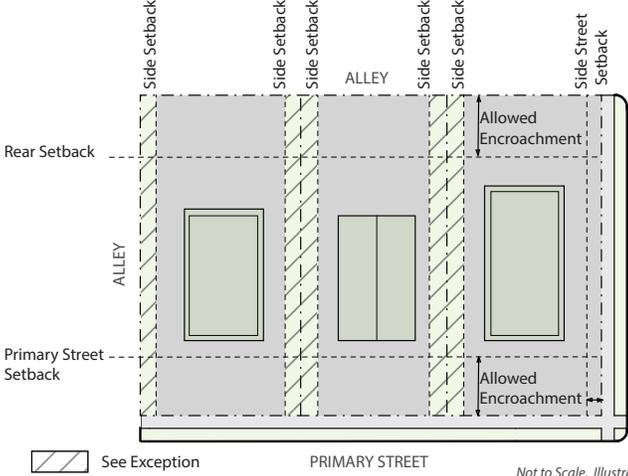
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Brick and stone veneers above Finished Grade for re-siding an existing structure only	All CMP- Zone Districts	<u>All Building Forms</u>	6"	6"	6"	6"
Intent: To allow for re-siding of existing structures which may not meet a required minimum setback or the re-siding of the structure would result in not meeting the required minimum setback.	<p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
Canopies providing cover to an entrance:	All CMP- Zone Districts	<u>All Building Forms</u>	Any distance	Any distance	Not allowed	Not allowed
<ul style="list-style-type: none"> • The width shall be no greater than 25% of the width of the face of the building or 20', whichever is less; and • Shall be open on three sides. 	<p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
Intent: Provide protection from the weather for pedestrians entering the building and define street entrances to the building.	<p style="text-align: center;"><i>Illustrative only</i></p>					

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Gutters and Roof Overhang	All CMP- Zone Districts	<u>All Building Forms</u>	3'	3'	3'; if setback is less than 5': 2'	5'
Intent: To allow features of structures intended to repel weather  <p style="text-align: center;"><i>Illustrative only</i></p>	 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Porches (1 story or multi-story), Decks, Patios, Exterior Balconies, Stoops, and above-grade stairways at the Street Level connected to a porch: <ul style="list-style-type: none"> • May be covered; • All sides shall be at least 50% open except for any side abutting a building facade. 	All CMP- Zone Districts	<u>All Building Forms</u>	8' and minimum of 1' between right-of-way and first riser of above-grade stairway	5' and minimum of 1' between right-of-way and first riser of above-grade stairway	Not allowed	5'
Intent: To promote elements which provide for street activation.  <p style="text-align: center;"><i>Illustrative only</i></p>	 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Projecting Windows:</p> <ul style="list-style-type: none"> • Shall be a minimum of 1.5' above finished floor; • Shall not extend floor to ceiling; and • No individual projection shall be more than 10' in horizontal length at the opening along the face of the building. 	All CMP- Zone Districts	<u>All Building Forms</u>	1.5'	1.5'	Not allowed	1.5'
<p>Intent: To allow for improved interior daylighting.</p>  <p style="text-align: center;"><i>Illustrative only</i></p>	 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Shading devices: building elements, such as awnings, designed and intended to control light entering a building</p>	All CMP- Zone Districts	<u>All Building Forms</u>	5'	3'	3'	10'
<p>Intent: To allow for elements either integral or attached to a building which control light entering through windows.</p>  <p style="text-align: center;"><i>Illustrative only</i></p>	 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					

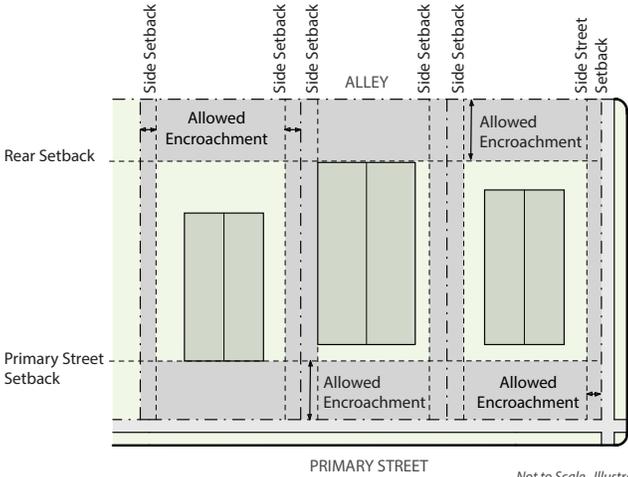
b. Site Elements
 To allow for minor screening and parking elements while maintaining an open and unobstructed setback space.

	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					
Surface Parking	All CMP- Zone Districts	All Building Forms	Not allowed	Not allowed	Not allowed	Any distance
Intent: To restrict surface parking where it is impactful due to the number of required parking spaces.	<p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Drive or Driveway	All CMP- Zone Districts	<u>All Building Forms</u>	Any distance	Any distance	Not allowed (*see exception below)	Any distance
Intent: To allow a Drive or Driveway to access an Off-Street Parking Area, but restrict the location where it is impactful due to proximity to adjacent properties.  <p style="text-align: center;"><i>Illustrative only</i></p>	 <p style="text-align: center;">See Exception PRIMARY STREET</p> <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					

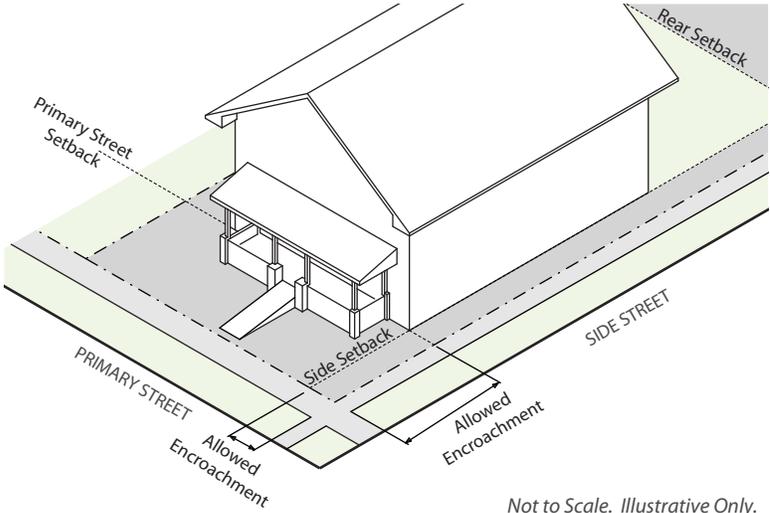
*Exception: A Drive or Driveway may encroach any distance into a Side Interior setback where:

- The Side Interior setback Abuts a public Alley;
- Other public right-of-way, or an easement for public access Abutting a public Alley; or
- Where a shared access agreement allows the Drive or Driveway to provide shared access to more than one Abutting Zone Lot.

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Flatwork providing pedestrian access to entrances and buildings:	All CMP- Zone Districts	<u>All Building Forms</u>	Any distance, but may not exceed 50% of the area within the setback	Any distance, but may not exceed 50% of the area within the setback	Maximum of 5' wide: Any distance	Maximum of 5' wide: Any distance
Intent: To provide pedestrian access to entrances and buildings, but restrict coverage and width to ensure adequate openness  <p style="text-align: center;"><i>Illustrative only</i></p>	 <p style="text-align: center;">PRIMARY STREET</p> <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					

c. Service & Utility Elements

To allow for minor service and utility elements while maintaining an open and unobstructed setback space.

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Barrier-free access structures providing access to existing buildings as required by the Americans with Disabilities Act or Denver Accessibility Standards, when no alternative locations are available.</p> <ul style="list-style-type: none"> • Setback encroachments for required barrier-free access structures are only allowed for expansions, enlargements, and alterations to existing buildings. • Such barrier-free access structures shall be designed to be compatible with the character of the building, as determined by the Zoning Administrator. 	All CMP- Zone Districts	<u>All Building Forms</u>	Any distance	Any distance	Any distance	Any distance
<p>Intent: To provide flexibility in the location of required barrier-free access to existing buildings.</p> <div style="display: flex; justify-content: space-around;">  </div> <p style="text-align: center;"><i>Illustrative only</i></p>	 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Basketball goals on a fixed post	All CMP- Zone Districts	All Building Forms	Any distance	Any distance	Any distance	Any distance
	<p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Enclosed structure that is below the original grade and completely underground, of any setback space, except as otherwise restricted by this Code	All CMP- Zone Districts	All Building Forms	Any distance	Any distance	Any distance	Any distance
Intent: To allow below grade structures that do not disrupt the streetscape.	<p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					

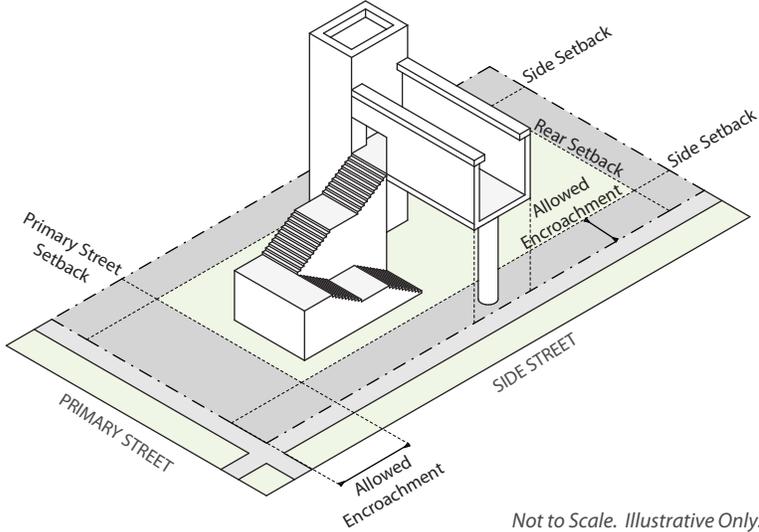
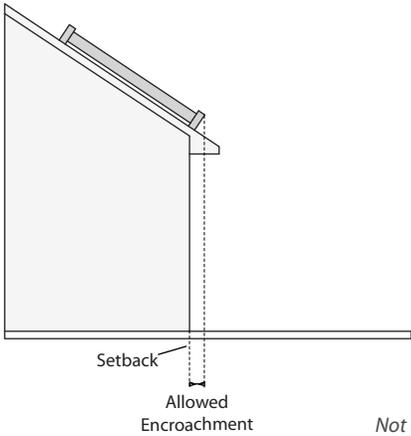
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Gas and electric meters	All CMP- Zone Districts	All Building Forms	1.5'	1.5'	1.5'	1.5'
Intent: To allow for functional siting.	<p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Ground mounted air conditioning units or other similar mechanical equipment, except evaporative coolers, provided the following are all met:	All CMP- Zone Districts	All Building Forms	Not allowed	3'; subject to Zoning Permit Review with Informational Notice	3'; subject to Zoning Permit Review with Informational Notice	3'; subject to Zoning Permit Review with Informational Notice
<ul style="list-style-type: none"> • Does not generate more than 75 decibels of ambient sound according to the manufacturer's specifications and does not exceed the noise standards of Section 36-6 of the D.R.M.C.; • Does not exceed 4' in height or 10 square feet in area per unit; • Does not exceed 2 units per zone lot; • Has adequate screening to conceal it from view from adjacent properties and public rights-of way by means of landscaping and/or fencing; and • The location of the unit(s) minimizes the impacts on adjoining properties. 						
Intent: To allow for functional siting.	<p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Ground mounted evaporative coolers • located behind the front of the primary structure and • screened from adjacent properties and public rights-of-way, and • not to exceed the noise standards of D.R.M.C. Section 36-6	All CMP- Zone Districts	<u>All Building Forms</u>	Not allowed	3'	3'	Not allowed
Intent: To allow for functional siting.	<p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					

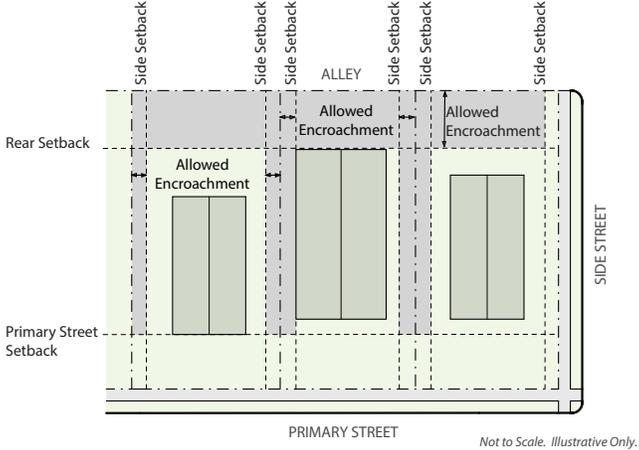
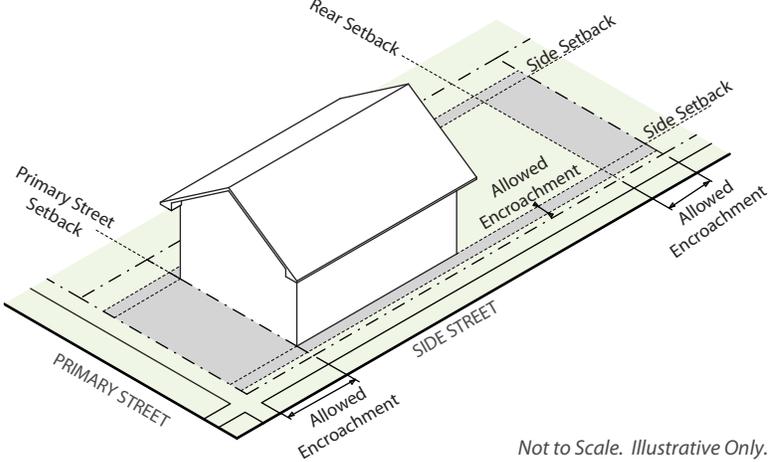
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Emergency egress, when required by Denver Fire Code, such as fire escapes, fire escape ladders, and outside stairways, including landing(s) which do not exceed the minimum required dimensions for a landing as defined in the Denver Building And Fire Code and excluding above-grade walkways	All CMP- Zone Districts	<u>All Building Forms</u>	5'	3'	3'	10'
Intent: To provide for egress from a building only for emergency purposes	<p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					

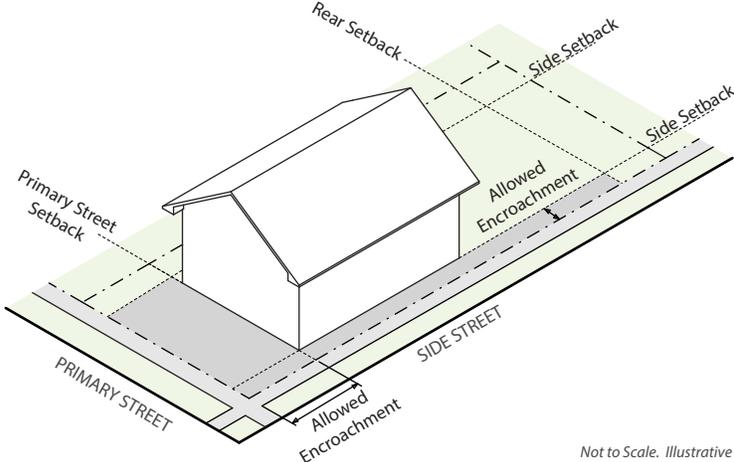


Illustrative only

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Pedestrian Bridge where the encroachment is necessary to complete a connection for access to a mass transit station:</p> <ul style="list-style-type: none"> • Provided Public Works has approved a right-of-way encumbrance. • Shall not include elevators, stairways or other vertical circulation elements. 	All CMP- Zone Districts	<u>All Building Forms</u>	Any distance	Any distance	Any distance	Any distance
<p>Intent: To allow for above-grade connections to and from transit stations</p>  <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
<p>Solar Panel, Flush Mounted Roof</p> <p>Intent: To allow flush mounted solar panels on the roof of existing structures which may not meet a required minimum setback.</p>  <p><i>Illustrative only</i></p>	All CMP- Zone Districts	<u>All Building Forms</u>	Any distance	Any distance	Any distance	Any distance
 <p><i>Not to Scale. Illustrative Only.</i></p>						

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Utility pedestals, transformers or other similar equipment, excluding mechanical equipment: • Shall not exceed 3' in height.	All CMP- Zone Districts	All Building Forms	Any distance	Any distance	Any distance	Any distance
Intent: To allow for functional siting.	<p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Utility pedestals, transformers or other similar equipment, excluding mechanical equipment: • Greater than 3' in height but not exceeding 8' in height above Finished Grade.	All CMP- Zone Districts	All Building Forms	Not allowed	Not allowed	Any distance	Any distance
Intent: To allow for functional siting.  <p style="text-align: center;"><i>Illustrative only</i></p>	 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Window well and/or emergency basement egress areas: • Shall be below grade.	All CMP- Zone Districts	All Building Forms	Any distance for any width	Each may be no more than 3' in width as measured perpendicular to the side interior/side street zone lot line and 6' in length as measured parallel to the building facade facing the side interior/side street zone lot line		Any distance for any width
Intent: To allow for emergency egress  <p style="text-align: center;"><i>Illustrative only</i></p>	 <p style="text-align: right;"><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 I-Zone Districts	All Building Forms	Any distance	Any distance	Not allowed	Not allowed
Intent: To all for functional siting	 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
 <p style="text-align: center;"><i>Illustrative only</i></p>						

9.2.7.4 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

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:

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. Additionally, the Department of Public Works shall have approved the location of any such vehicular access;
4. The Department of Public Works 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;
5. The Primary Use is within the Civic, Public, and Institutional Use Category and the Department of Public Works determines that vehicular access is needed from the street; or
6. The applicant can demonstrate at the time of zoning permit application that vehicular access from a street to an Accessory Garage, Carport, or other Off-Street Parking Area was legally established, constructed, or expanded prior to June 25, 2010 and was Continuously Maintained, and the Primary Structure has not been Voluntarily Demolished.

2. Design Elements

a. Street Level Height

- i. Promote Street Level designs that can be adapted to a wide array of future uses.
- ii. Ensure that Street Level building spaces have an appropriate scale in relationship to the pedestrian realm.

b. Limitation on Visible Parking Above the Street Level

- i. Promote structured parking designs that are compatible in character and quality with the overall building facade, adjoining buildings and streetscapes.
- ii. Promote visual interest on upper story building facades.

c. Incremental Mass Reduction

- i. Reduce the perceived mass and scale of buildings.
- ii. Preserve access to daylight.
- iii. Promote creative building designs.
- iv. Incentivize provision of Private Open Space.

d. Transparency

- i. Maximize transparent windows at the Street Level to activate the street.
- ii. Utilize doors and windows to establish scale, variation, and patterns on building facades that provide visual interest and connect to uses within the building.
- iii. Limit the use of highly reflective glass to avoid reflected glare onto neighboring streets and properties.

e. Dwelling Unit Entrance with Entry Feature

- i. Ensure that individual residential units contribute to activation of the street.
- ii. Promote frontage designs with a traditional semi-public transition area between the public street frontage and private residential units.
- iii. Promote visually interesting and human-scaled facades.

E. Primary Building Form Standards Within Overlay District

1. Applicability

All development, except detached accessory structures, in the DO-7 district.

2. General Standards

Except as modified in this Section 9.4.5.11.E, the primary building form standards set forth in the Underlying Zone District shall apply.

3. District Specific Standards Summary

The maximum number of structures per Zone Lot and building forms allowed in the Underlying Zone District are modified as summarized below:

	Building Forms													
	Suburban House	Urban House	Detached Access Dwelling Unit	Duplex	Tandem House	Row Town House	Garden Court	Town Row House	Apartment	Drive Thru Services	Drive Thru Restaurant	General	Shopfront	Industrial
Max Number of Primary Structures per Zone Lot	No Maximum													
Underlying Zone District	no-max							■				■	■	

■ = Allowed □ = Allowed subject to geographic limitations

4. District Specific Standards Within Overlay Zone District

The district-specific standards of the Underlying Zone District are modified as set forth in the following table.

HEIGHT	DO-7 Overlay District
Height in feet and stories, height adjacent to a Protected District and height exceptions	See Underlying Zone District or Other Applicable Overlay

SITING	DO-7 Overlay District
REQUIRED BUILD-TO	
Primary Street (min build-to %)	70%
Primary Street (min/max build-to range)	0'/15' Frontage Subject to a Residential Setback: 7'/20'
Build-to Exceptions and Alternatives	See Section 9.4.5.11.G.1
SETBACKS	
Primary Street, Side Street, Side Interior, Rear, Setback adjacent to Protected District and Setback exceptions/encroachments	See Underlying Zone District
RESIDENTIAL SETBACKS	
Primary and Side Street (min)	7'
PARKING	
Surface Parking between building and Primary Street	Not Allowed See Section 7.3.5.1.C
Surface Parking Screening Required	See Section 9.4.5.11.F.1
Vehicle Access	See Underlying Zone District

DESIGN ELEMENTS	DO-7 Overlay District	
BUILDING CONFIGURATION		
Street Level Height (min)	16'	
Limitation on Visible Parking Above Street Level for Structures Over 5 stories or 70' feet in height (min % of Primary and Side Street-facing Zone Lot Width)	70% See Section 9.4.5.11.F.2	
Alternative to Limitation on Visible Parking Above Street Level	See Section 9.4.5.11.G.2	
Upper Story Setback adjacent to Primary Street and Protected District	See Underlying Zone District	
INCREMENTAL MASS REDUCTION BY ZONE LOT SIZE/WIDTH		
	≤18,750 Sq. Ft/ ≤150'	>18,750 Sq. Ft/ >150'
Incremental Mass Reduction for Stories 3-5	na	10%
Incremental Mass Reduction for Stories 6-8	na	15%
Incremental Mass Reduction for Stories 9-12	na	20%
Incremental Mass Reduction for Stories 13-16	na	30%
Alternative to Incremental Mass Reduction	na	See Section 9.4.5.11.G.3
STREET LEVEL ACTIVATION		
Transparency, Primary Street (min for all uses)	50%	
Transparency, Side Street (min for all uses)	40%	
Transparency Alternatives	See Section 9.4.5.11.G.4	
Pedestrian Access, Primary Street	See Underlying Zone District	
Additional Pedestrian Access, Primary and Side Street (min. required for each Street Level Dwelling Unit)	† Dwelling Unit Entrance with Entry Feature for each Street Level Dwelling Unit Each Street Level Dwelling Unit shall have a Dwelling Unit Entrance with Entry Feature See Section 13.1.6.2.B.3.c.	

USES	DO-7 Overlay District
(1) On all Zone Lot Sizes and Widths, 100% of the portion of the Street Level building frontage that meets the minimum Primary Street build-to requirement shall be occupied by Street Level active uses as described in Section 7.3.5.5.C; (2) Where Zone Lot Size is greater than 18,750 square feet, or Zone Lot Width is greater than 150 feet, 70% of the portion of the Street Level building frontage that meets the minimum Primary Street build-to requirement shall be occupied only by Street Level non-residential active uses as described in Section 9.4.5.11.F.3 (note that the remaining 30% shall be occupied by Street Level active uses as described in Section 7.3.5.5.C); and (3) The exterior of the Structure shall not have individual entrances to storage units within a Mini-Storage Facility use.	

- e) Drive Through Facility Accessory to Eating/Drinking Establishments and to Retail Sales, Service, and Repair Uses.
- iii. Street Level active non-residential uses shall not include Parking Spaces or Parking Aisles.
- iv. Street Level active nonresidential uses shall occupy Street Level floor area for a minimum depth of 15 feet (may include the depth of a recessed entrance allowed to meet minimum pedestrian access standards).
- v. The length of any build-to alternatives permitted by Section 9.4.5.11.G.1, except the Private Open Space alternative, shall not apply toward the required percentage of Street Level building frontage that must be occupied by Street Level active nonresidential uses.

