

#### 1.2.3.4 Compliance with Minimum Zone Lot Standards

Where the building forms allowed in a zone district include minimum zone lot standards, such as minimum zone lot size or minimum zone lot width, compliance with such standards is subject to the following:

##### A. New Zone Lots

The creation or designation of new zone lots (whether through subdivision, through designation of a new zone lot, or through amendment of an existing zone lot) shall comply with the minimum zone lot size for at least one primary building form allowed in the subject zone district. Different minimum zone lot sizes may apply to different primary building forms allowed in the same zone district.

For example, a zone lot is created in the G-MU-3 district after June 25, 2010, ~~[the effective date of this Code]~~ and it is 3,000 square feet in size. The zone lot is allowed because one of the primary building forms permitted in the G-MU-3, the Urban House form, allows a zone lot to be as small as 3,000 square foot. However, while an Urban House form may be developed on that new 3,000 square foot zone lot, an Apartment building form could not because, in the G-MU-3 zone district, the Apartment building form requires a zone lot no smaller than 6,000 square feet.

##### B. Development of Primary Building Forms

Development of an allowed primary building form (e.g., a Row House or Duplex building form) shall occur only on a zone lot that complies with the minimum zone lot size required for that specific building form. Zone lots that do not comply with the minimum size or width requirements for a specific building form are nonconforming zone lots; development on nonconforming zone lots shall comply with the standards in Article 12, Division 12.10, Nonconforming Zone Lots.

##### C. Development of Accessory Structures

Development of an allowed accessory structure shall occur only on a zone lot that complies with the minimum zone lot size required for the primary building on the same zone lot

##### D. Development on Nonconforming Zone Lots

An existing zone lot that is nonconforming under this Code may be used and developed according to Article 12, Division 12.10, Nonconforming Zone Lots.

#### 1.2.3.5 Number of Structures Allowed Per Zone Lot

##### A. All SU and TU Zone Districts

##### 1. Number of Primary Structures Allowed per Zone Lot

##### a. General Rule - One Primary Structure per Zone Lot

In all SU and TU Zone Districts, each zone lot may be occupied by only one primary structure containing the primary use, ~~and one or more structures containing permitted accessory uses, with the following exceptions:~~

##### b. Exceptions

- i. Where permitted, a zone lot in a SU or TU Zone District may be occupied by a tandem house form, which is comprised of two primary structures, each containing a primary single-unit dwelling use, ~~and one or more structures containing permitted accessory uses.~~
- ii. One additional structure containing more than one habitable story, and which structure was erected prior to November 8, 1956, as a carriage house, may be used in its entirety as a primary single unit dwelling unit.
- iii. On a zone lot 18,000 square feet or larger in area, where the primary use is classified as a "Civic, Public and Institutional Use", and where such use is

permitted in the zone district, the zone lot may be occupied by one or more primary structures. ~~and one or more structures containing permitted accessory uses.~~

**2. Number of Detached Accessory Structures Allowed per Zone Lot**

**a. General Rule - No Limit**

In all SU and TU Zone Districts, one or more detached accessory structures are allowed on a zone lot also containing a primary structure, subject to compliance with all applicable building form standards, including but not limited to maximum building coverage standards. (moved from neighborhood context articles)

**b. Exception**

In all SU and TU Zone Districts, on a single zone lot, the number of detached accessory structures with vehicle access doors shall not exceed one per dwelling unit. (moved from neighborhood context articles)

**B. All Other Zone Districts**

1. In all other zone districts, each zone lot may be occupied by one or more primary structures, subject to compliance with all applicable building form standards.
2. In all zone districts, containing permitted accessory uses. and each zone lot may be occupied by one or more detached accessory structures, except that in a Residential Zone District, the number of detached accessory structures with vehicle access doors shall not exceed one per dwelling unit. All detached accessory structures are subject to compliance with applicable building form standards, including but not limited to maximum building coverage standards. (moved from neighborhood context articles)

**SECTION 1.2.4 REFERENCE TO OTHER APPLICABLE PROVISIONS**

**1.2.4.1 Multiple Buildings on a Single Zone Lot**

See Division 10.3.

