

WAIVER 2.

DETACHED ACCESSORY STRUCTURES

HEIGHT	G-RH-3 with waivers
Stories (max)	2
Feet (max)	35'
Bulk Plane	na
SITING	G-RH-3 with waivers
ZONE LOT	
Exemption from maximum Building Coverage	na
Zone Lot Size (min)	3,000 ft ²
Additional Standards	See Section 6.3.4.3
SETBACKS	
Setback from Primary Street Facing Facade of Primary Structure (min)	10'
Side Street (min)	3'
Side Interior (min)	0'
Rear, no alley (min)	5'
Rear, alley, where garage doors face alley (min)	5'
Rear, alley, where garage doors do not face alley ^a (min)	0'
Vehicle Access	From alley; or Street access allowed when no alley present See Denver Zoning Code Sec. 6.3.7.6 for exceptions
DESIGN ELEMENTS	G-RH-3 with waivers
BUILDING CONFIGURATION	
Building Footprint (max)	864 ft ² per unit ^{**}
Horizontal Dimension (max)	36' per unit
Allowed Number of Primary Street Facing Vehicular Access Doors in the front 50% of the lot depth (max)	3 per unit
Cumulative Width of All Primary Street Facing Vehicular Access Doors in the front 50% of the lot depth (max)	28' per unit
USES	G-RH-3 with waivers
Accessory Uses Only, including accessory dwelling unit where permitted. See Division 6.4 for permitted Accessory Uses	

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

^aSetbacks 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 ft²