G. Design Standard Alternatives and Exceptions for the DO-7 District

1. Required Build-to Alternatives in the DO-7 District

a. Intent

To help define the public realm and enhance the visual quality of the built environment where it is not possible to define the street and public sidewalk edge with building facades.

b. Allowance

The following alternatives may be used singularly or in combination as alternatives to a required build-to standard in the DO-7 district and may count toward the required build-to no more than as described in the table below, provided all alternatives meet the requirements stated in Section 13.1.5.7.E:

REQUIRED BUILD-TO ALTERNATIVES								
<u>BUILDING FORM</u>	<u>PERMANENT OUTDOOR PATIO SEATING (MAX INCREASE IN BUILD-TO RANGE)</u>	<u>PRIVATE OPEN SPACE (MAX % OF BUILD-TO)</u>	<u>GARDEN WALL (MAX % OF BUILD-TO)</u>	<u>GARDEN WALL WITH COVERED SEATING FOR PEDESTRIANS (MAX % OF BUILD-TO)</u>	<u>PERGOLA (MAX % OF BUILD-TO)</u>	<u>ARCADE (MAX % OF BUILD-TO)</u>	<u>COURT-YARD (MAX % OF BUILD-TO)</u>	<u>VEHICLE ACCESS (MAX FEET OF BUILD-TO)</u>
<u>Town House</u>	na	na	na	na	na	na	na	<u>12 feet</u>
<u>All Others</u>	na	25%	25%*	30%*	30%*	100%	na	na
	na	25%	25%*	30%*	30%*	100%	na	
	na	25%	25%*	30%*	30%*	100%	na	
	na	25%	25%*	30%*	30%*	100%	na	

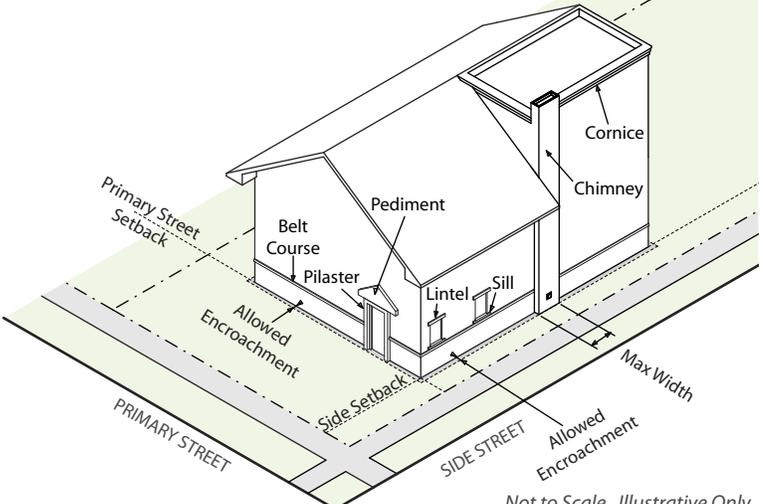
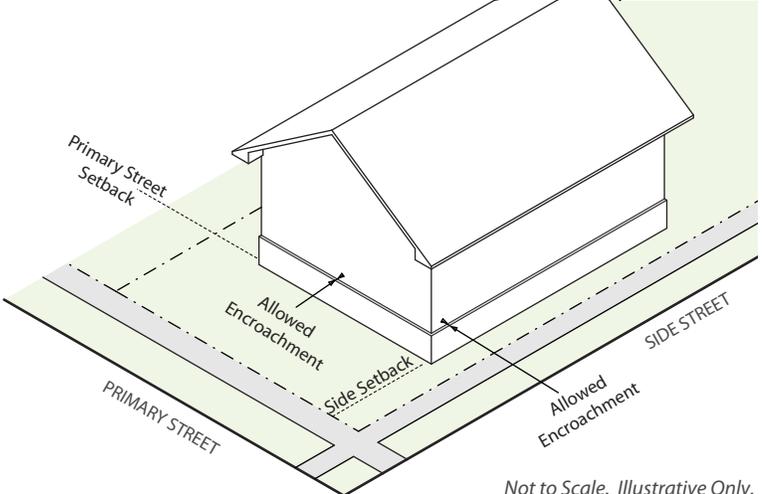
*If used in combination with each other, the garden wall, garden wall with covered seating for pedestrians and pergola alternatives may count toward no more than 30% of required build-to.

9.7.4.4 District Specific Standards Summary

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

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

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Belt Courses, sills, lintels, pilasters, pediments, cornices; chimneys and fireplace insert vents not exceeding 6' in width</p> <p>Intent: To allow common, minor decorative elements which are integral to a building.</p>  <p style="text-align: center;"><i>Illustrative only</i></p>	All M- Zone Districts	All Building Forms	1.5' Cornices only: 3'	1.5' Cornices only: 3'	1.5' Cornices only: 3'; if setback is less than 5': 2'	1.5' Cornices only: 5'
			 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>			
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Brick and stone veneers above Finished Grade for re-siding an existing structure only</p> <p>Intent: To allow for re-siding of existing structures which may not meet a required minimum setback or the re-siding of the structure would result in not meeting the required minimum setback.</p>	All M- Zone Districts	All Building Forms	6"	6"	6"	6"
			 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>			

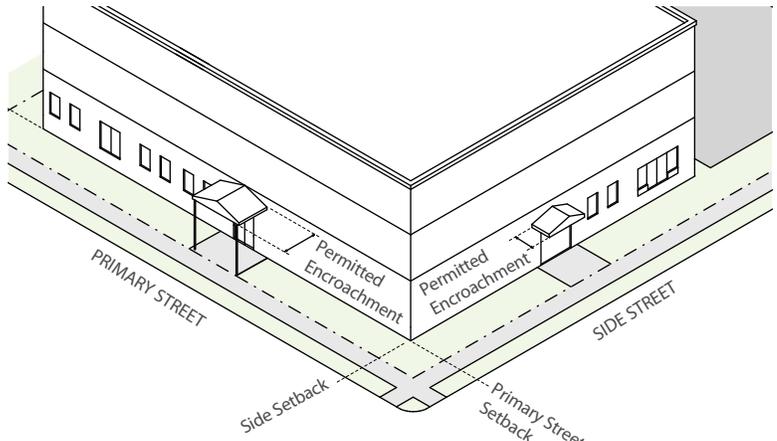
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Canopies providing cover to an entrance: Shall be no more than 8' maximum in horizontal width; • Shall be open on three sides; • May include an at-grade landing.</p>	All M-RH districts	<u>All Building Forms</u>	3'	3'	3'; if setback is less than 5'; 2' and at no point closer than 2' to a property line.	Not allowed
<p>Intent: To provide for covering over an entrance to protect from weather. Unlike the Porch encroachment, canopy is allowed in Side Interior.</p>						
<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
Canopies providing cover to an entrance: • The width shall be no greater than 25% of the width of the face of the building or 20', whichever is less; and • Shall be open on three sides.	All M- districts, except M-RH	All Building Forms	Any distance	Any distance	Not allowed	Not allowed

Intent: Provide protection from the weather for pedestrians entering the building and define street entrances to the building.



Illustrative only



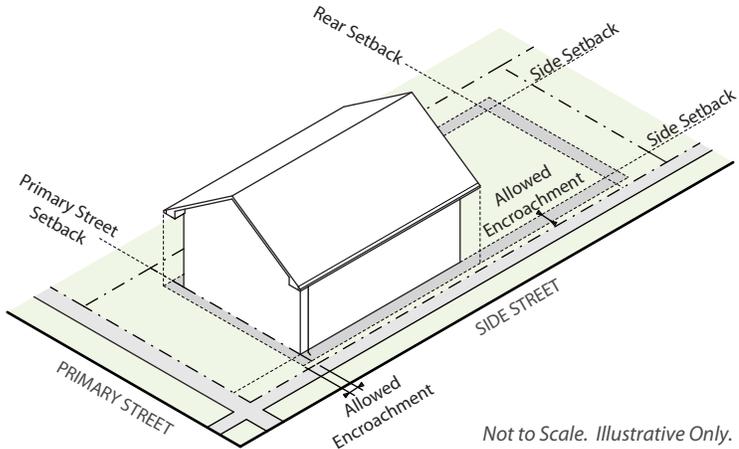
Not to Scale. Illustrative Only.

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Gutters and Roof Overhang	All M- Zone Districts	All Building Forms	3'	3'	3'; if setback is less than 5': 2'	5'

Intent: To allow features of structures intended to repel weather



Illustrative only



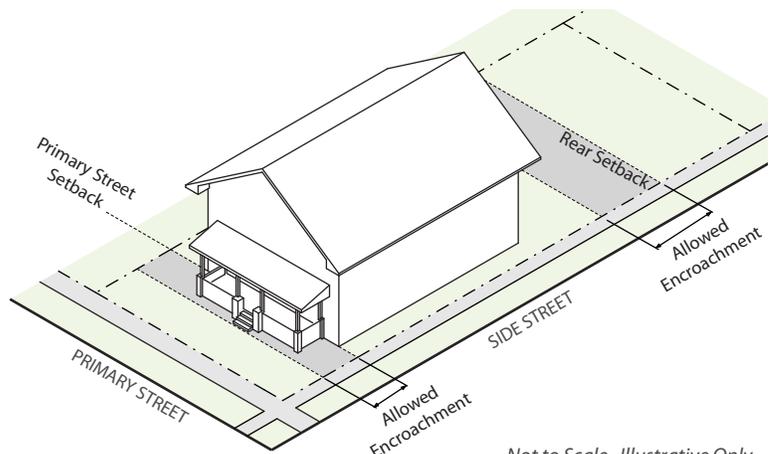
Not to Scale. Illustrative Only.

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Porches (1 story or multi-story), Decks, Patios, Exterior Balconies, Stoops, and above-grade stairways at the Street Level connected to a porch: • May be covered; • All sides shall be at least 50% open except for any side abutting a building facade.	All M- Zone Districts	<u>All Building Forms</u>	Any distance provided a minimum of 1' between right-of-way and first riser of above-grade stairway	Any distance provided a minimum of 1' between right-of-way and first riser of above-grade stairway	Not allowed	5'

Intent: To promote elements which provide for street activation.



Illustrative only



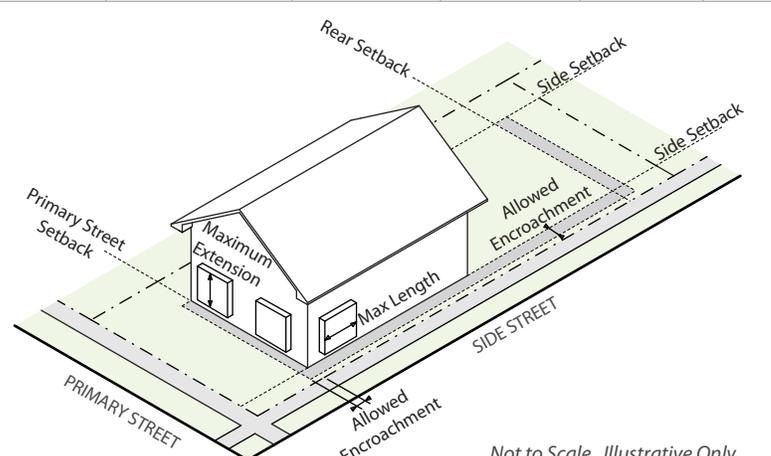
Not to Scale. Illustrative Only.

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE \ INTERIOR	REAR
Projecting Windows: • Shall be a minimum of 1.5' above finished floor; • Shall not extend floor to ceiling; and • No individual projection shall be more than 10' in horizontal length at the opening along the face of the building.	All M- Zone Districts	<u>All Building Forms</u>	1.5'	1.5'	Not allowed	1.5'

Intent: To allow for improved interior daylighting.



Illustrative only

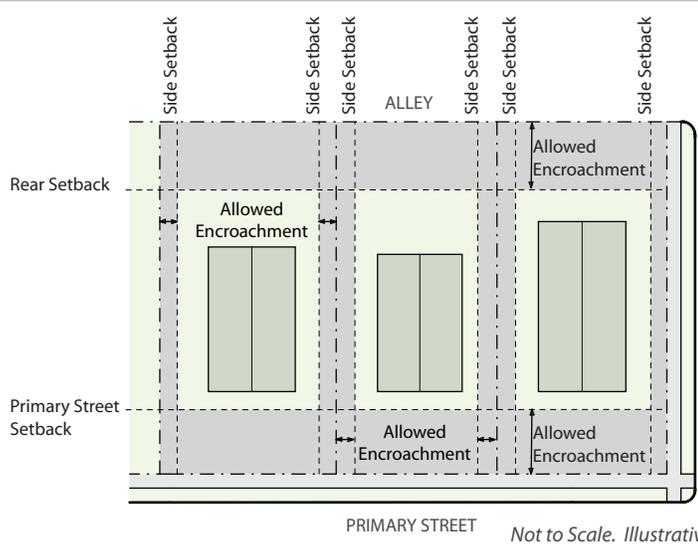


Not to Scale. Illustrative Only.

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Shading devices: building elements, such as awnings, designed and intended to control light entering a building	All M- Zone Districts	<u>All Building Forms</u>	5'	5'	3'	10'
Intent: To allow for elements either integral or attached to a building which control light entering through windows.						
<p><i>Illustrative only</i></p>						

b. Site Elements

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

	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					
Off-Street Parking Area for Suburban House, Urban House, Duplex, and Tandem House building forms	All M-RH, M-RX, M-GMX	Suburban House , Urban House , Duplex , and Tandem House	Any distance	Any distance	Any distance	Any distance
Intent: To allow surface parking where it is not impactful due to the number of required parking spaces.	 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Off-Street Parking Area for the Garden Court, Town House, Rowhouse, and Apartment building forms	All M-RH, M-RX, M-MX, M-IMX, M-GMX Zone Districts	Garden Court, Town House, Row House, and Apartment	Not allowed	Not allowed	Not allowed	Any distance
Intent: To restrict surface parking where it is impactful due to the number of required parking spaces.	<p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Drive or Driveway for Suburban House, Urban House, Duplex, and Tandem House building forms	All M-RH, M-RX, M-GMX Zone Districts	Suburban House, Urban House, Duplex, and Tandem House	Any distance	Any distance	Any distance	Any distance
Intent: To allow a Drive or Driveway to access an Off-Street Parking Area.	<p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
<p style="text-align: center;"><i>Illustrative only</i></p>						

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Drive or Driveway for Garden Court, Town House, Rowhouse, and Apartment building forms	All M-RH, M-RX, M-MX, M-IMX, M-GMX Zone Districts	Garden Court , Town House , Row House , and Apartment	Any distance	Any distance	Not allowed (*see exception below)	Any distance
Intent: To allow a Drive or Driveway to access an Off-Street Parking Area, but restrict the location where it is impactful due to proximity to adjacent properties.	<p>Side Setback Side Setback Side Setback ALLEY Side Setback Side Setback Side Street Setback</p> <p>Rear Setback</p> <p>Primary Street Setback</p> <p>Allowed Encroachment</p> <p>Allowed Encroachment</p> <p>ALLEY</p> <p>PRIMARY STREET</p> <p>SIDE STREET</p> <p>See Exception</p> <p>Not to Scale. Illustrative Only.</p>					
<p><i>Illustrative only</i></p>						

*Exception: A Drive or Driveway may encroach any distance into a Side Interior setback where:

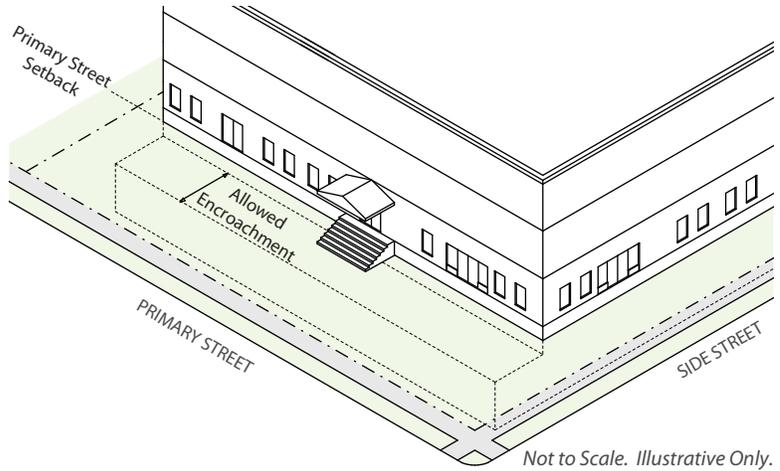
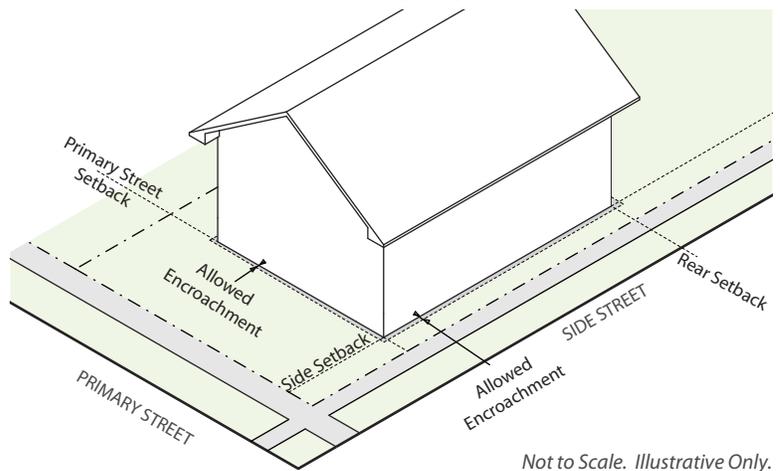
- The Side Interior setback Abuts a public Alley;
- Other public right-of-way, or an easement for public access Abutting a public Alley; or
- Where a shared access agreement allows the Drive or Driveway to provide shared access to more than one Abutting Zone Lot.

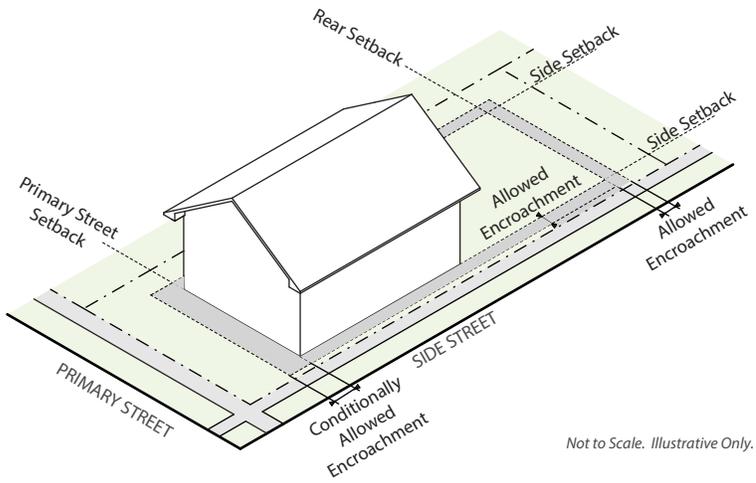
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Flatwork providing pedestrian access to entrances and buildings:	All M- Zone Districts	All Building Forms	Any distance, but may not exceed 50% of the area within the setback	Any distance, but may not exceed 50% of the area within the setback	Maximum of 5' wide: Any distance	Maximum of 5' wide: Any distance
Intent: To provide pedestrian access to entrances and buildings, but restrict coverage and width to ensure adequate openness	<p>Side Setback Side Setback Side Setback ALLEY Side Setback Side Setback Side Street Setback</p> <p>Rear Setback</p> <p>Primary Street Setback</p> <p>Allowed Encroachment</p> <p>Allowed Encroachment</p> <p>Allowed Encroachment</p> <p>Allowed Encroachment</p> <p>ALLEY</p> <p>PRIMARY STREET</p> <p>SIDE STREET</p> <p>Not to Scale. Illustrative Only.</p>					
<p><i>Illustrative only</i></p>						

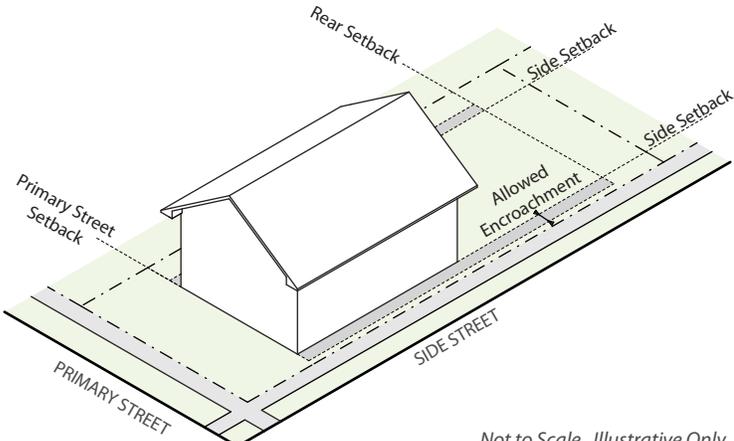
c. Service & Utility Elements

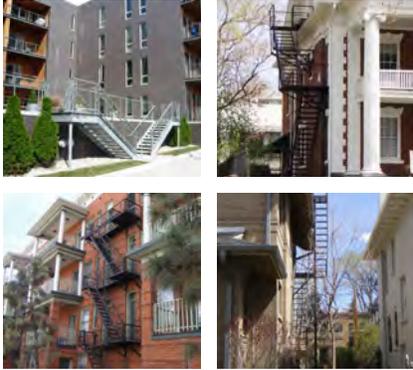
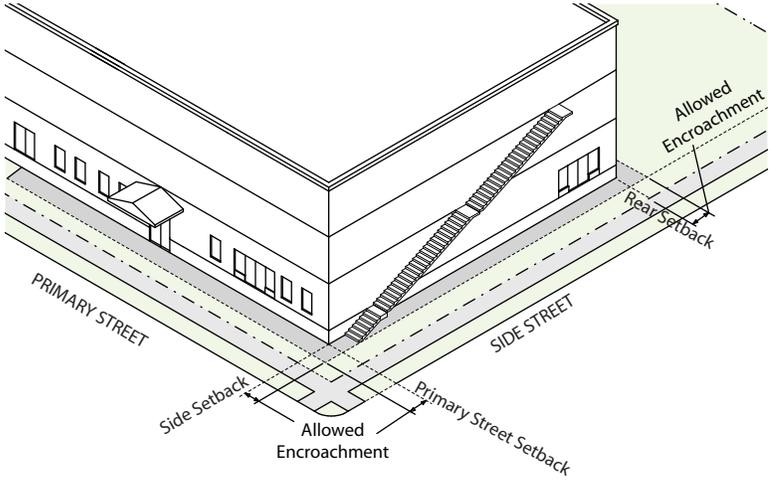
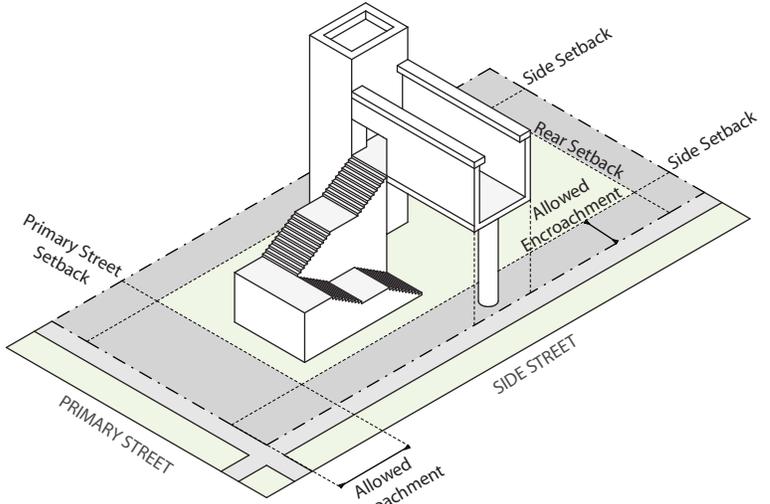
To allow for minor service and utility elements while maintaining an open and unobstructed setback space.