**1.2.4.2 Zone Lot Amendment Procedures**

See Section 12.4.4.

**1.2.4.3 Definition of “Zone Lot”**

See Article 13.

## SECTION 3.3.3 PRIMARY BUILDING FORM STANDARDS

### 3.3.3.1 Generally Applicable Standards

#### A. Compliance with Division 3.3

All development shall comply with an allowed Primary Building Form and all design standards contained within Division 3.3. One building form and the associated standards shall be selected for each structure on a zone lot. Combining standards from different building forms for the same structure is prohibited. Unenclosed development, structures and/or buildings uses shall comply with all building form standards as applicable.

#### B. Compliance with Other Code Provisions

- ~~In addition to the neighborhood context-specific standards included in this article, all~~ development shall must comply with the ~~general design~~ standards in Article 10, General Design Standards. For multiple buildings on a zone lot, see Article 10, Division 10.3.
- A zoning permit is required prior to any development according to Section 12.4.1 Zoning Permit Review, and may also require Site Development Plan Review according to Section 12.4.3.

### 3.3.3.2 Summary Table of Number of Structures and Building Forms

~~The districts~~ Each zone district allows a certain number of primary structures per zone lot, according to Division 1.2, Zone Lots and Section 1.2.3.5, Number of Structures Allowed per Zone Lot, and a variety of building forms appropriate for the Suburban Neighborhood Context according to Section 3.3.3.2 District Specific Standards, as ~~set out~~ summarized in the table below:-

Zone Districts		<u>Max Number of Primary Structures per Zone Lot</u>	Suburban House	Urban House	Detached Acc. Dwelling Unit	Duplex	Tandem House	Town House	Garden Court	Row House	Courtyard Apartment	Apartment	Drive Thru Services	Drive Thru Restaurants	General	Shopfront
Suburban Neighborhood Context (S)	<u>Single Unit (SU)</u>	S-SU-A, -D, -F, -Fx, -I, -Ix	1*	■												
		S-SU-F1	1*	■	□		□									
	<u>Townhouse (TH)</u>	S-TH-2.5	no max	■	■	■		■								
	<u>Multi Unit (MU)</u>	S-MU-3, -5, 8, 12, 20	no max	■		■	■	■				■				
	<u>Commercial Corridor (CC)</u>	S-CC-3, -3x, -5, -5x	no max						■			■	■	■	■	
	<u>Mixed Use (MX)</u>	S-MX-2x	no max								■	■				■
		S-MX-2, -3, -5, -8, -12	no max								■	■	■	■	■	■
<u>Main Street (MS)</u>	S-MS-3, -5	no max								■	■	■	■		■	

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

## SECTION 4.3.3 PRIMARY BUILDING FORM STANDARDS

### 4.3.3.1 Generally Applicable Standards

#### A. Compliance with Division 4.3

All development shall comply with an allowed Primary Building Form and all design standards contained within Division 4.3. One building form and the associated standards shall be selected for each structure on a zone lot. Combining standards from different building forms for the same structure is prohibited. Unenclosed ~~development, structures and/or buildings uses~~ shall comply with ~~all building form~~ standards as applicable.

#### B. Compliance with Other Code Provisions

- ~~In addition to the neighborhood context-specific standards included in this article, all~~ development shall ~~must~~ comply with the ~~general design~~ standards in Article 10, General Design Standards. For multiple buildings on a zone lot, see Article 10, Division 10.3.
- A zoning permit is required prior to any development according to Section 12.4.1 Zoning Permit Review, and may also require Site Development Plan Review according to Section 12.4.3.