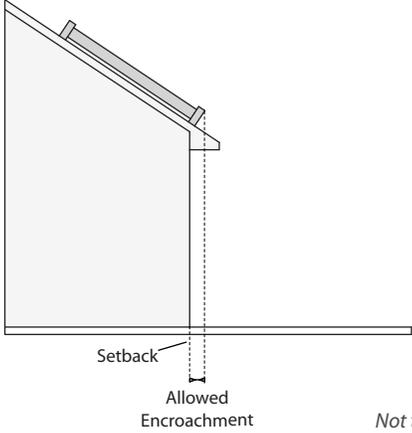
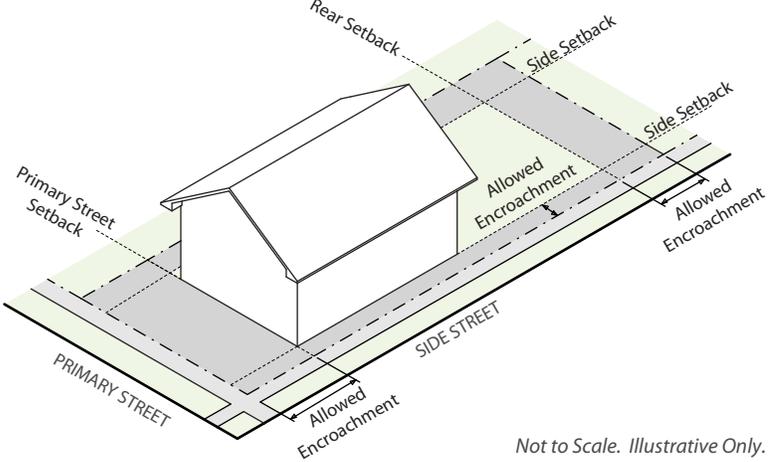
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Barrier-free access structures providing access to existing buildings as required by the Americans with Disabilities Act or Denver Accessibility Standards, when no alternative locations are available.</p> <ul style="list-style-type: none"> • Setback encroachments for required barrier-free access structures are only allowed for expansions, enlargements, and alterations to existing buildings. • Such barrier-free access structures shall be designed to be compatible with the character of the building, as determined by the Zoning Administrator. 	All M- Zone Districts	<u>All Building Forms</u>	Any distance	Any distance	Any distance	Any distance
<p>Intent: To provide flexibility in the location of required barrier-free access to existing buildings.</p>	<p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
<p style="text-align: center;"><i>Illustrative only</i></p>						
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Basketball goals on a fixed post	All M- Zone Districts	<u>All Building Forms</u>	Any distance	Any distance	Any distance	Any distance
<p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>						

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Enclosed structure that is below the original grade and completely underground, of any setback space, except as otherwise restricted by this Code	All M- Zone Districts	All Building Forms	Any distance	Any distance	Any distance	Any distance
Intent: To allow below grade structures that do not disrupt the streetscape.						
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Gas and electric meters	All M- Zone Districts	All Building Forms	1.5'	1.5'	1.5'	1.5'
Intent: To allow for functional siting.						

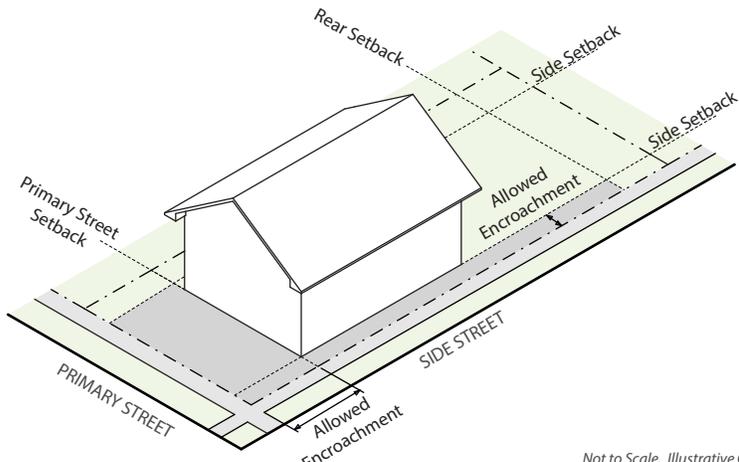
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Ground mounted air conditioning units or other similar mechanical equipment, except evaporative coolers, provided the following are all met:	All M- Zone Districts	<u>All building forms</u>	For Primary Structure "facing" the street: Not allowed For Primary Structure not "facing" the street: 5' and shall be screened from public right-of-way by a solid fence at least 3' in height	5' and shall be screened from public right-of-way by a solid fence at least 3' in height	3'	5'
<ul style="list-style-type: none"> • Does not generate more than 75 decibels of ambient sound according to the manufacturer's specifications and does not exceed the noise standards of Section 36-6 of the D.R.M.C.; • Does not exceed 4' in height or 10 square feet in area per unit; • Does not exceed 2 units per zone lot; • Has adequate screening to conceal it from view from adjacent properties and public rights-of way by means of landscaping and/or fencing; and • The location of the unit(s) minimizes the impacts on adjoining properties. 						
Intent: To allow for functional siting.						

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Ground mounted evaporative coolers</p> <ul style="list-style-type: none"> • located behind the front of the primary structure and • screened from adjacent properties and public rights-of-way, and • not to exceed the noise standards of D.R.M.C. Section 36-6 	All M- Zone Districts	<u>All Building Forms</u>	<p>For Primary Structure "facing" the street: Not allowed</p> <p>For Primary Structure not "facing" the street: 5' and shall be screened from public right-of-way by a solid fence at least 3' in height</p>	3'	3'	5'
<p>Intent: To allow for functional siting.</p>	 <p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Emergency egress, when required by Denver Fire Code, such as fire escapes, fire escape ladders, and outside stairways, including landing(s) which do not exceed the minimum required dimensions for a landing as defined in the Denver Building And Fire Code and excluding above-grade walkways</p> <p>Intent: To provide for egress from a building only for emergency purposes</p>	All M- Zone Districts	<u>All building forms</u>	5'	3'	3'	10'
 <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
<p>Pedestrian Bridge where the encroachment is necessary to complete a connection for access to a mass transit station, provided Public Works has approved a right-of-way encumbrance. Shall not include elevators, stairways or other vertical circulation elements.</p> <p>Intent: To allow for above-grade connections to and from transit stations</p>	All M- Zone Districts	<u>All building forms</u>	Any distance	Any distance	Any distance	Any distance
 <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
Solar Panel, Flush Mounted Roof	All M- Zone Districts	All Building Forms	Any distance	Any distance	Any distance	Any distance
<p>Intent: To allow flush mounted solar panels on the roof of existing structures which may not meet a required minimum setback.</p>  <p style="text-align: center;"><i>Illustrative only</i></p>	 <p style="text-align: center;"><i>Not to Scale. Illustrative Only.</i></p>					
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Utility pedestals, transformers or other similar equipment, excluding mechanical equipment: • Shall not exceed 3' in height.	All M- Zone Districts	All Building Forms	Any distance	Any distance	Any distance	Any distance
<p>Intent: To allow for functional siting.</p>	 <p style="text-align: center;"><i>Not to Scale. Illustrative Only.</i></p>					

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Utility pedestals, transformers or other similar equipment, excluding mechanical equipment: • Greater than 3' in height but not exceeding 8' in height above Finished Grade.	All M- Zone Districts	<u>All building forms</u>	Not allowed	Not allowed	Any distance	Any distance
Intent: To allow for functional siting.	<p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
<p style="text-align: center;"><i>Illustrative only</i></p>						
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Window well and/or emergency basement egress areas: • Shall be below grade.	All M- Zone Districts	<u>All building forms</u>	Any distance for any width	Each may be no more than 3' in width as measured perpendicular to the side interior/side street zone lot line and 6' in length as measured parallel to the building facade facing the side interior/side street zone lot line		Any distance for any width
Intent: To allow for emergency egress	<p style="text-align: right;"><i>Not to Scale. Illustrative Only.</i></p>					
<p style="text-align: center;"><i>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 M -Zone Districts	All Building Forms	Any distance	Any distance	Not allowed	Not allowed
Intent: To allow for functional siting.						
 <p><i>Illustrative only</i></p>		 <p><i>Not to Scale. Illustrative Only.</i></p>				

9.7.7.5 Building Coverage Exception

A. Applicability

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

B. Front Porch

1. Intent

To promote street activation.

2. Standard

Area on a zone lot occupied by a Front Porch may be excluded from the calculation of building coverage, up to a maximum of 400 square feet for each dwelling unit.

C. Detached ADU or Detached Garage

1. Intent

To promote openness between buildings located in the front and back of the lot.

2. Standard

Area on a zone lot occupied by either a Detached Accessory Dwelling Unit building form or a Detached Garage building form may be excluded from the calculation of building coverage. See those building forms for the applicable zone district.

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.

4. Compact Spaces

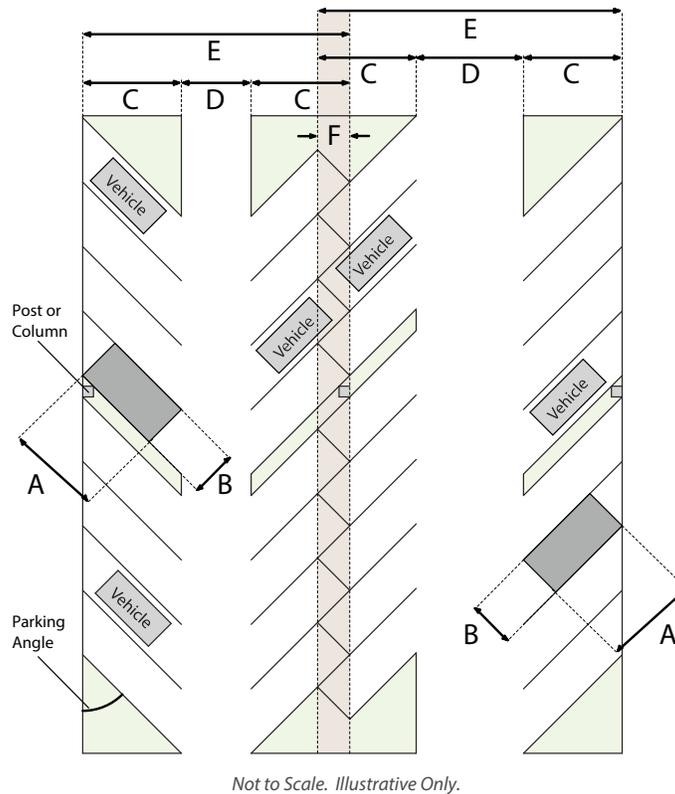
- a. No more than 10 percent of the total parking spaces provided (required and excess spaces) may be compact.
- b. When provided in a parking garage, compact spaces may be used only where the layout of the structure requires such spaces at the end of a row or to accommodate a column.
- c. All compact parking spaces shall be clearly and visibly striped and labeled (e.g., by a sign) for compact car use only.

5. Measurements

- a. In a parking structure, stall dimensions shall be measured from the surface of an adjacent pillar, post, or column closest to the parking stall.

TABLE A: DIMENSIONS OF PARKING SPACES & MODULES						
Parking Angle	Stall Length (A)	Stall Width (B)	Projection (C)	Parking Aisle One-Way / Two-Way (D)	Module One-Way / Two-Way (E)	Interlock Reduction (F)
Standard Parking Space						
0°	22'	8.5'	8.5'	13' / 20'	30/37'	--
30°	17.5'	8.5'	16.11'	13' / 20'	45.22/52.22'	2'
45°	17.5'	8.5'	18.38'	13' / 20'	49.77/56.77'	2'
60°	17.5'	8.5'	19.41'	16' / 20'	54.81/58.81'	1.5'
75°	17.5'	8.5'	19.1'	18' / 20'	56.21/58.21'	1'
90°	17.5'	8.5'	17.5'	23' / 23'	58/58'	--
<u>90° *</u>	<u>17.5'</u>	<u>8.5'</u>	<u>17.5'</u>	<u>20' / 20'</u>	<u>55/55'</u>	<u>--</u>
Compact Parking Space						
0°	18'	7.5'	7.5'	13' / 20'	28/35'	--
30°	15.5'	7.5'	15.11'	13' / 20'	43.22/50.22'	2'
45°	15.5'	7.5'	16.97'	13' / 20'	46.94/53.94'	2'
60°	15.5'	7.5'	17.67'	16' / 20'	51.35/55.35'	1.5'
75°	15.5'	7.5'	17.17'	18' / 20'	52.34/54.34'	1'
90°	15.5'	7.5'	15.5'	23' / 23'	54/54'	--
<u>90° *</u>	<u>15.5'</u>	<u>7.5'</u>	<u>15.5'</u>	<u>20' / 20'</u>	<u>51/51'</u>	<u>--</u>
*Applies to vehicle parking layout for development under any combination of the following building forms on a Zone Lot: the <u>Town House, Row House, and Garden Court</u> . Standards cannot be used in combination with other building forms such as <u>Apartment, General or Shopfront</u> .						

Figure 10.4-4



10.4.6.3 Vehicular Access and Circulation

A. Internal Drive Dimensions

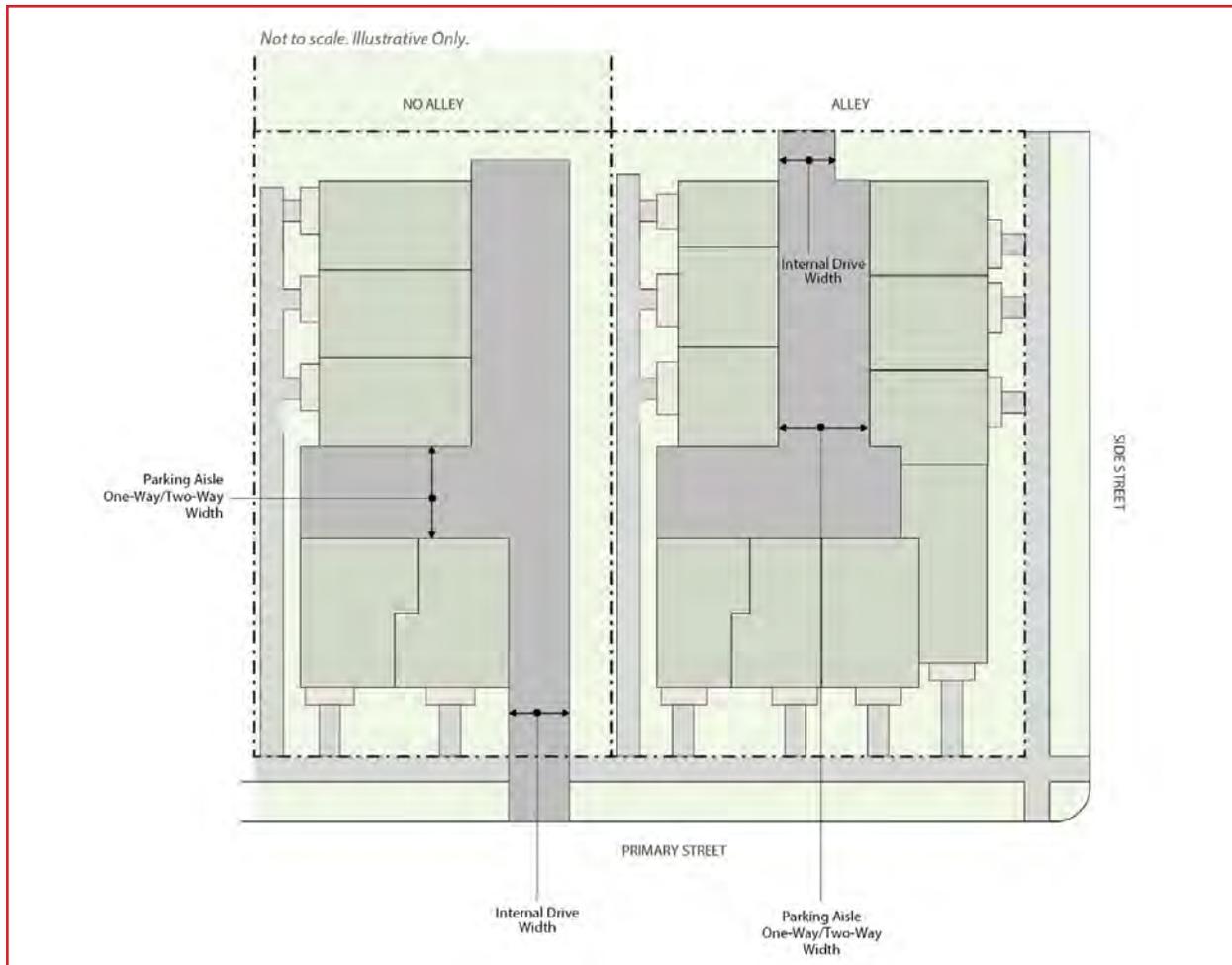
The following standards shall apply in all zone districts to all Off-Street Parking Areas, excluding single-unit and two-unit dwelling development:

1. Definition

“Internal drives” mean the part of a Off-Street Parking Area used for vehicular circulation, but which do not abut parking stalls in a manner that allows their use for vehicular access to the parking stalls.

2. Minimum Internal Drive Dimensions

- a. Internal drives shall be a minimum width of 10 feet for one-way traffic and shall be a minimum width of 20 feet for two-way traffic except for development under the Town House, Row House, or Garden Court building forms. The Zoning Administrator may reduce the minimum internal drive width standard when necessary to relieve hardship associated with providing safe vehicle access and circulation on unusually small or narrow zone lots. Any such request for reduction shall be reviewed according to Section 12.4.5, Administrative Adjustments.
- b. Internal drives for development under the Town House, Row House, or Garden Court building forms shall be a minimum width of 12 feet for one-way and/or two-way traffic on Zone Lots that contain no other building forms.



- c. [The Zoning Administrator may reduce the minimum internal drive width standard when necessary to relieve hardship associated with providing safe vehicle access and circulation on unusually small or narrow zone lots. Any such request for reduction shall be reviewed according to Section 12.4.5, Administrative Adjustments.](#)

B. Vehicular Access

The following standards shall apply in all zone districts to all Off-Street Parking Areas:

1. Access to and egress from each parking space shall be obtained with no more than a standard two-movement entrance or exit from the parking space by a vehicle parking there.
2. Curb cuts for vehicular access from the public right-of-way and vehicle stacking space on the parking lot proximate to any entry pay station or other control device are subject to review by Public Works according to Section 10.4.6.3.B.3, below. "Vehicular Access from the public right-of-way" means the part of the parking lot used for vehicles to transition between the public right-of-way and the parking lot.
3. Access from the public right-of-way to all Off-Street Parking Areas shall comply with Public Works Access criteria. Parking areas shall be provided with entrances and exits located to minimize traffic congestion and the effect of headlights at night.
4. All surface Off-Street Parking Areas shall be designed to enable all vehicle maneuvers to occur on private property and not in the public right-of-way unless specifically allowed by this Code.

- 10.6.5.6 Site grade may be altered by more than 1 foot if the Zoning Administrator finds the grade change is necessary to allow for exterior stairs and/or ramps connecting to a pedestrian access/entrance that is required to comply with Denver Building Code standards, and when no alternative location is reasonably available.

SECTION 10.6.6 SIDE INTERIOR SETBACK AREA GRADING STANDARDS

Re-grading of side, interior setback areas is not permitted except as described below:

10.6.6.1 Proper Site Drainage

Site grade may be altered if the Zoning Administrator finds the grade change is necessary to provide proper site drainage and avoid adverse effects on adjacent properties. "Proper site drainage" may include those features according to Section 10.6.5.2.

10.6.6.2 Emergency Basement Egress

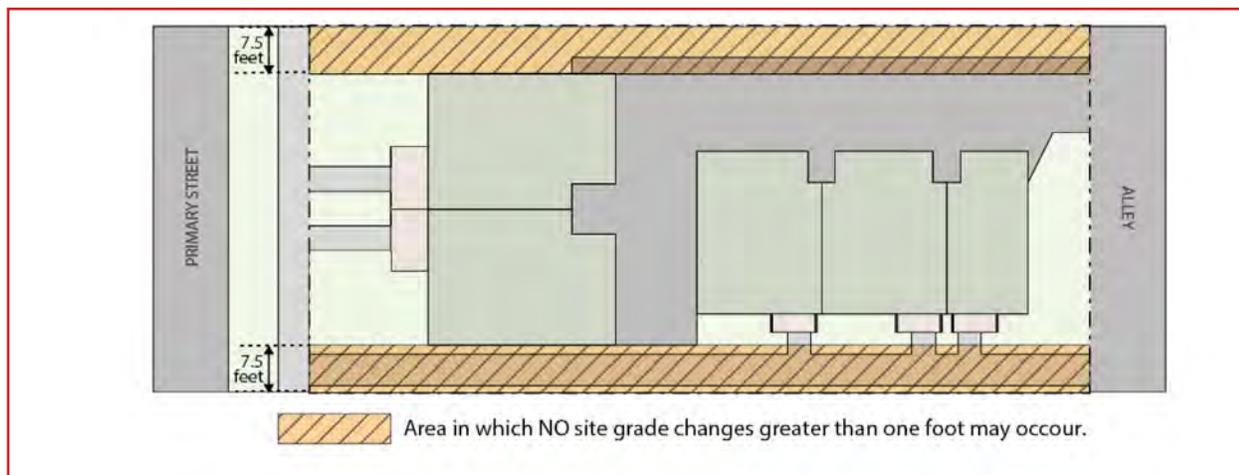
Site grade may be altered to allow for window well and/or emergency basement egress areas that are each no more than 3 feet in depth as measured perpendicular to the side property Zone Lot line and 6 feet in length as measured parallel to the side property Zone Lot line.

10.6.6.3 ADA Accessibility Standards

Site grade may be altered by more than 1 foot if the Zoning Administrator finds the grade change is necessary to allow for barrier-free access to a building as required by the Americans with Disabilities Act or Denver Accessibility Standards, and when no alternative location is reasonably available due to lot width. The applicant must demonstrate to the Zoning Administrator that the building design cannot be modified to accommodate the accessible route within existing grades.

10.6.6.4 Limited Grading Allowances for Town House building form Development

- A. When development occurs using the Town House building form, no site grade change greater than one foot may occur within 7.5 feet of the Side Interior Zone Lot line. Site grade changes located more than 7.5 foot from the Side Interior Zone Lot Line may occur.



posed use and any adjacent Residential Zone District based on the external effects of the proposed use.

11.5.11.2 O-1 and DIA Zone Districts

In the O-1 and DIA zone districts, where permitted with limitations:

- A. All site plan applications for oil and gas uses shall be reviewed according to Section 12.4.3, Site Development Plan Review, with the addition of a representative from the building inspection division of Community Planning and Development, designated by the Manager, and a representative from the Department of Aviation, designated by the Manager of Aviation.
- B. As part of the Site Development Plan Review, the Manager may recommend conditions on the approval of any oil and gas permit application to ensure the following public health, safety, and welfare objectives:
 1. There shall be adequate financial assurances to insure the city against any claims which may arise due to the applicant's operation under any and all permits issued by the city;
 2. The applicant shall provide appropriate protection of the natural environment and adjacent land uses; and
 3. The applicant shall assure avoidance of any adverse impact on other permitted uses in the subject zone district.

SECTION 11.5.12 SAND OR GRAVEL QUARRY

11.5.12.1 I-MX, I-A, I-B, M-IMX and M-GMX Zone Districts

In the I-MX, I-A, I-B, M-IMX and M-GMX zone districts, where permitted with limitations, a sand or gravel quarry use shall be located at least 500 feet from a Residential Zone District. This requirement may be reduced or eliminated by the Zoning Administrator if the applicant proves by a preponderance of the evidence that an analysis of the proposed use, its traffic generation, and other external effects indicates a smaller separation will have no significant effect on the nearby residential district.

SECTION 11.5.13 WIND ENERGY CONVERSION SYSTEM (“WECS”)

11.5.13.1 All Zone Districts

In all zone districts, where permitted with limitations:

A. Zone Lots Containing or Adjacent to Single-Unit or Two-Unit Dwelling Uses or ~~Townhouse or~~ Row House Building Forms

Establishment of a wind conversion energy system use on a zone lot, or adjacent to a zone lot, that contains a single unit dwelling use or two-unit dwelling use, or that contains a ~~Townhouse or~~ Row House Building Form, is permitted according to Section 12.4.9, Zoning Permit with Special Exception Review. The Board of Adjustment may approve such use only upon findings that the proposed wind energy conversion system complies with the following standards:

1. The applicant is the owner of the property and has submitted a site plan of the property that shows the location of the proposed system;
2. The proposed system, including guy wires, will not encroach into any setback space and will be no closer than 10 feet to any property line; provided, however, that for any zone lot not containing a single unit or two-unit dwelling use, or a ~~Townhouse or~~ Row House Building Form, the 10 foot setback only applies to zone lot lines abutting such residential zone lots; other setbacks shall be as per the applicable zone district and building form regulations.

3. The proposed system will extend no further than 30 feet above the highest point of existing buildings on the zone lot, unless the zone lot does not have a single unit or two unit dwelling use or ~~townhouse or row~~ Row House building form, in which case the proposed system will extend no further than 35 feet above the highest point of existing buildings on the zone lot, or 60 feet above the ground, whichever is higher;
4. All power transmission lines shall be located underground or inside a structure and that the proposed system, will consist of a tubular pole tower if the proposed system is to be a horizontal axis system;
5. Climbing access to the structure shall be limited by means of a fence 6 feet high around the tower base with a locking gate or by limiting tower climbing apparatus to no lower than 13 feet from the ground, and that at least one sign shall be posted at the base of the tower with the following warning: "WARNING: Wind Energy Electrical Generating System";
6. Any system with a capacity in excess of 100 kilowatts shall not be installed in a Residential Zone District and shall not be located along the major axis of an existing microwave communications link where the operation of the system is likely to produce an unacceptable level of electromagnetic interference;
7. The proposed system will not create a detrimental effect on nearby properties through electromagnetic interference, physical appearances or noise, either by loudness or frequency; and
8. The proposed system will not substantially or permanently injure the appropriate use of adjacent conforming property.

B. All Other Zone Lots - Systems Not Subject to Special Exception Review

A wind energy conversion system may operate on any zone lot that is not adjacent to and does not have a single-unit dwelling or two-unit dwelling use. A wind energy conversion system may be permitted according to Section 12.4.2, Zoning Permit Review with Informational Notice, and subject to compliance with the following conditions:

1. The applicant is the owner of the property and has submitted a site plan of the property which shows the location of the proposed system.
2. The proposed system, including guy wires and blades, shall not encroach into any setback space, and in no event shall be within 10 feet of the front zone lot line.
3. The proposed system, including blades, shall extend no further than 35 feet above the highest point of existing buildings on the zone lot or any building within 100 feet of the zone lot or 60 feet above the ground, whichever is higher, provided, however that in no event may the system extend more than 75 feet above the building on which it is mounted.
4. All power transmission lines shall be located underground or inside a structure.
5. Climbing access to the structure shall be limited by means of a fence six feet high around the tower base with a locking gate or by limiting tower climbing apparatus to no lower than 13 feet from the ground, and that at least one sign shall be posted at the base of the tower with the following warning: "WARNING Wind Energy Electrical Generating System".
6. Any system with a capacity in excess of 100 kilowatts shall not be located along the major axis of an existing microwave communications link where the operation of the system is likely to produce an unacceptable level of electromagnetic interference.
7. The proposed system shall not create a detrimental effect on nearby properties through electromagnetic interference, physical appearances or noise, either by loudness or frequency.

Contents

ARTICLE 13. RULES OF MEASUREMENT & DEFINITIONS

- DIVISION 13.1 RULES OF MEASUREMENT 13.1-1**
 - Section 13.1.1 Introduction 13.1-1
 - Section 13.1.2 Height for all SU, TU, FH, RH, E-MU-2.5, MU-3, and RO-3 Zone Districts. 13.1-1
 - Section 13.1.3 Height for all Other Zone Districts. 13.1-8
 - Section 13.1.4 Other Height Rules. 13.1-16
 - Section 13.1.5 Siting Form Standards 13.1-21
 - Section 13.1.6 Design Element Form Standards 13.1-52
 - Section 13.1.7 Fence and Wall Height Measurement. 13.1-81
 - Section 13.1.8 Rooftop mechanical Equipment Screening Measurement 13.1-81
 - Section 13.1.9 Measurement of Motor Vehicle or Trailer Length 13.1-82
 - Section 13.1.10 Measurement of Separation or Distance 13.1-82
- DIVISION 13.2 RULES OF INTERPRETATION 13.2-1**
- DIVISION 13.3 DEFINITIONS OF WORDS, TERMS & PHRASES 13.3-1**

DIVISION 13.1 RULES OF MEASUREMENT

SECTION 13.1.1 INTRODUCTION

This Division provides explanations of how to make determinations and measurements for standards contained within this Code.

SECTION 13.1.2 HEIGHT FOR ALL SU, TU, FH, RH, E-MU-2.5, MU-3, AND RO-3 ZONE DISTRICTS

13.1.2.1 Applicability

This Section 13.1.2 applies to all SU, TU, FH, RH (excluding M-RH), E-MU-2.5, MU-3 and RO-3 zone districts.

13.1.2.2 Base Plane

A. Intent

The purpose of a dual base plane associated with a front and rear percentage of lot depth is to accommodate changes in slope from the front to rear across a zone lot.

B. Rule

Two base planes or a building specific base plane are used for measuring overall height for all primary and accessory structures:

1. Two Base Planes

- a. A Front Base Plane shall be the area described below:
 - i. The front 65% of the Zone Lot Depth for all S-SU, S-FRH, S-MU-3, E-SU, E-TU, E-FRH, E-MU, U-SU, U-TU and U-RH zone districts
 - ii. The front 80% of the Zone Lot Depth in the G-RH, G-MU-3 and G-RO-3 zone districts
- b. The Front Base Plane is a horizontal plane established at the average elevation of original grade of two Side Interior Zone Lot Lines, or the elevation of original grade of one Side Interior Zone Lot Line when two are not present, measured at the minimum primary street setback line. See Figure 13.1-1. In any case where a Side Interior Zone Lot Line does not intersect with a Primary Street Zone Lot Line, the Zoning Administrator shall determine the points where the Front Base Plane shall originate based on the criteria for determining zone lot lines in Section 13.1.5.2.A.3, Criteria for Zoning Administrator Determination.

Figure 13.1-1

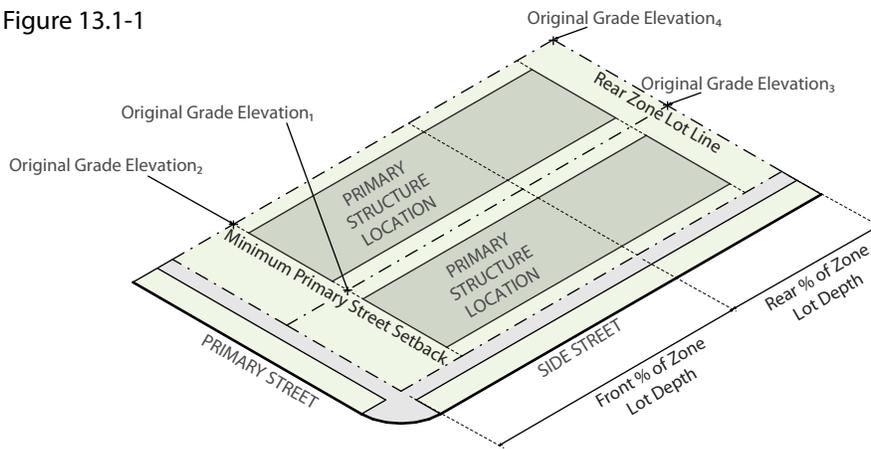
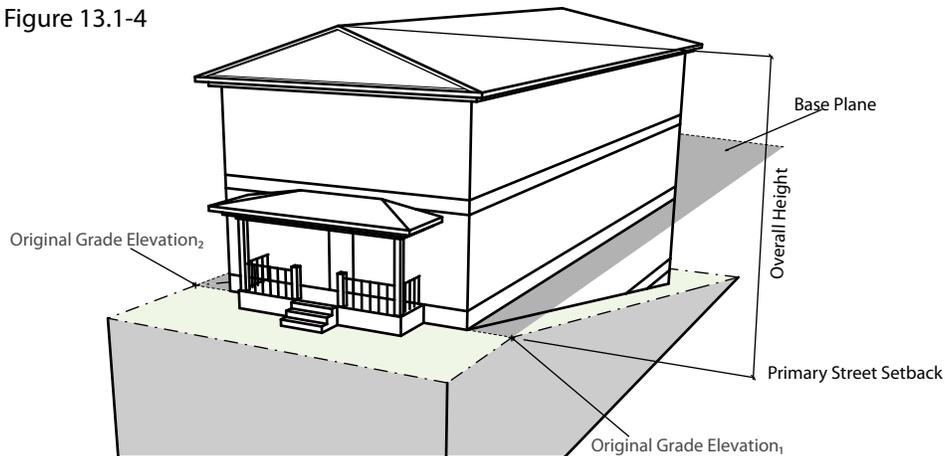


Figure 13.1-4



3. Half Story

a. Intent

To allow for additional floor area while minimizing additional bulk.

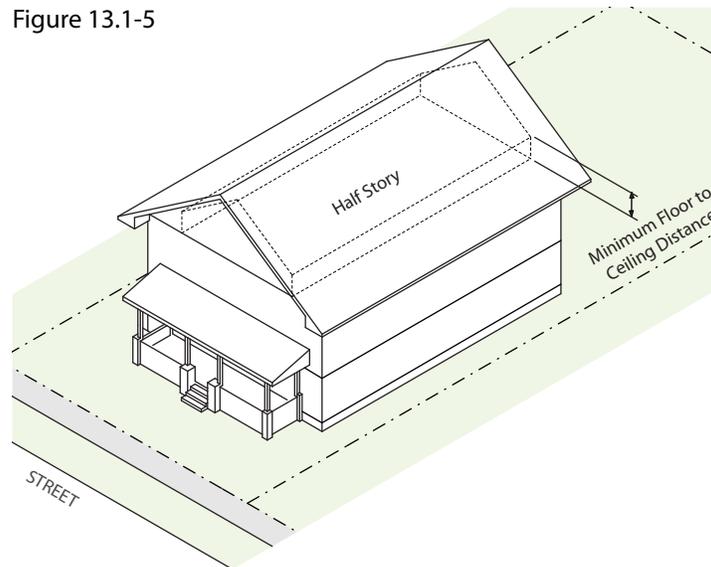
b. Rule of Measurement

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

- i. The space meets the definition of Story, Habitable stated in this Article 13.
- ii. The total gross floor area of the half story, not counting floor area with a net floor-to-ceiling distance less than 5 feet, shall be no greater than 75 percent of the floor below.

See Figure 13.1-5

Figure 13.1-5



4. Mezzanine

a. Intent: From the primary street building elevation it should read as a single story and an extruded volume from the space below it.

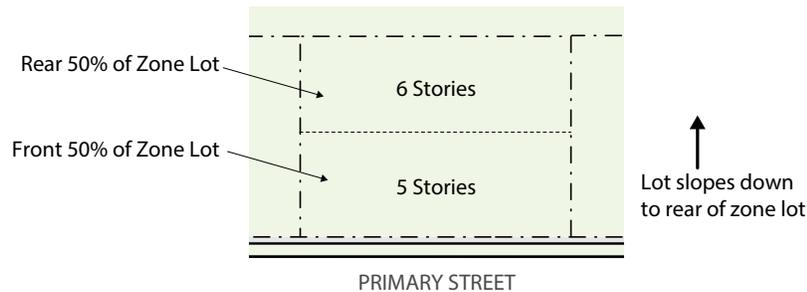
b. A mezzanine shall not constitute an additional story in the ~~Townhouse, Row~~ hHouse, Garden Court and Apartment building forms, if it has all of the following features:

3. Overall Height in Stories for Sloping Lots

Where a lot slopes downward from the primary street zone lot line, one story that is additional to the specified maximum number of stories may be built in the rear 50% depth of the zone lot. This section shall not apply to zone lots that do not have a rear zone lot line.

Figure 13.1-16

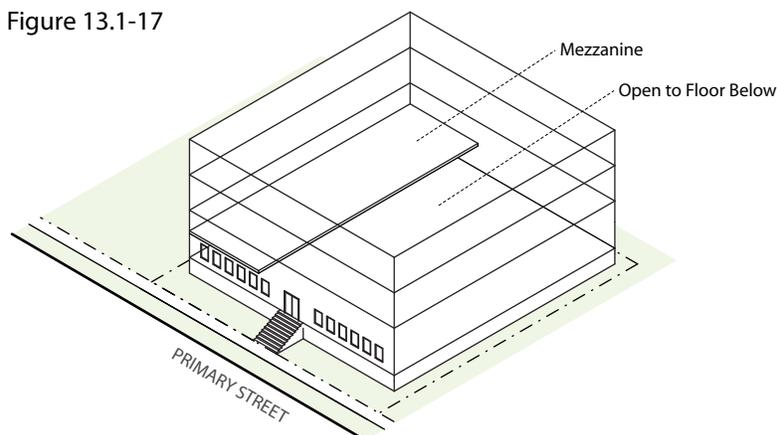
**Graphic is illustrative of a 5-Story Zone District.*



4. Mezzanine

- a. Intent: From the primary street building elevation it a mezzanine should read as a single story and an extruded volume from the space below.
- b. In the Apartment, General and Shopfront building form, a mezzanine shall not constitute an additional story if it has all of the following features: A mezzanine is floor space within a building that has all of the following features:
 - i. The space meets the definition of Story, Habitable stated in this Article 13; and
 - ii. The total gross floor area of the mezzanine story, not counting floor area with a net floor-to-ceiling distance less than 5 feet, shall be no greater than 33% of the floor below, in the room in which the mezzanine is located.
 - iii. The mezzanine shall be open and unobstructed to the room in which such mezzanine is located except for walls not more than 42 inches high, columns and posts.
 - iv. Such floor space shall not count as a story or towards F.A.R. See Figure 13.1-17.
- c. In the Town House and Garden Court building form, a mezzanine shall count as a story and toward the total Gross Floor Area.

Figure 13.1-17



- iii. Block Sensitive Setback in a MU or RO zone district
 - a) Where the Primary Street Setback is required in a MU or RO zone district and the Block Sensitive Setback is determined to be greater than 20 feet, the minimum Primary Street Setback shall be 20 feet instead.
 - d. Applicant may request an administrative adjustment in order to consider the entire block face. See Article 12, Section 12.4.5.3, Permitted Types of Administrative Adjustments.
- 3. Rule of Measurement**
- a. The Block Sensitive Setback is a minimum setback based on the location of the front facades of the primary structures on the zone lots identified in 1. and 2. above.
 - b. Development of a structure on the subject zone lot shall be located no closer to the primary street than the closest front facade of the principal structure on the reference zone lot as identified in 1. and 2. above.

13.1.5.4 Determination of Primary Street, Side Street, Side Interior, and Rear Zone Lot Lines for all CC, MX, and MS Zone Districts

A. Intent

To provide a reference of measurement for standards related to form and building placement (e.g. Build-to, Setbacks)

B. General Requirements

- 1. Each zone lot line shall have a designation of Primary Street, Side Street, Side Interior or Rear.
- 2. Each zone lot shall have at least one Primary Street.
- 3. A primary street zone lot line or a side street zone lot line may abut a private street if approved by the Zoning Administrator.
- 4. Once designated for a zone lot, a Primary Street designation cannot be changed after development (e.g., a primary street cannot, for purposes of subsequent development, be re-designated a side street) unless all requirements of the zone district can be met.

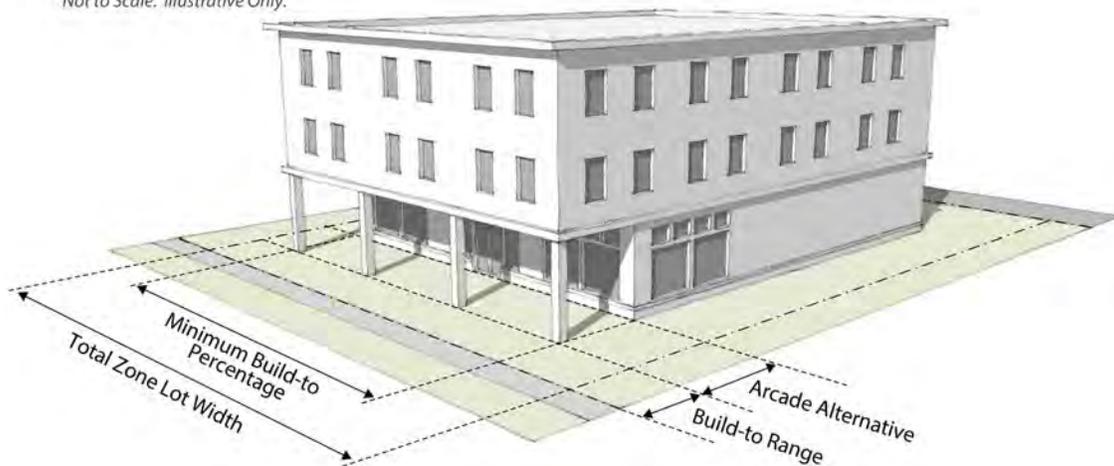
C. Criteria for Zoning Administrator Determinations

The Zoning Administrator shall designate a zone lot's Primary Street, Side Street, Side Interior and Rear Zone Lot Lines, as applicable, based on an analysis of:

- 1. Guidance provided in any applicable General Development Plan, regulating plan, and/or Urban Design Standards and Guidelines, such as designation of pedestrian priority streets in such plan.
- 2. If criteria 1 does not apply or does not provide guidance for all zone lot lines, then the following criteria shall be used:
 - a. The Zoning Administrator may designate no more than:
 - i. One Primary Street in the S-CC, S-MX, E-CC, and E-MX zone districts.
 - ii. Two Primary Streets in the U-MX and G-MX zone districts.
 - iii. Two Primary Streets in the C-MX zone districts, and any additional Primary Streets being designated Primary Street B.

Figure 13.1-63

Not to Scale. Illustrative Only.



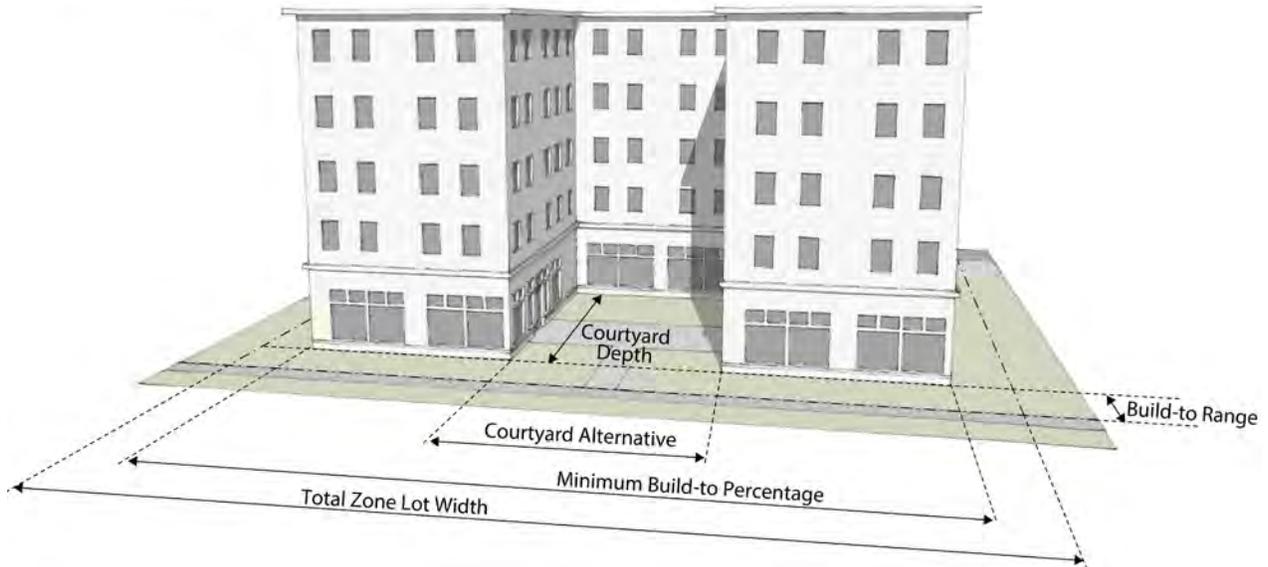
6. Courtyard

A courtyard shall comply with all of the following standards:

- a. Minimum Courtyard Design:
 - i. Shall face the Primary Street;
 - ii. Shall have a width of at least 15 feet, measured as the distance between the two closest edges of the exterior walls facing each other across the courtyard; and
 - iii. Shall have a depth of at least 30 feet measured as the horizontal distance between the primary street-facing exterior building wall nearest to the primary street zone lot line and the closest facade of the exterior building wall facing the primary street behind the courtyard, measured perpendicular to the zone lot line.
- b. The Courtyard is intended primarily for pedestrian use and shall include all of the following physical characteristics:
 - i. Shall be no more than one-half story above or below grade at the zone lot line adjoining the primary street;
 - ii. Shall be physically accessible from the primary street, but may be secured for private use;
 - iii. Shall be visible from the primary street zone lot line;
 - iv. Shall be open to the sky; and
 - v. Shall be bounded on not less than 3 sides with connected building facades.
- c. The Courtyard area may be used for any of the following:
 - i. Single or multiple entries to uses within the building;
 - ii. Public or private landscaped area;
 - iii. Outdoor seating area; or
 - iv. Motor Court, which is intended primarily for pedestrian activity but may include shared space for limited vehicular circulation for loading/unloading and access to parking areas outside the courtyard area. Driveways, Internal Drives, and Off-street Parking Areas are not permitted in the Motor Court. The vehicular circulation areas must meet enhanced or upgraded paving standards, including but not limited to unit pavers, porous pavers, or integrally colored concrete with a module of not more than 4 feet.

Figure 13.1-64

Not to Scale. Illustrative Only.



7. Drive Way Access

- a. The build-to alternative Drive Way Access may only be used when vehicular access is required from the street.
- b. Rule of Measurement
 - i. The Build-To Alternative shall be calculated by subtracting the alternative from the Build-To requirement. For example, on a 100 foot wide Zone Lot where the Build-To percentage is 70 percent, 70 feet of the building must be within the build-to range. When using the Drive Way Access Build-To Alternative, a maximum of 12 feet is subtracted from 70 foot required build-to, resulting in a required build-to of 58 feet.



13.1.5.8 Setbacks

A. Intent

To provide adequate separation for privacy and access to sunlight.