### 4.3.3.2 Summary Table of Number of Structures and Building Forms

The districts ~~Each zone district~~ allows a certain number of primary structures per zone lot, according to Division 1.2, Zone Lots and Section 1.2.3.5, Number of Structures Allowed per Zone Lot, and a variety of building forms appropriate for the Urban Edge Neighborhood Context according to Section 4.3.3.3 District Specific Standards, as ~~set out~~ summarized in the table below:-

Zone Districts		<u>Max Number of Primary Structures per Zone Lot</u>	Suburban House	Urban House	Detached Acc. Dwelling Unit	Duplex	Tandem House	Town House	Garden Court	Row House	Courtyard Apartment	Apartment	Drive Thru Services	Drive Thru Restaurant	General	Shopfront	
Urban Edge Neighborhood Context (E)	<u>Single Unit (SU)</u>	E-SU-A, -B, -D, -G	1*	■													
		E-SU-D1, -G1	1*	■	■												
		E-SU-Dx	1*	■	■												
		E-SU-D1x	1*	■	■	■											
	<u>Two Unit (TU)</u>	E-TU-B, -C	1*		■	■	■										
	<u>Town House (TH)</u>	E-TH-2.5	no max	■	■	■	■	■	■								
	<u>Multi Unit (MU)</u>	E-MU-2.5	no max	■	■	■	■	■	■			■					
	<u>Commercial Corridor (CC)</u>	E-CC-3, -3x	no max						■			■	■	■	■		
	<u>Mixed Use (MX)</u>	E-MX-2x	no max								■	■	■				
		E-MX-2, -2A, 3, 3A	no max								■	■	■	■	■	■	
	<u>Residential Mixed Use (RX)</u>	E-RX-5	no max								■	■	■			■	
	<u>Main Street (MS)</u>	E-MS-2x	no max								■						■
		E-MS-2, -3, -5	no max								■			■	■		■

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

## SECTION 5.3.3 PRIMARY BUILDING FORM STANDARDS

### 5.3.3.1 Generally Applicable Standards

#### A. Compliance with Division 5.3

All development shall comply with an allowed Primary Building Form and all design standards contained within Division 5.3. One building form and the associated standards shall be selected for each structure on a zone lot. Combining standards from different building forms for the same structure is prohibited. Unenclosed development, structures and/or buildings uses shall comply with all building form standards as applicable.

#### B. Compliance with Other Code Provisions

- ~~In addition to the neighborhood context-specific standards included in this article, all~~ development shall must comply with the ~~general design~~ standards in Article 10, General Design Standards. For multiple buildings on a zone lot, see Article 10, Division 10.3.
- A zoning permit is required prior to any development according to Section 12.4.1 Zoning Permit Review, and may also require Site Development Plan Review according to Section 12.4.3.

### 5.3.3.2 Summary Table of Number of Structures and Building Forms

The districts Each zone district allows a certain number of primary structures per zone lot, according to Division 1.2, Zone Lots and Section 1.2.3.5, Number of Structures Allowed per Zone Lot, and a variety of building forms appropriate for the Urban Neighborhood Context according to Section 5.3.3.3 District Specific Standards, as ~~set out~~ summarized in the table below:

Zone Districts		Max Number of Primary Structures per Zone Lot	Suburban House	Urban House	Detached Acc. Dwelling Unit	Duplex	Tandem House	Town House	Garden Court	Row House	Courtyard Apartment	Apartment	Drive Thru Services	Drive Thru Restaurant	General	Shopfront	
Urban Neighborhood Context (U)	<u>Single Unit (SU)</u>	U-SU-A, -B, -C, -E, -H	1*	■													
		U-SU-A1, B1, C1, E1, H1	1*	■	■												
		U-SU-A2, -B2, -C2	1*	■	□	□	□										
	<u>Two Unit (TU)</u>	U-TU-B, -C	1*	■	■	■	■										
		U-TU-B2	1*	■	■	■	■				□						
	<u>Rowhouse (RH)</u>	U-RH-2.5	no max		■	■	■	■		■	■						
		U-RH-3A	no max		■	■	■	■		■	■		□				
	<u>Mixed Use (MX)</u>	U-MX-2x	no max								■	■	■			■	
		U-MX-2, -3	no max								■	■	■	■	■	■	
	<u>Residential Mixed Use (RX)</u>	U-RX-5	no max								■	■	■				■
	<u>Main Street (MS)</u>	U-MS-2x	no max								■		■				■
		U-MS-2, -3, -5	no max								■		■	■	■		■