B. Rules of Measurement

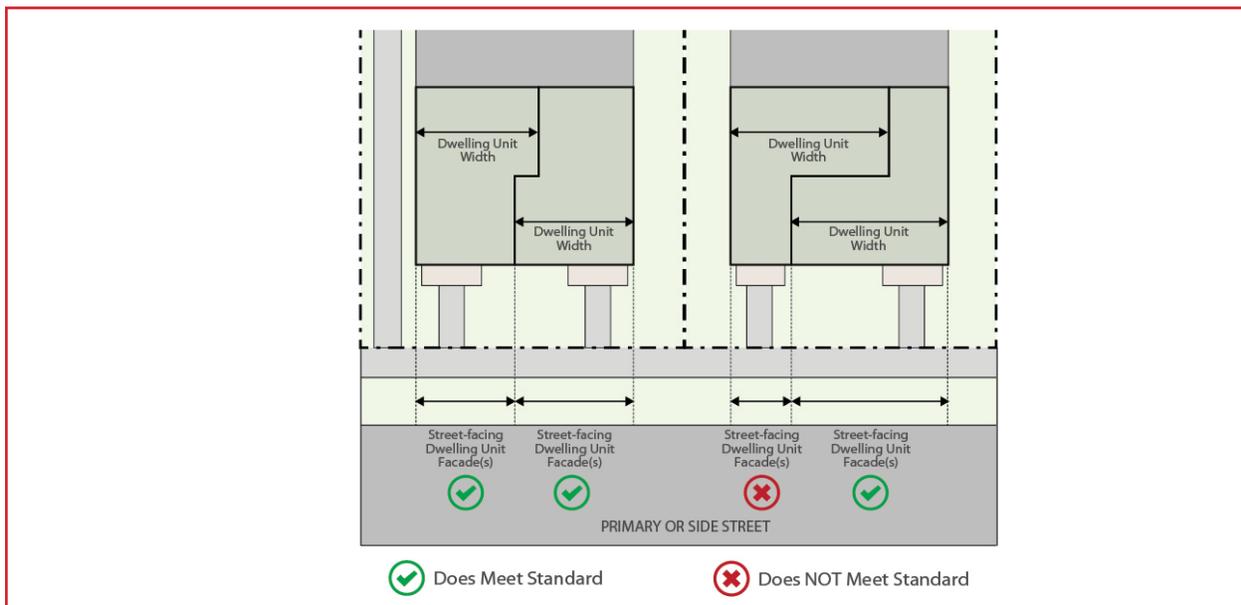
Setbacks provide a minimum horizontal distance between a zone lot line and the location of uses and structures on a zone lot, measured as follows: See Figure 13.1-65

1. Primary and Side Street setbacks are measured perpendicular to the zone lot line at the edge of the right-of-way abutting a name or numbered street or an easement for public access Abutting the right-of-way of a named or numbered street.
2. Side Interior and Rear setbacks are measured perpendicular to the side interior or rear zone lot line abutting another zone lot, a public alley, or an easement for public access Abutting an Alley.
3. Where a Side Interior setback standard is stated as “min one side/min combined:”
 - a. One side interior setback shall meet the standard meeting the “min one side” and the total of both side interior setbacks shall be equal to or greater than the standard of the “min combined.”
 - b. If zone lot has only one Side Interior Zone Lot Line, the “min one side” standard shall apply.
4. Primary street and rear setbacks extend across the full width of the zone lot, overlapping with the side interior and side street setbacks as applicable.
5. Side interior and side street setbacks extend the full length of the side zone lot lines, overlapping with both the primary street and rear setbacks.
6. Side interior setbacks in the Town House building form for Dwelling Units Oriented to the Street shall apply to the length of the side interior Zone Lot lines where a line extended perpendicular from the side interior Zone Lot line intersects any exterior building facade of a Side-by-Side Dwelling Unit Oriented to the Primary Street.

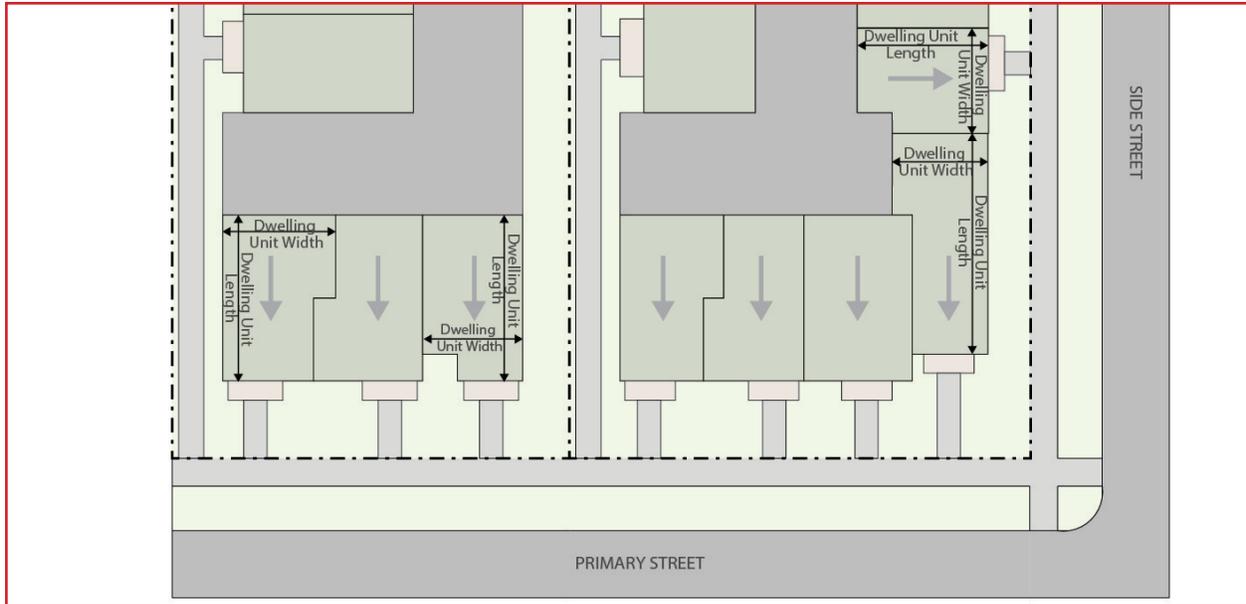


13.1.6.2 Dwelling Unit Oriented to the Street

1. **Intent**
To ensure that buildings contribute to vibrant pedestrian-oriented street frontages by requiring Dwelling Units near the street to orient to and engage the street while still allowing for design flexibility in Dwelling Unit shape and location.
2. **Applicability**
The Primary Building Form Standards in Articles 3 through 9 specify required Dwelling Units Oriented to the Street for the Primary Building Forms of Row House and Town House.
3. **General Requirements**
For purposes of this standard, a "Dwelling Unit Oriented to the Street" shall meet the following requirements:
 - a. A Dwelling Unit that is Street-Facing and the width of the Dwelling Unit does not exceed the length of the Dwelling Unit as measured below;
 - b. A Dwelling Unit where the Street-Facing Dwelling Unit Facade width must be at least 75% of the total width of the same Dwelling Unit as measured below; and



- c. The Dwelling Unit required to be oriented to the street must share a wall with at least one additional Dwelling Unit also oriented to the same street.
4. **Rules of Measurement**
Dwelling Unit Proportions
 - a. **Dwelling Unit Width**
Dwelling Unit Width shall be the linear distance of the Dwelling Unit at its widest point at any height. The width is measured parallel to the front Dwelling Unit Façade facing the corresponding Primary Street or Side Street to which the Dwelling Unit is oriented. See Figure 1-??
 - b. **Dwelling Unit Length**
Dwelling Unit Length shall be the linear distance of the Dwelling Unit at its longest point at any height. The length is measured perpendicular to the front Dwelling Unit Façade facing the corresponding Primary Street or Side Street to which the Dwelling Unit is oriented. See Figure 1-??



c. Street-Facing Dwelling Unit Façade(s)

- i. For the purposes of this rule, a Dwelling Unit Façade shall be associated with a Dwelling Unit if the same Dwelling Unit is located directly behind the façade. See Figure 1-89
- i. A Dwelling Unit facade is “street-facing” if it faces a named or numbered street, which shall be determined by extending a line the width of the facade and perpendicular to it to the Zone Lot boundary. If the said line touches the right-of-way of a named or numbered street at the Zone Lot boundary, then said Dwelling Unit facade is “street-facing.” See Figure 1-94
- ii. The Street-facing Dwelling Unit Façade(s) width(s) are measured at the highest point horizontally where the Façade meets the Finished Grade. See Figure 1-89



- iii. The Street-facing Dwelling Unit Façade(s) is the total linear width of the Façade(s) that are associated with a Dwelling Unit and that face the corresponding Primary Street or Side Street to which the same Dwelling Unit is oriented. See Figure 1-90
- iv. Where more than one street-facing Dwelling Unit Façade faces the corresponding Primary Street and/or Side Street, the linear width of each Façade is measured separately and combined to determine the total linear distance.



B. Pedestrian Access

1. Intent

To provide clear, obvious connections for pedestrians between Primary Streets and primary uses within buildings.

2. Applicability

The Primary Building Form Standards in Articles 3 through 9 specify which type of Pedestrian Access is required for each Primary Building Form, or Dwelling Unit. Pedestrian access requirements are provided in this Section 13.1.6.2.B.

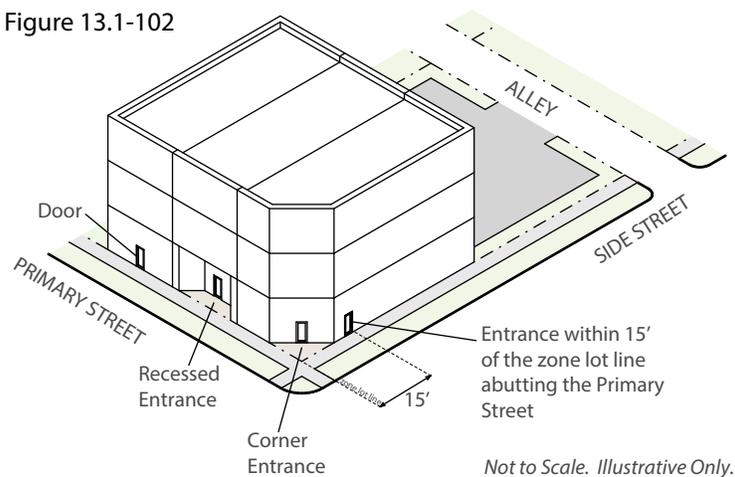
3. Pedestrian Access Requirements

The following are required supplemental standards for each type of Pedestrian Access:

a. Entrance

- i. Where required by the Primary Building Form Standards, an Entrance shall provide a clear, obvious, publicly accessible connection between the Street defined by the building form (Primary and/or Side) and the primary uses within the building.
- ii. For the Garden Court, ~~Town House~~, and Row House building forms, an entrance shall be street-facing according to the standards specific to such building forms in Articles 3 through 9.
- iii. For all other building forms, an entrance shall be located:
 - a) On the Primary Street facing facade; or
 - b) Located on a Side Street facing facade but entirely within 15 feet of the zone lot line abutting the Primary Street and provided the entrance is clearly visible from the public right-of-way. See Figure 13.1-102.
- iv. An entrance shall be one of the following three types:
 - a) Door - An entrance on the same plane as the building facade.
 - b) Recessed Entrance - An entrance inset behind the plane of the building facade by no more than 15 feet.
 - c) Corner Entrance - An angled street-facing entrance located on the corner of a building at approximately 45 degrees to the intersecting streets.

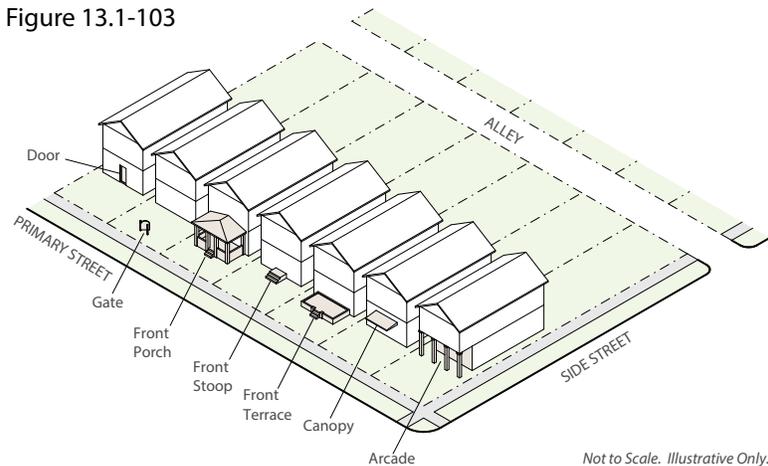
Figure 13.1-102



b. Entry Feature

- i. Where required by the Primary Building Form Standards, an Entry Feature shall signal the connection between the Primary Street and the primary uses within the building.
- ii. An entry feature shall be located either on the Primary Street facing facade or be visible from the Primary Street. See Figure 13.1-103.
- iii. An entry feature shall be a Door, Gate, Front Porch, Front Stoop, Front Terrace, Canopy, and/or Arcade

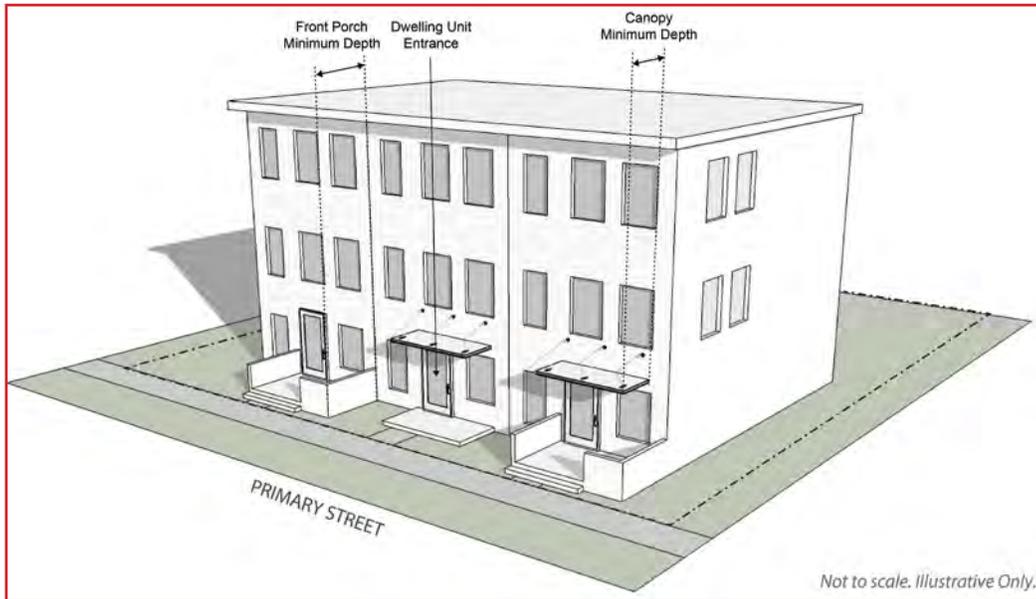
Figure 13.1-103



c. Dwelling Unit Entrance with Entry Feature

- i. Where required by Primary Building Form Standards or Overlay District Standards, a Dwelling Unit Entrance with Entry Feature shall ~~reinforce a traditional semi-public transition area between the public street frontage and individual private dwelling units shall provide a clear and obvious publicly accessible connection between the Street and the primary use within the Dwelling Unit.~~
- ii. ~~A Dwelling Unit Entrance with Entry Feature shall provide access to individual Street Level Dwelling Units located behind any street-facing building facade that is within 10 feet of a required Primary or Side Street Setback or Residential Setback. See figure 13.1-104.~~
- iii. Each Dwelling Unit Entrance with ~~e~~Entry ~~f~~Feature shall ~~combine one of the~~ have an Entrance ~~types listed in Section 13.1.2.6.B.3.a.iv~~ with a minimum of one of the following ~~e~~Entry ~~f~~Features:
 - a) A Front Porch with a minimum depth of 5 feet between the ~~street-facing building facade door~~ and Primary or Side Street Zone Lot Line, as measured perpendicular to the Zone Lot Line; or
 - b) A Canopy with a minimum depth of 3 feet between the ~~street-facing building facade door~~ and Primary or Side Street Zone Lot Line, as measured perpendicular to the Zone Lot Line.
- iv. A building facade is “street-facing” if it faces a Primary or Side Street Zone Lot Line, which shall be determined by extending a line the width of the facade and perpendicular to it to the Primary or Side Street Zone Lot Line. If any portion of said line touches the Primary or Side Street Zone Lot Line, then said facade is “street-facing.” See Figure 13.1-94.

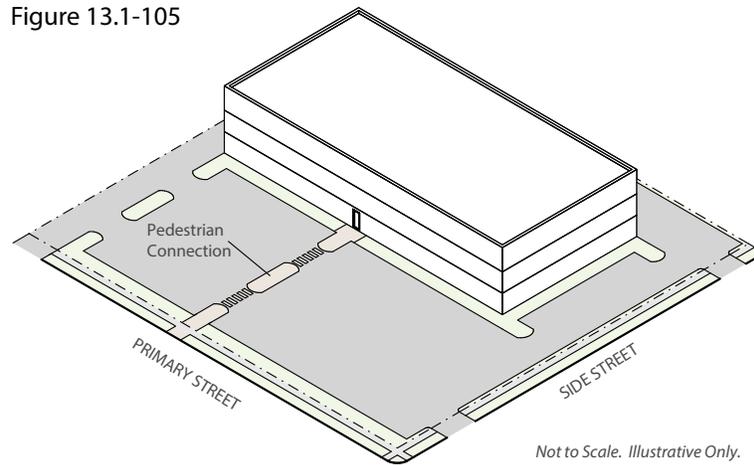
Figure 13.1-104



d. Pedestrian Connection

- i. Where required by the Primary Building Form Standards, a Pedestrian Connection shall provide a clear, obvious, publicly accessible connection between the Primary Street and the primary uses within the building. See Figure 13.1-105. The Pedestrian Connection shall comply with the following:
 - a) Fully paved and maintained surface not less than 5 feet in width.
 - b) Unit pavers or concrete distinct from the surrounding parking and drive lane surface.
 - c) Located either within a raised median or between wheel stops to protect pedestrians from vehicle overhangs where parking is adjacent.
 - d) The portions of pedestrian connection that cross driveways or drive aisles shall not exceed 25 feet in length.

Figure 13.1-105



4. Pedestrian Access (Entrance) Alternative Requirements

Where permitted, the following design elements may be used as an alternative to a required entrance on all building forms except Row House and Town House:

a. Courtyard or Plaza

This alternative may be used only if the courtyard or plaza complies with all of the following standards:

- i. Shall be accessible to public during business hours.
- ii. Shall be within 2 feet of grade at edge of public right-of-way.
- iii. The Entrance shall not be a distance from the public right-of-way more than 3 times the width of the space measured at the primary street facing facade.
- iv. Maximum dimension shall not exceed 3 times the minimum dimension.
- v. Required public Entrance shall be visible from the public right-of-way.
- vi. Perimeter walls of court or plaza shall meet primary facade transparency standards.

Figure 13.1-106

Not to Scale. Illustrative Only.





Camper Units, Detached: A shell designed to be mounted on a pickup or truck chassis for use as a temporary shelter for travel, recreation and vacation use.

Campus: A large tract of contiguous land that is planned, developed, and operated as an integrated facility for a number of individual uses, with special attention to coordinated circulation, parking, utility needs, aesthetics, and compatibility. For purpose of this definition, the contiguity of any land area involved shall not be deemed to be destroyed by the presence of public rights-of-way. Examples of campuses may include, but are not limited to: hospitals, educational facilities, industrial or business parks, and performing arts complexes.

Canopy: A structure, fully supported by the building wall, providing shade and cover to an Entrance to protect from the weather ~~for a sidewalk, stoop or terrace.~~

Carport: An accessory structure space used for the housing or storage of motor vehicles and enclosed on not more than two sides by walls.

Carriage House: A Structure of more than one Habitable Story originally constructed as an Accessory Structure prior to November 8th, 1956 and located on the same Zone Lot as an existing Primary Structure.

Carriage Lot: A parcel of land completely surrounded by alleys in the center of a block and which has no public street frontage on a named or numbered street. A “carriage lot,” by definition, is a nonconforming zone lot for failure to comply with this Code’s requirement that all zone lots have frontage on a named or numbered public street. See “Zone Lot, Nonconforming.”

Change of Use: Any use that substantially differs from the previous use of a building or land, as determined by the Zoning Administrator.

City: The City and County of Denver.

Code or “This Code”: The Denver Zoning Code, as incorporated by reference in Chapter 59 of the Denver Revised Municipal Code.

Collocation: The mounting or installation of transmission equipment on an eligible support structure for the purpose of transmitting and/or receiving radio frequency signals for communications purposes.

Commercial: Pertaining to the buying and selling of commodities and services for a profit.

Common Area: Areas within a building or within a residential development that are available for common use by all owners or tenants. Examples of common areas include, but are not limited to: a clubhouse, courtyard or other shared recreation area; building lobbies, corridors, and stairways; parking areas; laundry room; roof; or storage rooms.

Compatibility or Compatible: The characteristics of different uses or activities or designs that allow them to be located near or adjacent to each other without adverse effect. Some elements affecting compatibility include height, scale, mass and bulk of structures. Other characteristics include pedestrian or vehicular traffic, circulation, access, and parking impacts. Other important characteristics that affect compatibility are landscaping, lighting, noise, odor, building materials, and building architecture. Compatibility does not mean “the same as.” Rather, compatibility refers to the sensitivity of development proposals in maintaining the character and context of existing development.

Dormer: A framed window unit projecting through the sloping plane of a roof.

Drive Aisle: An improved and maintained way providing vehicular access within an Off-Street Parking Area.

Drive or Driveway: An improved and maintained way providing vehicular access from the public right-of-way to an Off-Street Parking Area, to a Garage structure, to dwellings, or to other uses. Does not include areas providing direct access to parking stalls or attached Garages for more than one dwelling unit - See Off-Street Parking Area.

Downtown Ground Floor Active Use: Shall include retail sale; banking facility open to the public with at least one employee on site; eating place; personal and business service; hotel lobby; indoor and outdoor entertainment or recreation facility; dedicated public park or open space; arts and cultural facility; and the frontage of entry ways or stairways through which such uses are principally accessed, provided, however, that the following types of retail sales shall not be considered Downtown Ground Floor Active Use: amusement center; sale of automobiles; sale of auto trailers; sale of house trailers; sale of trucks; sale of auto and truck parts, accessories, tires and tubes; automobile gasoline filling station; boat sales; home building materials store; koshering of poultry sold at retail on the premises; motorcycle store; monument and tombstone sales; pawnshop; retail sale of medical and hospital equipment and supplies; and retail sale of packaged coal and wood for household use; and provided, further, that no adult use shall be considered a Downtown Ground Floor Active Use.

Dwarf Goat: See Denver Revised Municipal Code section 8-4(4.5).

Dwelling: Any building or portion of building that is used as the residence of one or more households, but not including hotels and other lodging accommodation uses, hospitals, tents, or similar uses or structures providing transient or temporary accommodation with the exception of an accessory Short-term Rental.

Dwelling Units, Side-by-Side: Two or more Dwelling Units that are attached along common walls and where each Dwelling Unit occupies space from the Structure's Street Level to the Structure's Roof. This does not include Dwelling Units that are stacked vertically.



Parkway: A type of boulevard that the city has designated as a “Parkway” according to Chapter 49 of the D.R.M.C.

Patio: A level hard surfaced area at finished grade. (For an above-grade patio, see Deck)

Pedestrian and/or Transit Mall: A public right-of-way and/or public rights-of-way from which general vehicular traffic shall be excluded except that public transportation vehicles, emergency vehicles and other vehicles by special permit may be permitted, and which shall have been specially constructed with amenities to enhance a primarily pedestrian environment.

Pedestrian Connection: A clear, obvious, and publicly accessible route and connection between the Primary Street and the primary uses within the building.

Permanent Occupancy: The use of housing accommodations or rooms on a month-to-month or year-to-year basis with a fixed rent for each period of occupancy.

Pergola: See Rule of Measurement, Division 13.1.

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

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

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

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

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

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

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

Primary Area of GDP: Boundary of the area within a GDP either owned and/or represented by a private landowner(s) or applicant(s).

Primary Street: See Rule of Measurement, Division 13.1.

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

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

Professional Studio: See “Studio, Professional.”

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

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

Protected District: Any one of the following zone districts:

1. S-SU-A
2. S-SU-D
3. S-SU-F
4. S-SU-Fx
5. S-SU-F1
6. S-SU-I
7. S-SU-Ix
8. S-~~FR~~H-2.5
9. E-SU-A
10. E-SU-B
11. E-SU-D
12. E-SU-D1
13. E-SU-Dx
14. E-SU-D1x
15. E-SU-G
16. E-SU-G1
17. E-TU-B
18. E-TU-C
19. E-~~FR~~H-2.5
20. E-MU-2.5
21. U-SU-A
22. U-SU-A1
23. U-SU-A2
24. U-SU-B
25. U-SU-B1

R

Rail Transit Station Platform: The area of a Mass Transit Railway System station that is intended for passenger queuing, loading and unloading from the rail car and runs parallel to and abutting the rail tracks, the boundary of which is only the area intended for passenger access to the rail car.

Railroad Facilities: Terminal related to a freight railway; or a railway yard, maintenance, or fueling facility related to a passenger or freight railway.

Rear of Zone Lot: See “Zone Lot, Rear”.

Recreational Vehicle: A vehicular-type, portable structure without permanent foundation, which can be towed, hauled or driven and primarily designed as living accommodation for recreational, camping and travel use and including, but not limited to, travel trailers, truck campers, camping trailers, and self-propelled motor homes.

Recyclable Material: Reusable materials including, but not limited to, metals, glass, plastic, wood, and paper that are intended for remanufacturing or reconstitution. Recyclable materials do not include junk, rubbish, refuse, or hazardous waste.

Registry Identification Card: That document issued by a state health agency, which identifies a patient authorized to engage in the medical use of marijuana, as required by Colorado Revised Statutes, Section 25-1.5-107(7), as may be amended.

Replacement Cost: The amount it would cost to replace an asset at current market prices.

Required Entrance: See “Entrance, Required,” above.

Residential Accommodations: Any building or part of a building used or intended to be used for sleeping accommodations by a person or group of persons. Other housekeeping facilities may be provided.

Residential Development: See “Development, Residential.”

Residential Occupancy or Residential Use: Any building or part of a building in which a person or group of persons are provided with sleeping accommodations. Other housekeeping accommodations may also be provided.

Residential Structure: See definition of “Structure, Residential,” below.

Residential Use: See definition of “Residential Occupancy,” above.

Residential Zone District or Residential District:

1. Any -SU-, -TU-, ~~-FH-~~, -RH-, -MU-, -RO, or -RX zone district.
2. Any zone district retained from Former Chapter 59, mapped on the Official Map, and considered a “Residential district” under Section 59-2(235) of the Former Chapter 59.

Retail: Sale to the ultimate consumer for direct consumption or use and not for resale.

Retaining Wall: A wall which is designed to, and in fact does, retain the earth on one side at a higher elevation than the earth on the other side. Only that portion of the wall that actually

retains earth shall be considered a retaining wall; the remainder shall be a fence or wall and be measured as set forth in Section 13.1.7.

Rezoning: An amendment to the Official Zoning Map.

Roof: The structure forming the upper covering of a Completely Enclosed Structure or Partially Enclosed Structure.

Roof, Flat: A roof that has no sloping plane greater than 2:12.

Roof Line: The highest point on any building or structure where an exterior wall or parapet wall encloses roof or floor area, including floor area provided for housing mechanical equipment.

Rooftop and/or Second Story Deck: For purposes of a Supplemental Design Standard within Articles 3-5: Any unenclosed deck, patio, terrace, porch, exterior balcony, or similar unenclosed building element either located on the roof of a primary or detached accessory structure or projecting from the building above the Street Level.

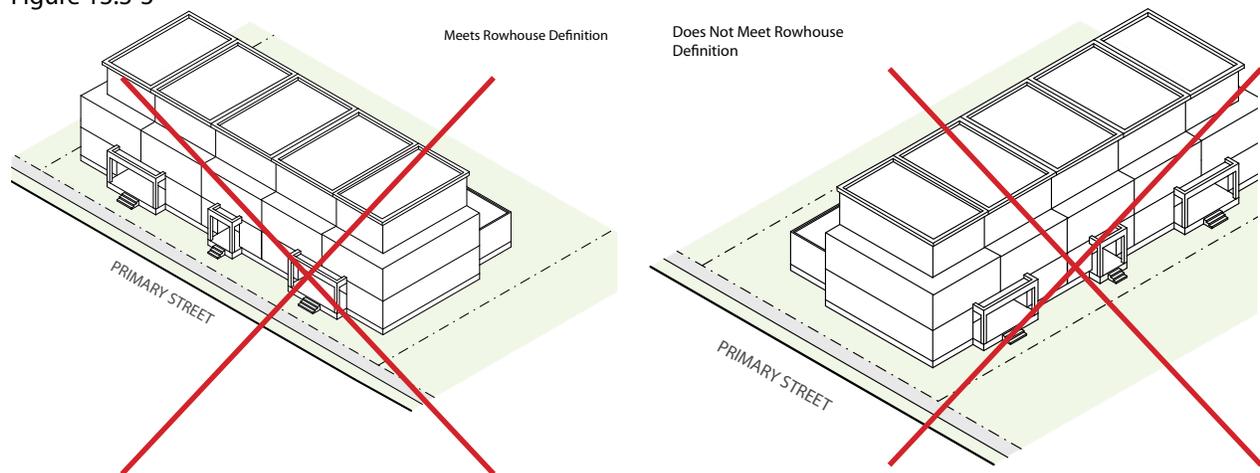
Roof Overhang: For purposes of setback encroachments: Eaves or the lower edge of the roof which overhang the walls. This includes the eave or edge of the roof which overhangs the gable end walls.

Room: Any enclosed division of a building containing over 70 square feet of floor space and commonly used for living purposes, not including lobbies, halls, closets, storage space, bathrooms, utility rooms and unfinished attics, cellars or basements. An enclosed division is an area in a structure bounded along more than 75 percent of its perimeter by vertical walls or partitions, or by other types of dividers which serve to define the boundaries of the division.

Rotocraft: Any aircraft deriving its principal lift or support in the air from one (1) or more rotors or from the vertical component of the force produced by rotating airfoils.

Row House: A multiple-unit residential structure consisting of attached dwelling units arranged side-by-side parallel to a named or numbered street. Each dwelling unit has an individual, direct entrance to the exterior which faces the street and no part of any dwelling unit is constructed vertically above any part of another dwelling unit. See Figure 13.3-3

Figure 13.3-3



S

Screening: A method of visually shielding or obscuring one abutting or nearby structure or use from another by fencing, walls, berms, or densely planted vegetation

Secondary Area of GDP: Boundary of a designated area adjoining the primary area of the GDP where development may not be imminent, but based on adopted City plans, can be expected to transition over time.

Semi-Trailer: Any vehicle of the trailer type so designed and used in conjunction with a truck-tractor that some part of its own weight and that of its own load rest upon or is carried by a truck-tractor.

Setback: See Rule of Measurement, Division 13.1.

Setback Space or Area: The area between a zone lot line and a required minimum setback line.

Shielded: The light emitted from the lighting fixture is projected below a horizontal plain running through the lowest point of the fixture where light is emitted. The lamp is not visible with a shielded light fixture, and no light is emitted from the sides of such a fixture.

SIC: Standard Industrial Classification as published by the U.S. Census Bureau, has been replaced by the NAICS.

Side-by-Side Dwelling Units: See "[Dwelling Units, Side-by-Side,](#)" above.

Side Zone Lot Line: See "Zone Lot, Side".

Side Street: See Rule of Measurement, Division 13.1.

Sign: A sign is any object or device or part thereof situated outdoors or indoors which is used to advertise or identify an object, person, institution, organization, business, product, service, event or location by any means including words, letters, figures, designs, symbols, fixtures, colors, motion illumination or projected images. Signs do not include the following:

- a. Flags of nations, or an organization of nations, states and cities, fraternal, religious and civic organizations;
- b. Merchandise, pictures or models of products or services incorporated in a window display;
- c. Time and temperature devices not related to a product;
- d. National, state, religious, fraternal, professional and civic symbols or crests;
- e. Works of art which in no way identify a product.

Sign, Animated: Any sign or part of a sign which changes physical position by any movement or rotation.

Sign, Arcade: A wall or projecting sign attached to the roof or wall of an arcade and totally within the outside limits of the structural surfaces which are delineating the arcade.

Sign, Billboard: See definition of "Outdoor General Advertising Device," above.

Storage: The act of depositing goods, wares and merchandise in any structure, part of a structure or warehouse, gratuitous or otherwise, shall be called storage.

Store: A use devoted exclusively to the retail sale of a commodity or commodities.

Story: That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above.

Story, Habitable: A story which:

1. Has at least four feet between the ground level and the ceiling joists;
2. Has enough area to provide a habitable room with net floor-to-ceiling distance of 7 feet-6 inches over half the area of the room; and
3. Constitutes a habitable room as defined in the building code.

Story, Half: See Rule of Measurement.

Street: A public thoroughfare, avenue, road, highway, boulevard, parkway, driveway, lane, court or private easement providing, generally, the primary roadway to and egress from the property abutting along its length.

Street Level: The first story or level in a building or structure in which the ceiling is 4 feet or more above grade at the nearest building line.

Street Level Dwelling Unit: A Dwelling Unit located at the Street Level, where any portion of the Dwelling Unit is within 10 feet of a required Primary or Side Street Setback or Residential Setback. See Figure 13.3-3.

Figure 13.3-3



U

Underlying Zone District: The standard non-overlay zone district providing base building form and use requirements is considered to be the Underlying Zone District when used in combination with an Overlay Zone District. Underlying Zone Districts may include, but are not limited to, Residential Zone Districts and Mixed Use Commercial Zone Districts.

Unobstructed Open Space: Land with no buildings thereon, except fenced or walled trash facilities. The following provisions apply to the specified zone districts:

1. Except as otherwise provided herein, in the Single Unit (SU), Two Unit (TU), ~~Townhouse (TH)~~; or Row ~~h~~House (RH) zone districts, unobstructed open space shall include any areas that are open to the sky including driveways; driving aisles; unenclosed parking spaces; front porches; and patios, decks or exterior balconies the surface of which is two and one half (2 1/2) feet or less above grade; and unenclosed areas covered by a trellis or arbor.
2. In the Single Unit (SU) and Two Unit (TU) zone districts, the following portions of the zone lot shall not be deemed to be unobstructed open space: any area bordered by walls on more than three sides; any porch, patio, or deck enclosed by any railing, wall, or similar structure in excess of three (3) feet in height above the surface of the porch, patio or deck; and any area beneath a projecting architectural or structural element such as balconies, bay windows, or second floor projections, excepting eaves.

Upper Story Setback: The horizontal distance that an upper portion of a building facade is set back from the property or zone lot boundary line.

Upper Story Step-Back: The horizontal distance that an upper portion of a building facade is set back from the face of the building's lower portion.

Use: The purpose for which land or structures thereon is designed, arranged or intended to be occupied or used, or for which it is occupied, maintained, rented or leased.

Use, Allowed: See "Use, Permitted."

Use, Accessory: A subordinate use, clearly incidental and related to the primary use of land, and, unless otherwise permitted by this Code, located on the same zone lot as that of the primary use.

Use, By Right: See "Use, Permitted."

Use, Compliant: A use or activity that was lawful prior to the adoption, revision, or amendment to this Code, but which by reason of such adoption, revision, or amendment, or because other uses are established closer to the legally established use than this Code permits, does not comply with current use limitations applicable to such use or activity.

Use, Conforming: A use or activity that was lawful when originally established and that complies with current use limitations applicable to the use or activity in the zone district in which it is located. A use or activity that was lawful when originally established, but which, by reason of the adoption of or revision to this Code, does not comply with a review procedure (e.g., special exception review), or with a reduceable spacing/distance requirement, or with a site development or design standard (e.g., parking, landscaping, and signage) otherwise applicable to such use, shall be classified as a "conforming use."

SLOT HOME STRATEGY OVERVIEW

In recent years, “slot homes” have been constructed in many neighborhoods throughout Denver, resulting in a new development pattern that can detract from the design quality and sense of community in Denver’s neighborhoods.

This document summarizes a recommended strategy to address identified problems with slot home development. It is part of a Slot Home Evaluation & Text Amendment project that has included research, analysis and public outreach to identify the problem, explore alternatives and identify tools to promote improved design outcomes in all Denver Zoning Code districts where slot homes occur. A Slot Home Task Force composed of community stakeholders is guiding the project to ensure an inclusive public process and outcomes that are:

Effective. Proposed solutions should promote the established vision for the neighborhood and directly address one or more elements of the problem statement summarized on [page 2](#).

Equitable. Proposed solutions should incorporate feedback from a wide range of stakeholders, including residents, builders and design professionals.

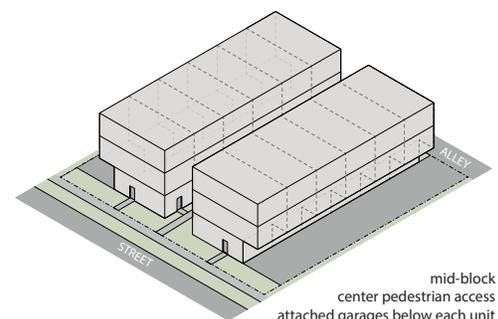
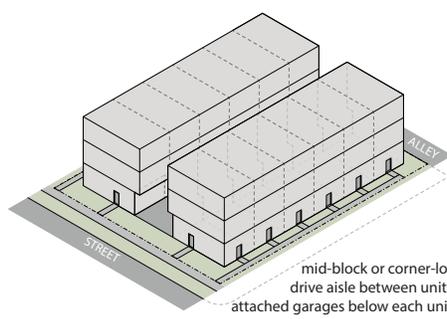
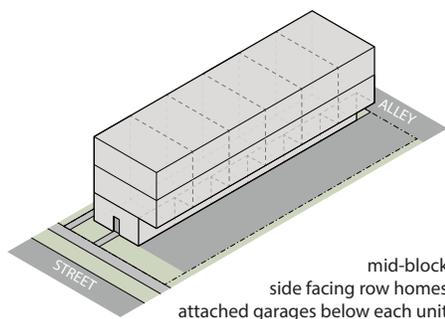
Flexible. Proposed solutions should promote creative designs and allow property owners and builders to adapt to changing market conditions.

Predictable. Proposed solutions should result in predictable, clear, outcomes for all stakeholders.

The project will culminate in proposed text amendments to the Denver Zoning Code in early 2018. See [Schedule and Next Steps](#) for more information.

WHAT IS A SLOT HOME?

A “slot home”, or “sideways-facing town home” is a multi-unit residential structure consisting of attached dwelling units arranged side-by-side and primarily perpendicular to the street. They can be developed in a wide range of zone districts across the city. Neighborhoods where slot homes most commonly occur are West Colfax, Jefferson Park, Highland, Five Points, Sunnyside, Berkeley and Cherry Creek. Three typical slot home configurations are illustrated below.



OVERVIEW CONTENTS

This document provides a general overview of recommendations described in the Slot Home Strategy Report.

Problem Statement.....	2
Criteria For Successful Solutions	2
Solution for Mixed Use Districts	3
Solution for Multi-Unit Districts.....	4
Solution for Garden Court in MU Districts..	5
Solution for Row House/Town House Districts	6
Schedule and Next Steps	7

SLOT HOME STRATEGY REPORT

The full Slot Home Strategy Report provides complete documentation of the Slot Home Evaluation and Text Amendment Project. For a link to the complete Strategy Report and more information about the project, go to: www.denver.gov.org/slothomes

PROBLEM STATEMENT

City staff, the Slot Home Task force and general public contributed to development of the following Problem Identification Statement. The recommended strategy summarized on the following pages provides solutions to address the problem statement in a variety of contexts.

The problem is new slot home construction does not promote neighborhood objectives* in five key respects:

1. **Public Realm Engagement.** *Many slot homes do not engage the street, sidewalk and semi-public frontages with street level building activities, porches, or pedestrian entrances and transparency (windows) that promote interaction with neighbors and ownership of the public realm.*

2. **Neighborhood Context.** *The siting, setbacks and uses (residential, commercial, etc.) within slot homes sometimes do not reflect the existing character or desired future conditions* of the street, block and neighborhood.*

3. **Building Mass & Scale.** *Many slot homes do not incorporate Human Scale proportions, heights and design elements that could promote compatible mass and scale relationships among buildings, such as coordinated facade widths, heights in stories, window patterns or distinctions between building floors.*

4. **Vehicle-oriented Design.** *Slot homes often incorporate visible driveways, parking areas and garage doors that negatively impact the pedestrian-oriented character of the street, sidewalk, and neighborhood.*

5. **Impacts on Neighbors.** *Slot homes often orient their most active facade areas towards adjacent properties, rather than the street and sidewalk, or include other elements, such as rooftop decks, which may have negative visual, solar, or privacy impacts on neighbors.*

*Note that desired future conditions and neighborhood objectives are informed by the existing zoning intent statements, small area plans and citywide plans.

CRITERIA FOR SUCCESSFUL SOLUTIONS

Solutions to identified issues with slot home development should balance multiple community objectives. The task force and city staff used the criteria below to ensure that the recommended strategy successfully balances multiple objectives. More details are provided in [Criteria For Successful Solutions on page 37](#).

EFFECTIVENESS

Solutions should produce outcomes that are consistent with the established vision for the neighborhood or area and directly address one or more elements of the problem statement.

EQUITY

Solutions should incorporate feedback from a wide range of stakeholders, including residents, property owners, builders and design professionals and should apply equally to similar properties in a variety of neighborhoods across the city.

FLEXIBILITY

Solutions should allow property owners and builders to adapt to changing market conditions and maintain flexibility to promote creative designs that can relate to a variety of neighborhood contexts.

PREDICTABILITY

Solutions should result in predictable, clear, outcomes for all stakeholders meaning that property owners should be able to predict the likely outcome of an approval process if they follow the regulations, city staff should be able to consistently interpret regulations and neighborhoods should have a reasonable understanding of the character of development that can occur.

SOLUTION FOR MIXED USE DISTRICTS

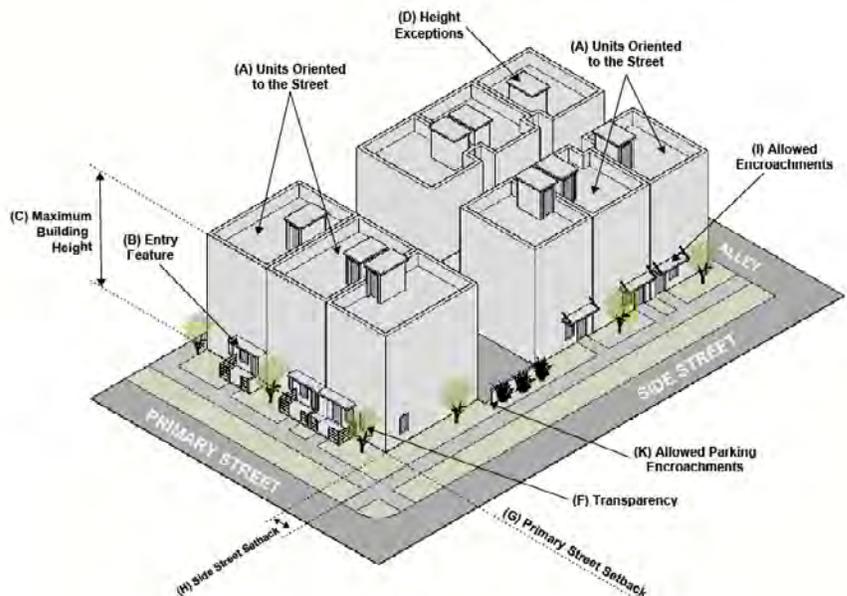
The recommended strategy includes a package of tools that would not allow 'slot home' development in mixed use districts. Instead, side-by-side residential units* could be built that differentiate the residential frontage from commercial frontages, engage the public realm, incorporate reduced mass and scale, minimize vehicle-oriented design and limit impacts on neighbors. Refer to the [Slot Home Strategy](#) for more details and examples.

RECOMMENDED STANDARDS FOR SIDE-BY-SIDE RESIDENTIAL IN MIXED USE (MX), RESIDENTIAL MIXED USE (RX), AND MAIN STREET (MS) ZONE DISTRICTS

BUILDING DESIGN TOOLS		BUILDING DESIGN STANDARDS	
A	Require Units Oriented to the Street	Any dwelling unit located within 10' of the primary street setback or side street setback shall be oriented to the corresponding street. The corner unit shall be oriented to the primary street.	
B	Require Entry Features for Units Oriented to the Street	Each dwelling unit oriented to the street shall have an Entrance on the street facing facade that incorporates a visually prominent porch, patio or canopy (such features are allowed to encroach into the primary street setback).	
C	Reduce Maximum Building Height in Feet	Maximum height for flat roofs shall be 30' in two-story districts and 38' in three-story districts. Maximum height for sloped roofs (with a minimum pitch of 6:12) shall be 35' in two-story districts and 45' in three-story districts.	
D	Revise Building Height Exceptions	Unoccupied stair enclosures, elevator penthouses, or mechanical equipment shall be set back 1 foot from the perimeter of the building for every 1 foot of height when exceeding maximum building height in feet or stories.	
E	Limit Rooftop and Second Story Decks	Prohibit rooftop and/or second story decks in the rear 35% of the zone lot depth when adjacent to a Protected District with the same standard.	
F	Increase Transparency Standards	Primary Street transparency standard shall be a minimum of 40%.	
SITE DESIGN TOOLS		SITE DESIGN STANDARDS	
G	Increase Primary Street Setback	Primary Street setback shall be a minimum of 10'.	
H	Increase the Side Setbacks	Side street setbacks shall be a minimum of 7.5'. Side interior setbacks shall be a minimum of 5' when providing pedestrian access.	
I	Allow Setback Encroachments	Porches, canopies and similar features shall be allowed to encroach into the primary street and side street setbacks in alignment with the existing Multi Unit (MU) standards.	
	Revise Build-to Alternatives	The Garden Wall and Pergola alternatives shall not be allowed. The Courtyard alternative shall be allowed to meet 30% of required build-to. A build-to exception for the drive way will be allowed for zone lots without alley access.	
VEHICULAR DESIGN TOOLS		VEHICULAR DESIGN STANDARDS	
J	Reduce Minimum Driveway Dimensions	Minimum drive-aisle width shall be 20' and minimum internal access drive width shall be 12'.	
K	Allow Encroachments for Parking Areas	Allow the required 5' back out space to encroach up to 2.5' into the side street when screened with landscaping and garden wall.	

*Note that side-by-side units could also continue to be built using existing Row House and Duplex standards without side-facing units to the rear.

This graphic illustrates a design outcome using the tools described in the Mixed Use Strategy on a corner lot in a C-MX-3 zone district.



SOLUTION FOR MULTI-UNIT DISTRICTS

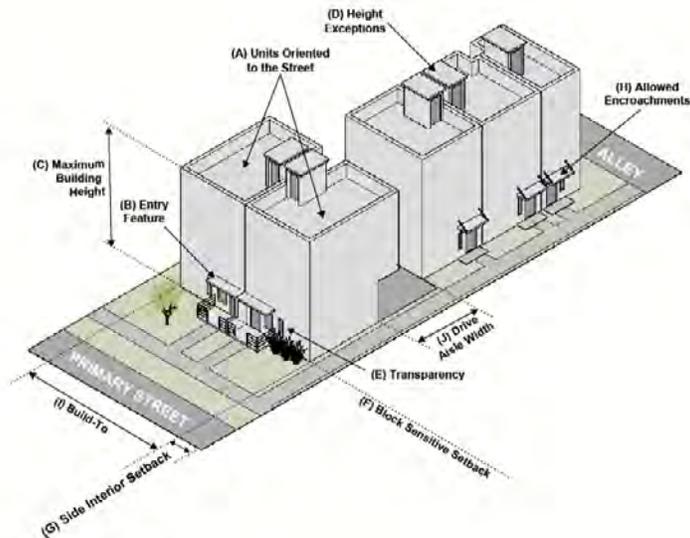
The recommended strategy includes a package of tools that would not allow 'slot home' construction in multi-unit districts. Instead, side-by-side residential units* could be built that engage the public realm, incorporate reduced mass and scale, minimize vehicle-oriented design and limit impacts on neighbors. Refer to the [Slot Home Strategy](#) for more details and examples.