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

## SECTION 6.3.3 PRIMARY BUILDING FORM STANDARDS

### 6.3.3.1 Generally Applicable Standards

#### A. Compliance with Division 6.3

All development shall comply with an allowed Primary Building Form and all design standards contained within Division 6.3. One building form and the associated standards shall be selected for each structure on a zone lot. Combining standards from different building forms for the same structure is prohibited. Unenclosed development, structures and/or buildings uses shall comply with all building form standards as applicable.

#### B. Compliance with Other Code Provisions

- ~~In addition to the neighborhood context-specific standards included in this article, all~~ development shall ~~must~~ comply with the ~~general design~~ standards in Article 10, General Design Standards. For multiple buildings on a zone lot, see Article 10, Division 10.3.
- A zoning permit is required prior to any development according to Section 12.4.1 Zoning Permit Review, and may also require Site Development Plan Review according to Section 12.4.3.

### 6.3.3.2 Summary of Number of Structures and Building Forms

The districts Each zone district allows a certain number of primary structures per zone lot, according to Division 1.2, Zone Lots and Section 1.2.3.5, Number of Structures Allowed per Zone Lot, and a variety of building forms appropriate for the General Urban Neighborhood Context according to Section 6.3.3.3 District Specific Standards, as ~~set out~~ summarized in the table below:

Zone Districts		<u>Max Number of Primary Structures per Zone Lot</u>	Suburban House	Urban House	Detached Acc. Dwelling Unit	Duplex	Tandem House	Town House	Garden Court	Row House	Courtyard Apartment	Apartment	Drive Thru Services	Drive Thru Restaurant	General	Shopfront
General Urban Neighborhood Context (G)	<u>Row House (RH)</u>	G-RH-3	<u>no max</u>	■	■	■			■	■						
	<u>Multi Unit (MU)</u>	G-MU-3, -5	<u>no max</u>	■	■	■			■	■	■	■				
		G-MU-8, -12, -20	<u>no max</u>		■	■	■				■	■	■			
	<u>Residential Office (RO)</u>	G-RO-3, -5	<u>no max</u>		■	■	■			■	■	■				
	<u>Mixed Use (MX)</u>	G-MX-3	<u>no max</u>							■	■	■	■	■	■	
	<u>Residential Mixed Use (RX)</u>	G-RX-5	<u>no max</u>							■	■	■				■
	<u>Main Street (MS)</u>	G-MS-3, -5	<u>no max</u>							■		■	■	■		■

■ = Allowed    □ = Allowed subject to limitations

## SECTION 7.3.3 PRIMARY BUILDING FORM STANDARDS

### 7.3.3.1 Generally Applicable Standards

#### A. Compliance with Division 7.3

All development shall comply with an allowed Primary Building Form and all design standards contained within Division 7.3. One building form and the associated standards shall be selected for each structure on a zone lot. Combining standards from different building forms for the same structure is prohibited. Unenclosed development, structures and/or buildings uses shall comply with all building form standards as applicable.

#### B. Compliance with Other Code Provisions

- ~~In addition to the neighborhood context-specific standards included in this article, all~~ development shall must comply with the ~~general design~~ standards in Article 10, General Design Standards. For multiple buildings on a zone lot, see Article 10, Division 10.3.
- A zoning permit is required prior to any development according to Section 12.4.1 Zoning Permit Review, and may also require Site Development Plan Review according to Section 12.4.3.