RECOMMENDED REQUIREMENTS FOR SIDE-BY-SIDE RESIDENTIAL IN MULTI UNIT (MU) OR RESIDENTIAL OFFICE (RO) ZONE DISTRICTS

BUILDING DESIGN TOOLS		BUILDING DESIGN STANDARDS	
A	Require Units Oriented to the Street	Any dwelling unit located within 10' of the primary street setback or side street setback shall be oriented to the corresponding street. The corner unit shall be oriented to the primary street.	
B	Require Entry Features for Units Oriented to the Street	Each dwelling unit oriented to the street shall have an Entrance on the street facing facade that incorporates a visually prominent porch, patio or canopy (such features are allowed to encroach into the primary street setback).	
C	Reduce Maximum Building Height in Feet	Maximum height for flat roofs shall be 35' in three-story districts. Maximum height for sloped roofs (with a minimum pitch of 6:12) shall be 40' in three-story districts.	
D	Revise Building Height Exceptions	Unoccupied stair enclosures, elevator penthouses, or mechanical equipment shall be set back 1 foot from the perimeter of the building for every 1 foot of height when exceeding maximum building height in feet or stories.	
	Limit Rooftop and Second Story Decks	Prohibit rooftop and/or second story decks in the rear 35% of the zone lot depth when abutting a Protected District with the same standard.	
E	Increase Transparency Standards	The primary street transparency standard shall be a minimum of 40%.	
SITE DESIGN TOOLS		SITE DESIGN STANDARDS	
F	Limit Block Sensitive Setback	The maximum block-sensitive setback minimum shall be 20'.	
G	Increase the Side Setbacks	Side interior setbacks shall be 7.5' for units oriented to the street, all other units shall be setback 12.5' for the side interior. Side street setbacks shall be 7.5' regardless of unit orientation.	
H	Allow Setback Encroachments	Single story porches, canopies and similar features shall be allowed to encroach 5' into the minimum side interior setback.	
I	Increase Build-to Percentage	The required build-to percentage shall be a minimum of 70%.	
	Revise Build-to Alternatives	The Garden Wall and Pergola alternatives shall not be allowed. The Courtyard alternative shall be allowed to meet 30% of the required build-to percentage. Allow a build-to percentage exception of 12' for the drive way for zone lots without alley access.	
VEHICULAR DESIGN TOOLS		VEHICULAR DESIGN STANDARDS	
J	Reduce Minimum Driveway Dimensions	Minimum drive-aisle width shall be 20' and minimum internal access drive width shall be 12'.	
K	Allow Encroachments for Parking Areas	Allow the required 5' back out space to encroach up to 2.5' into the side street setback when screened with landscaping and garden wall. Allow for internal access drive or drive aisle to encroach up to 7.5', but at not point closer than 5' from a zone lot line.	

*Note that side-by-side units could also continue to be built using existing Row House and Duplex standards without side-facing units to the rear.

This graphic illustrates a design outcome using the tools described in the Multi Unit Strategy on an interior lot in a G-MU-3 zone district.



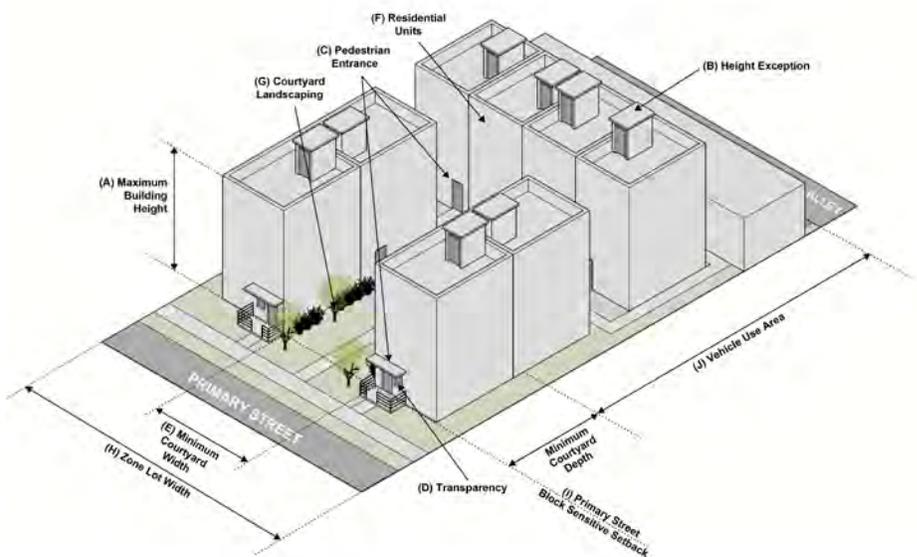
SOLUTION FOR GARDEN COURT IN MU DISTRICTS

The Garden Court strategy in Multi Unit zone districts was a result of an evaluation of the tools described in Section 3, Slot Home Task Force feedback, community review, and external testing. The Garden Court strategy described below is based on the existing Garden Court building form. Refer to the [Slot Home Strategy](#) for more details and examples.

RECOMMENDED REQUIREMENTS FOR THE GARDEN COURT BUILDING FORM IN MULTI UNIT (MU) OR RESIDENTIAL OFFICE (RO) ZONE DISTRICTS

BUILDING DESIGN TOOLS		BUILDING DESIGN STANDARDS	
A	Revise Maximum Building Height in Feet	Maximum height for flat roofs shall be 35' in three-story districts Maximum height for sloped roofs (with a minimum pitch of 6:12) shall be 40' in three-story districts *No change to height in 2.5 story districts (eg. E-MU-2.5)	
B	Revise Building Height Exceptions	Unoccupied stair enclosures, elevator penthouses, or mechanical equipment shall be set back 1 foot from the perimeter of the building for every 1 foot of height when exceeding maximum building height in feet or stories (currently a set back is only required when exceeding maximum building height in feet)	
C	Increase Pedestrian Access Standards	A minimum of two units within 10' of Primary Street setback shall have an Entrance and entry feature facing Primary Street, all others shall have an Entrance facing the Primary Street or interior courtyard. Entry feature shall be a visually prominent porch, patio, or canopy.	
	Limit Rooftop and Second Story Decks	Prohibit rooftop and/or second story decks in the rear 35% of the zone lot depth when abutting a Protected District with the same standard.	
D	Introduce a Transparency Standard	The primary street transparency standard shall be a minimum of 30%	
COURTYARD DESIGN TOOLS		COURTYARD DESIGN STANDARDS	
E	Increase Street Facing Courtyard Width	Increase the street-facing courtyard width to a minimum of 30' or 33% of the zone lot width (which ever is greater)	
F	Require Residential Units on Three Sides	Revise the courtyard design standards to be bound on 3 sides by dwelling units (not just building facades)	
G	Introduce a Landscaping Standard	Require a minimum of 50% of the courtyard area shall be planted with live landscaping materials.	
SITE DESIGN TOOLS		SITE DESIGN STANDARDS	
H	Increase Minimum Zone Lot Size and Width	Increase the minimum zone lot width to 75' Increase the minimum zone lot size to 9,000 sf	
I	Limit the Block Sensitive Setback	The maximum block-sensitive setback minimum shall be 20'	
VEHICULAR DESIGN TOOLS		VEHICULAR DESIGN STANDARDS	
	Reduce Minimum Driveway Dimensions	Minimum drive-aisle width shall be 20' and minimum internal access drive width shall be 12'	
J	Limit Vehicle Use Areas	Vehicle use areas shall not be located between the primary street zone lot line and the rear of the minimum courtyard depth extended to the full width of the zone lot line. Provide an exception for zone lots without alley access.	

This graphic illustrates a design outcome using the tools described in the Multi Unit Garden Court Strategy on an interior lot in a G-MU-3 zone district.



SOLUTION FOR ROW HOUSE/TOWN HOUSE DISTRICTS

The recommended strategy includes a package of tools that would not allow 'slot home' construction, or other development currently allowed by zoning standards for the Garden Court building form, in row house and town house districts. Instead, side-by-side residential units could be built as duplexes, row houses or townhouses where all residential units face the street to match the surrounding neighborhood context of lower-scale development (often including single-family homes and duplexes) that directly engages the street. Refer to the Slot Home Strategy for more details and examples.

RECOMMENDED REQUIREMENTS FOR THE ROW HOUSE BUILDING FORM IN ROW HOUSE (RH) AND TOWN HOUSE (TH) ZONE DISTRICTS

BUILDING DESIGN TOOLS

A Require Units Oriented to the Street

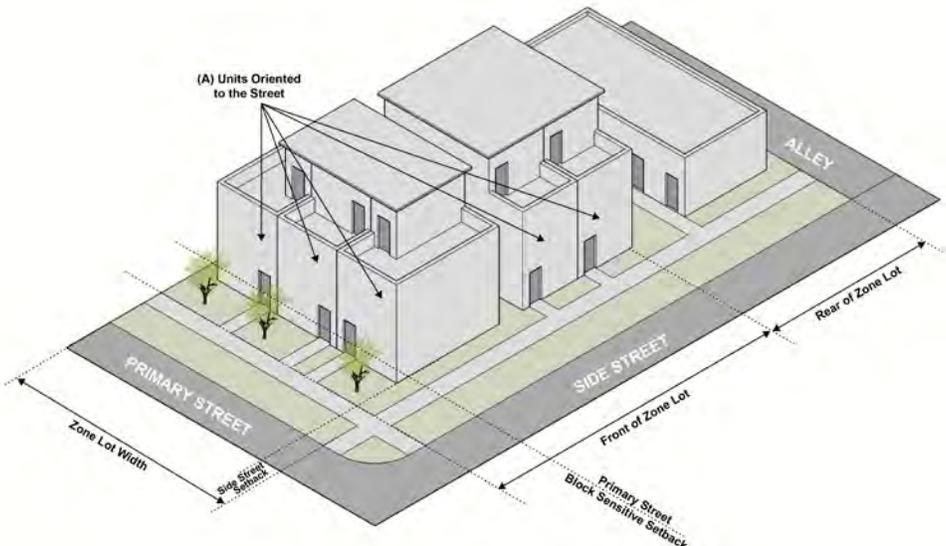
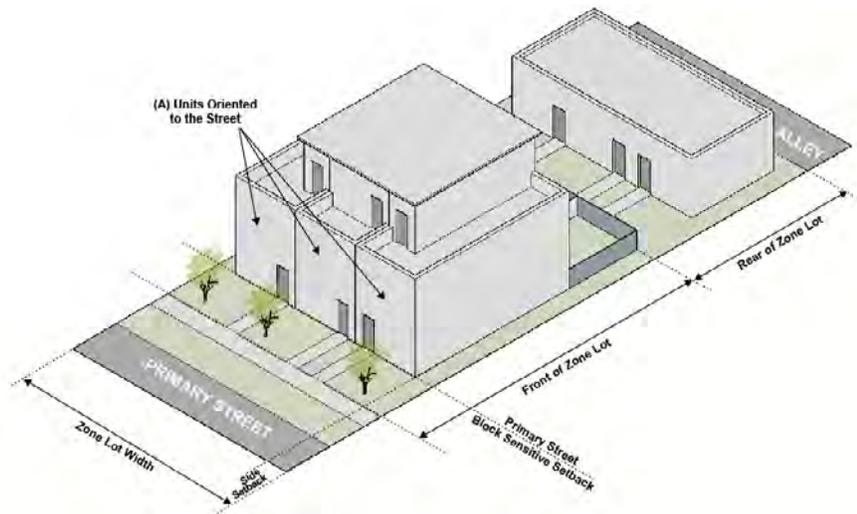
When Required: Any dwelling unit shall be oriented to the corresponding street. For the corner dwelling unit, the dwelling unit shall be oriented to the primary street. Oriented to the Street: Each unit shall be arranged side-by-side with at least one other dwelling unit with a shared wall perpendicular to the primary street. The width of each unit shall not exceed the depth.

VEHICULAR DESIGN

Reduce Minimum Driveway Dimensions

Minimum drive-aisle width shall be 20' and minimum internal access drive width shall be 12'

The following graphics illustrate design outcomes using the tools described in the Row House Strategy on an interior and corner lot in a U-RH-2.5 zone district.



SCHEDULE AND NEXT STEPS

The final strategy report has been informed by the thorough review and evaluation of Slot Home Task Force, External Testing Group, and the community. These strategies and standards will inform the drafting of the text amendment to the Denver Zoning Code (DZC). The text amendment and adoption process will include the following steps.

- **Task Force Review of Draft Text Amendment.** The Slot Home Task Force will review the Draft Text Amendment to the DZC. Any recommended changes will be made prior to the public review draft.
- **Public Review of Draft Text Amendment.** The Draft Text Amendment will be published online for the public to review and provide comments. During this time, staff will present to the Inter-Neighborhood Cooperation (INC) Zoning and Planning (ZAP) committee. Any other Registered Neighborhood Organizations (RNOs) or other interested organizations may request a staff presentation on the proposed Text Amendment.
- **Planning Board.** The Denver Planning Board will hold a public hearing on the proposed Text Amendment and consider it against the review criteria found in Section 12.4.11.4 of the DZC. The Planning Board will receive public input via written comments and public testimony, and ultimately make a recommendation to the Denver City Council.
- **Denver City Council.** The Denver City Council will also hold a public hearing on the proposed Text Amendment and consider it against the review criteria found in Section 12.4.11.4 of the DZC. The City Council will receive public input via written comments and public testimony, and then vote on whether to approve the Text Amendment.
- **Implementation.** The proposed Text Amendment is anticipated to be scheduled for City Council adoption in the second quarter of 2018. If approved, the new standards will take effect approximately three days after City Council adoption following the Mayor's signature and publication of the ordinance. In recognition of the significant investment required for Site Development Plans (SDP), projects that have submitted a complete formal SDP application prior to the effective date may choose whether to conform to the new regulations or to continue review under the existing DZC. Any SDP not approved within 6 months after the effective date will be subject to the new regulations. Projects that have not made significant progress and therefore not submitted a complete formal SDP application before the text amendment effective date, will be subject to the new regulations proposed with the Text Amendment and described in this Strategy Report.



Attachment 3

From: Robert Vogel
To: [Hock, Analiese M. - CPD PS Neighborhood Planning](#); [New, Wayne C. - CC City Council Elected](#)
Subject: Slot Home Proposal
Date: Thursday, February 08, 2018 4:42:56 PM

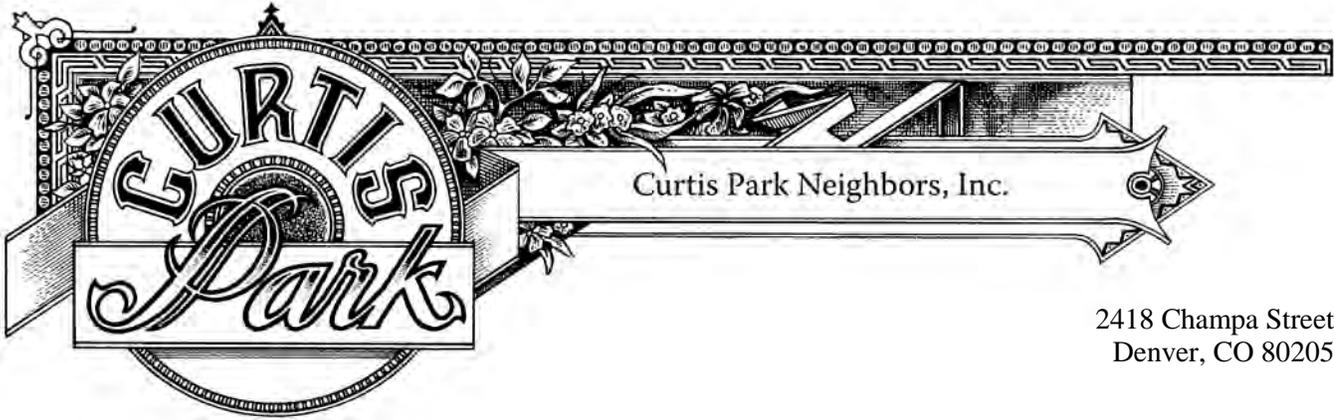
Denver Planning Board
c/o Analiese Hock, Senior Denver Planner

The Board of Directors of the Cherry Creek North Neighborhood Association (CCNNA) has reviewed the Slot Home Text Amendment Public Review Draft. Because the residential property in our neighborhood is composed almost entirely of lots zoned G-RH-3, we have limited our review to the sections of the text amendments that relate to that zoning code.

The Board has voted to support the text amendments relating to the G-RH-3 zoning code, and urges their adoption by the Planning Board and City Council.

Sincerely,

Robert Vogel
CCNNA President



2418 Champa Street
Denver, CO 80205

March 19, 2018

Denver Planning Board
c/o Analiese Hock , Senior Planner
via email: analiese.hock@denvergov.org

RE: Zoning Code Text Amendment--Slot Homes

Dear Planning Board Members,

I was happy that I was able to participate in this process as a member of the general public. It was an extremely efficient process. Our City Planners truly listened to the working group and public. The solution as presented in this proposed Zoning Amendment is excellent. The slot home developments are a blight on a neighborhood. This amendment does not restrict the density provided by the slot homes but it does require more neighborhood compatibility. The new urban townhouse form offers its residents more connection to the street and neighborhood. I wholeheartedly support this text amendment which will make Denver a better place and I urge you to do the same.

Sincerely,

Sue Glassmacher
Chair, Design Review Committee
Curtis Park Neighbors, Inc

CITY AND COUNTY OF DENVER, COLORADO REGISTERED NEIGHBORHOOD ORGANIZATION POSITION STATEMENT

Following a vote of the Registered Neighborhood Organization, please complete this form and email to rezoning@denvergov.org. You may save the form in *.pdf format if needed for future reference. Questions may be directed to planning staff at rezoning@denvergov.org or by telephone at 720-865-2974.

Application Number	Zoning Code Text Amendment #3 - Slot Home
Location	Denver
Registered Neighborhood Organization Name	University Hills North Community
Registered Contact Name	Patty Ortiz
Contact Address	
Contact E-Mail Address	uhnc.president@gmail.com
Date Submitted	March 20, 2018

As required by DRMC § 12-96, a meeting of the above-referenced Registered Neighborhood Organization

was held on , with members in attendance.

With a total of members voting,

voted to support (or to not oppose) the application;

voted to oppose the application; and

voted to abstain on the issue.

It is therefore resolved, with a total of members voting in aggregate:

The position of the above-referenced Registered Neighborhood Organization is that Denver City Council

Application # .

Comments: Representative from our board attended the Denver CPD presentation at the INC ZAP meeting. The board reviewed information from the Denver website at our meeting. (We have a slot home project nearing completion right now in our neighborhood at 2176 S Birch and another one due for 2197 S Clermont). At our meeting the board members voted unanimously in support of the text amendment and in support of the moratorium being considered by City Council. The UHNC board agrees that the slot home construction has not been meeting neighborhood objectives on many fronts and this text amendment will begin to address the deficiencies that to this point developers have not been willing to address. Having 2 light rail stations in our neighborhood we understand the appropriateness of density - but it should fit in with the neighborhood rather than just building boxes.



March 15, 2018

Transmitted via email

The Honorable Rafael Espinoza, District One
The Honorable Robin Kniech, Council at Large
The Honorable Deborah Ortega, Council at Large
Denver City & County Building
1437 Bannock Street #451
Denver, CO 80202

Re: Support for the Slot Home Text Amendment

Dear Council Representatives:

At the March 13, 2018 meeting of the West Highland Neighborhood Association, members present voted nearly unanimously (18-0-1) in support of the slot home text amendment that has been proposed and is scheduled for a vote in May. A CPD staff member made a presentation of the Slot Home Strategy Report at our January 2018 meeting.

Thank you for taking thoughtful action to address the negative impact slot homes have had on many of our neighborhoods.

Sincerely,

Marilyn Quinn
Co-Chair, Design & Preservation Committee

Cc:
Jackie Youngblood, President
Trevor Grecco, Vice-President
Analiese Hock, Senior City Planner

Highland United Neighbors, Inc.

P.O. Box 11235, Denver, Colorado 80211

PLANNING AND COMMUNITY DEVELOPMENT COMMITTEE

Authorized by the Board of Directors to represent HUNI in all zoning and planning matters.

March 18, 2018

Denver Planning Board
City and County of Denver
c/o Community Planning and Development
201 West Colfax Avenue
Denver, CO 80202

Re: Denver Zoning Code Text Amendment – Slot Homes

Dear Board Members:

The Planning and Community Development (PCD) Committee of Highland United Neighbors, Inc. (HUNI), met on March 13, 2018, to review the proposed Text Amendment dealing with Slot Homes. This committee voted 6-0 that evening to support this important text amendment.

The PCD Committee is authorized by the HUNI Board of Directors to represent HUNI in all zoning, land use, and planning matters. Membership in HUNI is open to all residents and businesses in the Highland Neighborhood, which is bounded by West 38th Avenue, Federal Boulevard, Speer Boulevard, and Interstate 25. There are approximately 7000 households within the HUNI boundaries and roughly 300 paying members of HUNI. 3-6 mailings go out per year to these households and email newsletters are sent out twice a month to those who have opted in. These emails and many of the mailings contain information regarding notices of meetings with detailed agendas. There were approximately 20 people in attendance at this meeting.

We have been very concerned with the impacts of so-called slot homes on the Highland Neighborhood over the past 8 years and are very pleased that a broad-based approach has been successful in finding substantive means of improving the design of future projects throughout the City. We believe that having all stakeholders involved in this process has led to this success.

Again, Highland United Neighbors, Inc., supports this text amendment fully. Thank you for this opportunity to offer our opinion.

Sincerely,

HIGHLAND UNITED NEIGHBORS, INC.

A handwritten signature in black ink that reads "Timothy C. Boers". The signature is written in a cursive style with a large, prominent 'T' and 'B'.

Timothy C. Boers, AIA
Chair, Planning and Community Development Committee

Cc: HUNI Board President
Analiese Hock
Committee Members
Councilman Rafael Espinoza

Hock, Analiese M. - CPD PS Neighborhood Planning

From: george mayl <comayl@aol.com>
Sent: Thursday, March 15, 2018 3:48 PM
To: Hock, Analiese M. - CPD PS Neighborhood Planning
Cc: joel@joelnoble.net
Subject: Slot Homes

Analiese,

On Saturday March 10, 2018 the Delegates of the Inter Neighborhood Cooperation voted to accept the INC Zoning and Planning (ZAP) Committee recommendation to support the amendment package regarding Slot Homes. The vote for your information was, 54 for, 2 abstentions and no oppositions.

Regards,

George E Mayl
President, INC

Attachment 3

Phyllis Lucas
2921 Champa Street, Apt. B
Denver, CO 80205

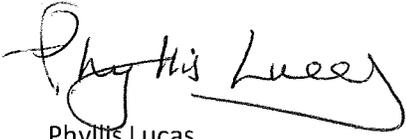
To the Members of the Denver Planning Board:

I am writing in support of approval of the Slot Home Text Amendment. There have been many problems with slot homes. The problem which bothers me the most has to do with "public realm engagement". These homes are cold and isolating. They do nothing for the aesthetics of a neighborhood, or for comradery. There is little chance of neighbor to neighbor interaction. I support the Slot Home Text Amendment because it addresses the public realm engagement issue in a way that supports neighbors and neighborhoods. Cities are places where alienation can occur so easily. Our homes should be built in a way that support and nurtures relationships. The amendment fixes this, and still allows for creative and cost-effective solutions.

I especially like certain aspects of the amendment: requiring that there are units oriented to the street; reducing maximum building height; changing the rules about driveways and drive aisles. These particularly help solve the problem of cold and isolating structures.

Thank you for your attention and for your service to the community.

Sincerely,



Phyllis Lucas

Attachment 3

From: Joe Simmons
To: [Hock, Analiese M. - CPD PS Neighborhood Planning](#)
Subject: Re: Slot homes proposed amendments
Date: Saturday, February 17, 2018 4:57:12 PM

Thanks. I read thru the draft with a more detailed eye. I think that there has been some really good modifications which will yield the hoped-for results. I especially like the new form of Urban Townhouse, taking this out of the formerly applied Storefront form.

I wanted to add a thought for the staff and other participants to consider. This applies only to narrower sites where on-site parking would only be at the rear, off the alley, or none at all when using the small lot exception. Having the front unit(s) with doors facing the street goes a long way toward achieving the stated goals. However, in MX and MS zones that don't otherwise have setbacks, I'd like to suggest for sites less than 3500 SF or otherwise as being 25' +/- in width (a typical single lot) the required 5' side yard setback might be too aggressive when it is considered that the side entry doors of the units behind those in the front 20' would typically be one side of the lot, resulting in the other side yard setback ostensibly without entry doors which results in a sort of dead-zone where no one walks. I propose to consider allowing the non-pedestrian side to have a zero setback, consistent with MS and MX zoning.

5' of additional unit depth is meaningful for small footprint townhouses using this new form on a narrow lot.

I know this form very well as I am currently building a triplex at 1736 E. 17th Ave on an extremely small site with dimensions of 25' wide by 75' deep (1875 SF). No setbacks were required as I used the Storefront form, resulting in a 5' access side setback on one side if the site, and 1.5' (simply for constructability) on the other side. In this instance, the narrower distance backed up to a building on the adjacent site that was built within one foot of its side line. Neither building has windows on this lot line. The total side to side dimension of the unit width is just over 18'. These are very small units with a footprint of just under 400 SF.

The urban townhouse form can be successfully utilized on small lots, and allowing a 0' side setback for this form is consistent with MX and MS zoning that otherwise does not require side setbacks for other forms.

My 2cents, for what it's worth.

I applaud the committee working on this amendment.

Thanks

Joe

On Feb 14, 2018, at 4:29 PM, Hock, Analiese M. - CPD PS Neighborhood Planning <Analiese.Hock@denvergov.org> wrote:

Hi Joe,

Attachment 3

The Garden Court building form is not an allowable building form in the MX and MX zone districts. The building forms available in the MX and MS Zone districts do not have any minimum zone lot width or area.

Therefore new development for side by side should be using the Urban Town House (Mixed Use) building form in these zone districts. Hope this clarifies.

Analiese Hock | Senior City Planner
Community Planning and Development | City and County of Denver
p: (720) 865-2607 | Analiese.hock@denvergov.org
DenverGov.org/CPD | [@DenverCPD](https://twitter.com/DenverCPD) | [Take our Survey](#)
<image002.jpg>

From: Joe Simmons [<mailto:jsimmons@blueskystudio.com>]
Sent: Wednesday, February 14, 2018 3:41 PM
To: Hock, Analiese M. - CPD PS Neighborhood Planning
<Analiese.Hock@denvergov.org>
Subject: Slot homes proposed amendments

Hi Analiese-

I've read thru the draft amendment and want to point out that there are innumerable MS and MX sites that are 50' and less in width that cannot be developed as a Garden Court, and yet are not allowed to be developed as front to back townhouses, but instead are maneuvered into an Apartment form of stacked flats. This is problematic for small sites in that development is then forced into a condominium type of development, which is very difficult to impossible to finance.

I agree that the slot home form was widely abused for sites wider than 75' which utilized the "court" as a parking aisle, and made for some really unfriendly to the street projects. It is right that this be amended, but in going through these motions, and my not having been involved in the public process, can you weigh in on what might be available for developers to work with smaller sites beyond a duplex or an apartment? Did I miss something in my read of the draft?

I appreciate your reply.

Joe

Joseph E. Simmons, AIA
Architect
BlueSky Studio
99 S. Logan St.
Denver, CO 80209
www.BlueSkyStudio.com
303-433-2255 studio

Attachment 3

303-601-8956 mobile

Attachment 3

From: Joe Simmons
To: [Hock, Analiese M. - CPD PS Neighborhood Planning](#); [Axelrad, Tina R. - CPD Director](#)
Subject: slot home draft amendment
Date: Thursday, March 01, 2018 2:43:04 PM

Analiese-

Thanks for meeting with me on Monday to discuss the issues I have with the slot home draft language as it applies to narrow sites. I think that all those working on this language have done a really good job at addressing the problems we've experienced with the language for the Garden Court form, and I think that the new language will go a long way toward correcting some of the ways in which some undesired outcomes have brought forth.

As with all revisions to zoning language with these intentions, it seems that it creates some other consequences that are unintended.

With specific focus on the new Urban Townhome form in the MS and MX zones as it applies to sites that are 33' or less in width, I am writing to again advocate for some type of language to be incorporated into the draft. As we discussed, this new form requires 5' side yard setbacks. This makes it impossible to use this form on narrow lots. Requiring a trip to the Board of Adjustment for relief on "an unusually narrow lot" is burdensome and time consuming. Rather than ignoring this reality of tight sites, I again advocate for some sort of narrow lot exception for the two side yard setbacks, when one is sufficient to provide natural light, egress and access to the side entries allowed in this form.

Two required side setbacks are at odds with the required build-to criteria, which renders it impossible to meet both the setback and build-to requirements on any lot 33' or less in width. 10' worth of setbacks on a 30' wide lot is 33% of that lot width. It is 40% for a 25' wide lot. The 70% build-to requirement cannot be met with the required setbacks.

A small lot exception is required.

Respectfully submitted,

Joe

[Joseph E. Simmons, AIA](#)

Architect

BlueSky Studio

99 S. Logan St.

Denver, CO 80209

www.BlueSkyStudio.com

303-433-2255 studio

303-601-8956 mobile

Attachment 3

From: K Morse
To: [Hock, Analiese M. - CPD PS Neighborhood Planning](#)
Subject: RE: Slot Home Text Amendment
Date: Sunday, January 28, 2018 7:28:16 PM

Analiese,

Thank you for taking time to visit INC on Saturday to update RNO delegates about the latest slot home text amendment update.

These changes provide a good starting point, though as several attendees pointed out there is still work to do to ensure long time long term viability and satisfaction of living in our neighborhoods.

One very significant concern I have, and others echoed, is that this plan provides too little in the way of stormwater management. Where today a single home or modest duplex sits on a property surrounded by a front and back yard, newer properties are being built in their space property line to property line in every direction. The front and back yards provide permeable space for rain to soak into the ground, mitigating large run-off flows, and providing potential for water to be cleaned and returned to our aquifer. This is critically important for both safety reasons and because we live in a desert environment.

Options are available to developers and builders to be a part of the solution rather than the problem. A few options include green or xeriscape space requirements on each property, the use of pervious concrete or other materials and green roofs. Please consider adding a requirement for all new builds to have some such component included onsite. It's time for our city leaders and planners to enact and act on policies and protocols that deliver long-lasting solutions for not only current, but also future residents of our great city. If we don't start now, I worry that our city will not be so great, nor viable for future generations. Again, this is a desert environment. We need to preserve our water in place rather than send it down stream as quickly as it falls.

Thank you for your consideration.

Regards,

Kimberly Morse



SLOT HOME MEMO 04:

DATE: 03/15/2018

PROJECT: NA

PROJ. NO.: NA

SUBJECT: 20171129 SLOT HOME TASK FORCE STRATEGY REPORT COMMENTS

FROM: ROBERT SCHMID

TO: ANALIESE HOCK, CPD

COPY: IGNACIO CORREA-ORTIZ, AIADENVER URBAN DESIGN COMMITTEE CHAIR
MICHELLE FRANKEL, BRUN ZAP COMMITTEE CHAIR
HEATHER NOYES, SLOT HOME TASK FORCE MEMBER

Hello Analiese,

As one who did not attend all the Slot Home Task Force meetings, I cannot review the text amendment without reviewing the full Strategy Report. Much of what is stated in that document is critical to understanding the relevance of the text amendment and determining if there was continuity between the two documents. The following are my comments regarding the 11/29/2017 Slot Home Task Force Strategy Report:

TASK FORCE STRATEGY REPORT

- Multiple Pages – The reduction of the minimum driveway dimension is problematic and should remain at 23’.
- Page 23 – Interior side setback should be minimum 7.5’, except for “small lot” sizes – typically under 6,000 s.f..
- Page 24 – Compatibility by location should state that on blocks where neighborhood context establishes a deeper front setback than 10’, the RH/TH front setback should be 50% of the block sensitive setback dimension.
- Page 31 – Additional development standards – under the SDP process. The CPD Case Manager should take lead to ensure requirements from other agencies are met thru the SDP process – i.e. enforcement of the sight triangle.
- Page 41 – Transparency Alternatives – Wall design and permanent art should not be allowed as “alternatives” without vetting the reason for the change.
- Page 42
 - The nomenclature used to describe the “partial third floor” needs to be evaluated. “Half-story” is misleading when the point of discussion involves the horizontal size of half the floor area.
 - Building height should be defined both in feet and in stories.
 - There should be no building height exceptions for auxiliary structures. Height based on a ratio of 1:1 is possible.
 - Instead of a bulk plane envelope there should be an upper level floor setback.
- Page 47 – Pedestrian Access – Covered walkways from building entry to sidewalk edge should not be allowed.
- Page 48 – Active Uses – There should be no exception or exemption from street level active uses for all except small lots. Active Uses should not be permanent art, materials texture, etc.
- Page 49 – Façade Plane Articulation – Previous RCS comments stated that a 2’-0” minimum building element offset should be applied to enhance articulation in the façade. Other dimensions may be of consideration, but in no case should the dimension be less than 1’-0”.

- Page 57 – Setback Encroachments –
 - If utility POC's are mandated to be on the primary or secondary street facades, such utilities should be screened to reduce negative visual impacts.
 - Provision for dumpsters/trash bins should be allowed within either the front or rear setback (depending on pickup point).
- Page 58 – Block Sensitive Setbacks – In MX and MS districts there should be a minimum number of existing buildings to establish the setback dimension.
- Page 59 – Landscape Standards – Landscape standards within the adjacent ROW should be coordinated by the CPD Case Manager. This would lead to a “total vision” for the building street front.
- Page 62 – Open Space Standards – Concurrently with bldg. coverage minimums, there should be a minimum % for open space provided that it does not include sidewalks, patios, or other non-landscape elements.
- Page 64 – Minimum Parking Standards
 - In spite of current trending thought and mid-term projected trends, the number of personal autos per capita in the population will not decrease in the foreseeable future. Therefore, there should be no decrease to minimum parking standards.
 - None of the disadvantages noted are practical or realistic.
- Page 67 – Perimeter Surface Parking Lot Landscaping Standards – Current applications of this standard are not effective in achieving the intended goals.
- Page 71 – Strategy: Mixed Use Zone Districts
 - It needs to be recognized that mixed-use characteristics of a zone district applies to each individual lot within the zone district – not to the district overall.
 - The existing outcomes are addressed by the recommendations.
- Page 72 – Mixed-use Zone Districts
 - Issues
 - Interior lot side setback – see above.
 - Minimum drive aisle width – see above.
- Page 87 – Tools Recommended for Further Study
 - Agree that there should be an increase in Primary Street setback for all residential buildings in MX/MS districts to a minimum of 20'.
- Page 90
 - Item #1 – Overall, most of the aspirations stated can only be achieved through some sort of design review – a process that must be lead by CPD to ensure consistency.
 - Item #1 / Point 13 – Building form, in the general sense, is not the sole determinant for long-term

TASK FORCE MEETING SUMMARIES

20170110 Meeting

- Page 90 / Item I Aspirations – Overall, most of the points stated can only be achieved through some sort of design review (alluded to in point #7) – a process that must be driven by CPD to ensure consistency and a degree of predictability.
- Page 90 / Item I / Point 13 – Building form, in and of itself, is not the only determinant in achieving design survivability, resiliency, or timeless design, but also the choice of quality materials, and addressing building form and materials holistically to a project.
- Page 91 / Item IV / Point 1 – Density in both building mass and population, to an extent, are related. For the sake of this discussion the meaning is the number of housing units pr project on any given site.
- Page 91 / Item IV / Point 2 – Articulation of building massing is the greatest problem and challenge within the Slot Home form. To an extent the DZC can impact the need to have a greater degree of articulation in the building mass design of this form.
- Page 91 / Item IV / Point 12 – DZC language should limit Center Court/Garden Court forms to lots that only have alley access.
- Page 91 / Item IV / Point 17 – The Slot Home form should be restricted from having individual collection bins for each unit.
- Page 91 / Item IV / Point 18 – The detached garage configuration should be addressed to be prepared in the event that market conditions change.
- Page 92 / Item IV / Point 20 & 21 – Since the Slot Home form is created in a “public” environment, consideration should be given to the transition between the spaces.

- Page 92 / Item IV / Point 23 & 24 – A balance must be achieved between design and cost. However, to achieve many of the previous stated aspirations, and to this extent possible, cost is not the driving issue.
- Page 92 / Item IV / Point 28 & 29 – Consideration should be given to both the street and the architectural inventory abutting that street.

20170208 Meeting

- Page 93 & 94 / Item IV / Observations – Although I did not take any of the tours, or view any of the photos, I would agree with most all of the negative impact comments from what I have observed on my own of this building form over the past 2.5 years.

20170316 Meeting

- Page 96 / Item II / Point 2 – I would agree with this clarifying of the term “area of change”.
- Page 97 / Item II / Unintended Consequence statement – I agree that the legal owner framework of these projects are problematic from an O&M perspective.
- Page 97 / Item IV / Neighborhood Design – Applying privacy requirements based on lot depth to a Slot Home form discriminates against the units at the back 35% of the lot, and could possibly have a negative economic impact to the value of those units.

20170412 Meeting

- Page 103 / Item I / Advantages / Point 2 – I can understand the roof deck/new backyard thing.
- Page 103 / Item I / Advantages / Point 4 – Does this mean that more than 50% of the units will turn over in a relatively short time period?
- Page 103 / Item I / Advantages / Point 7 – I am skeptical of the pricing comparison.
- Page 103 / Item I / Disadvantages / Point 2 – Garages must be sized to take two cars.
- Page 103 / Item I / Disadvantages / Point 7 – Trash pickup MUST be to the building.
- Page 104 / Item II / Discussion / Points 3 and 6 – These two points were either most noted or most relevant to design and neighborhood impacts.
- Page 105 / Item III / Discussion / Naming Convention – The Colewood project on Tennyson is an example of this issue. A resolution is to have Mezzanines count as a floor/story AND restrict the overall building height in feet.
- Page 105 / Item III / Discussion / Form Designation – There should be a recognized form definition to the Slot Home – A Row Home/Town House form, on an interior lot that is turned perpendicular to the Primary Street. If such a form is developed within a MX or MS district then it must follow the definition (Article 13 – Definitions) of Mixed-Use and contain two used, of which one use is non-residential.

20170608 Meeting

- Page 107 / Item I / Staff Presentation – MX designation MUST apply to the lot, NOT to the neighborhood, otherwise the “Tennyson Effect” cannot be avoided. BTW, the Staff definition of the “intent” of MX designation is not the understanding expectation of the public.
- Page 107 / Item I / Staff Presentation – Agree with strategy options noted.
- Page 108 / Item IV / Group 1 – Current Active Use requirements must be revamped and strengthened. Current requirements do not achieve goals.
- Page 108 / Item IV / Group 2 – Agree with Build-To comment.
- Page 108 / Item IV / Summary – Agree with 60% Active Use.

20170720 Meeting

- Page 109 / Items I & II – No comment on MU district items.
- Page 110 / Item IV – Agree to remove Garden Court from RH and TH designations.
- Page 111 / Item IV – RH and TH are both a designation and a form. A four-plex could be a TH. The connotation of a RH form is that all units front of the Primary Street. The RH designation should follow the form definition.
- Page 112 / Item VIII / Side Setback – Architectural elements should address the ground level entry only. An element should be required to visually distinguish the entry door.
- Page 112 / Item VIII / Rooftop Stair Enclosure – Agree with Group 1. More thought to Group 3’s comments.
- Page 112 / Item VIII / Build-To Percentage and Entry Features – Examples were not available to be able to comment.



DESIGN
PLANNING
CONSULTING

5080 UTICA STREET
PO BOX 12207
DENVER, COLORADO 80212
VOICE: 303.809.2315
FACSIMILE: 303.433.6692

20170824 Meeting

- Page 113 / Item I – Set date in advance of implementation, that only projects that have accepted development applications and paid fees will be allowed to proceed under old requirements.
- Page 113 / Item II – Agree that Garden Court is viable form and should be removed from RH and TH districts.
- Page 114 / Item III – Agree with definition of Row House.

20171019 Meeting

- Page 119 / Item V / Side Setback in MX/MS/RX Districts – Minimum side setback should be 7.5', as stated on page 118.

Thank you for the opportunity to comment,

Robert

SLOT HOME MEMO 05:

DATE: 03/13/2018

PROJECT: NA

PROJ. NO.: NA

SUBJECT: 20180129 SLOT HOME TEXT AMENDMENT DRAFT COMMENTS

FROM: ROBERT SCHMID

TO: ANALIESE HOCK, CPD

COPY: IGNACIO CORREA-ORTIZ, AIADENVER URBAN DESIGN COMMITTEE CHAIR
 MICHELLE FRANKEL, BRUN ZAP COMMITTEE CHAIR
 HEATHER NOYES, SLOT HOME TASK FORCE MEMBER

Hello Analiese,

As previously stated in Memo 04, the text amendment draft cannot be reviewed without a review and understanding of the full Strategy Report. With that understanding the following are my comments regarding the 01/29/2018 Slot Home Text Amendment draft:

SLOT HOME TEXT AMENDMENT – PUBLIC REVIEW DRAFT

- Page 4.3-18 (and similar to all subsequent articles/divisions/sections) – Change angle of aerial perspective and add plan view to illustrate the single-story characteristics in rear 35% of lot.
- Page 4.3-17 & 21 – Why is Surface Parking Screening eliminated for these building forms?
- Page 4.3-21 – Transparency, Primary Street – Typo on %?
- Page 4.3-23 (and similar to all subsequent articles/divisions/sections) – Uses / Street Level Active Uses – Although there is now a requirement for a Street Level Active Use (reference to 4.3.5.4), this should also include MX districts. There should be consideration of a % of use along the façade along with dimensional depth. This will allow a mechanism to ensure that a MX will develop as mixed-use per lot on any given block. Previous language allowed the use of forms that did not require a second non-residential, which ultimately lead to a block of purely residential buildings, thereby defeating the intent of the mixed-use zone designation.
- Page 4.3-23 (and similar to all subsequent articles/divisions/sections) – Design Elements / Street Level Activation / Transparency, Primary Street – Why is Transparency Alternatives available? If they are not (and I agree with that decision) would it not be good, for proactive clarity to list “Transparency Alternatives” followed by “na”?
- Page 4.3-23 – Siting / Setbacks / Side Interior – Minimum dimension should be 7.5’
- Page 4.3-23 – Siting / Setbacks / Side Interior Adjacent to Protected District – Minimum dimension for E-MX-2 (etc) and E-MS-2 (etc) should be 7.5’.
- Page 4.3-68 – Gas & Electric Meters (and similar to all subsequent articles/divisions/sections)
 - In all RX/MU/MX/MS districts where POC’s are in the Alley, all meters should be located in the Alley. Such locations to be protected by bollards, or other damage control elements, with such damage control elements not being an acceptable encroachment into the Alley ROW.
 - In all RX/MU/MX/MS districts where POC’s are in either the Primary and Secondary Streets, all meters should be located in the Alley, if one exists. Such locations to be protected by bollards, or other damage control elements. In all RX/MU/MX/MS districts where POC’s are in either the Primary and Secondary Streets, and no Alley exists, all meters should be located on the Secondary Street

- elevation. Such locations that are on the lot line, or build-to line, are to be protected by bollards, or other damage control elements, with such damage control elements not being an acceptable encroachment into the ROW. i.e. – Tennyson and 44th, SE corner, north façade.
- Page 4.3-72 – Utility Pedestals, Transformers, etc. (and similar to all subsequent articles/divisions/sections) – Regarding comments Page 4.3-68 above, all zone district designations and site locations noted above apply to this equipment as well.
 - Page 5.3-17 – Siting / Setbacks / Side Interior Adjacent to Protected District – Why does U-MX-2x have a lesser side setback dimension?
 - Page 5.3-41 (and similar to all subsequent articles/divisions/sections) – Uses / Street Level Active Uses – Again, there is now a requirement for a Street Level Active Use (reference to 5.3.5.4), there should be consideration of a % of use along the façade along with dimensional depth.
 - Page 5.3-45 – table – In column two the zone designator needs to be changed from “E” to “U”.
 - Page 6.3-15 – Urban Town Houses (MU Districts) – Help me understand the validity of allowing this building form in a G-MU/RO-5/8/12/20 on a lot with the minimum lot characteristics noted? If one of the chief reasons is that the DZC allows downsizing, this would be a waist of site development potential. Besides, is there precedent of a property owner selling for an undervalued price to justify six Urban Town Houses?
 - Section 7.2.2.2 (?) – Specific Intent – This section appears to be missing.
 - Page 7.3-32 – Section 7.3.5.8 – This section does not appear to be revised to add language for the inclusion of Urban Town House within C-MX and C-MS districts.
 - Page 9.1-5
 - Rear Setback Adjacent To Protected District – What is the justification for a 5’ setback to a Protected District with an Alley?
 - Uses – What is reasoning for not requiring a % for Street Level Active Uses?
 - Page 9.1-14 – Pedestrian Access (Entrance) Alternatives / Allowances – This section does specifically include or exclude Urban Town Houses. This building form should be noted since it is allowed in the I-MX zone districts.
 - Page 10.4-16 – Table A – Similar to comments above the Parking Aisle and Module dimensions, for both Standard and Compact Cars, should not be changed, but existing ones retained.
 - Page 10.4-17 – Minimum Internal Drive Dimensions / sub-section b – 12’ is too small for a curb cut entry/exit dimension for two-way traffic coming off the Street. Two-way dimension should equal the parking Aisle Two-way width – 23’.
 - Page 10.6-3 – Section 10.6.6.4 – This section is only true if the Interior Side Setback dimension in all previous sections is changed to 7.5’, which it should be.
 - Page 13.1-43 – Driveway Access / sub-section a – Again, this dimension is too small for two-way traffic coming off a Street. In regards to ingress/egress off a Street a 12’ width for two-way traffic is dangerous. The minimum dimension for two-way traffic should be 23’ and 12’ for One-way traffic.
 - Page 13.1-44 – Section 13.1.5.7 / B / 6 – The different in side setback dimensions between front and rear units does not appear to be stated on and the zone district charts. i.e. – chart on page 6.3-19.
 - Page 13.3-30 – Row House – Terms like this, as well as Town House, which are stated building forms in the code and have different interpretations of definition by the public, should be defined in the code.

Garden Court (carried over from Slot Home Memo 03)

- A garden Court building form should not be just a row house/town house building form. The intent should be to create opportunity for variety of forms within a multi-family context.
- Traditionally when this building form is one or two story stacked apartment flats or condominiums designed around a common area amenity.
- An opportunity exists to increase density and introduce a varied rental or ownership component into the neighborhood. (yes, elevators, but so what)
- In multi-building site configurations the end unit doesn’t have to face the Primary of Secondary Street.

Thank you for the opportunity to comment,

Robert