### 7.3.3.2 Summary of Number of Structures and Building Forms

The districts Each zone district allows a certain number of primary structures per zone lot, according to Division 1.2, Zone Lots and Section 1.2.3.5, Number of Structures Allowed per Zone Lot, and a variety of building forms appropriate for the Urban Center Neighborhood Context according to Section 7.3.3.3 District Specific Standards, as ~~set out~~ summarized in the table below:

Urban Center Neighborhood Context (C)	Zone Districts	Max Number of Primary Structures per Zone Lot	Suburban House	Urban House	Detached Acc. Dwelling Unit	Duplex	Tandem House	Town House	Garden Court	Row House	Courtyard Apartment	Apartment	Drive Thru Services	Drive Thru Restaurant	General	Shopfront
Urban Center Neighborhood Context (C)	<u>Mixed Use (MX)</u>	C-MX-3, -5, -8, -12, -20	no max							■	■	■	■	■	■	
	<u>Residential Mixed Use (RX)</u>	C-RX-5, -8, -12	no max							■	■	■			■	
	<u>Main Street (MS)</u>	C-MS-5, -8, -12	no max							■		■	■	■		■
	Cherry Creek North	C-CCN	See Sec. 7.2.6 for Standards Applicable in the C-CCN District													

■ = Allowed □ = Allowed subject to limitations

## SECTION 3.3.4 DETACHED ACCESSORY BUILDING FORM STANDARDS

### 3.3.4.1 Generally Applicable Standards

- A. General Allowance- Compliance with Division 3.3 Building Form Standards Required**  
Detached accessory buildings and/or structures shall comply with an allowed Detached Accessory Building Form, the provisions of this Section 3.3.4, and design standards within Division 3.3. and the permitted building form standards of the particular zone district in which the accessory structure is located. One building form and the associated standards shall be selected for each accessory structure on a zone lot. Combining standards from different building forms for the same structure is prohibited.
- B. Compliance with Other Code Provisions**
- Development shall comply with the standards in Article 10, General Design Standards.
  - Accessory structures may be designed, erected, used, or occupied only by permitted accessory uses, according to Division 11.7, Accessory Use Limitations and Standards.
  - A zoning permit is required prior to any development according to Section 12.4.1, Zoning Permit Review.

### 3.3.4.2 Summary of Number of Structures and Building Forms

Each zone district allows a certain number of detached accessory structures per zone lot, according to Section 1.2.3.5, Number of Structures Allowed per Zone Lot, and a set of building forms according to Section 3.3.4.5, District Specific Standards, as summarized in the table below:

Zone Districts		Max Number of Accessory Structures per Zone Lot	Detached Accessory Dwelling Unit	Detached Garage	Other Detached Accessory Structures	Detached Accessory Structures	
Suburban Neighborhood Context (S)	Single Unit (SU)	S-SU-A, -D, -F, -Fx, -I, -Ix	no max*	■	■		
		S-SU-F1	no max*	□	■	■	
	Townhouse (TH)	S-TH-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				■
	Main Street (MS)	S-MS-3, -5	no max				■

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



### 3.3.4.3 **Detached Accessory Structures Specifically Allowed**

The following detached accessory structures are specifically allowed, subject to compliance with a permitted building form and Section 3.3.4.1. ~~all applicable standards, including but not limited to all applicable building form standards stated in Articles 3 through 9 of this Code.~~

#### A. **Buildings:**

Sheds, utility buildings, playhouses, Patios, cabanas, pool houses, Porches, and guard houses  
(Changed from initial cap)

#### B. **Underground Structures:**

Swimming pools, storm and fallout shelters (Changed from initial cap)

#### C. **Unenclosed Structures:**

1. Carports and off-street parking areas (Changed from initial cap)
2. Decks, gazebos, arbor/trellis, Gates, swimming pools and other recreational and play facilities for the use of residents, non-commercial barbecues, outside fireplaces, and eating areas (Changed from initial cap)
3. Radio and Television Receiving Antennas and Support Structures  
Permitted accessory radio and television receiving antennas and support structures shall include satellite dishes less than 32 inches in diameter, and one amateur radio sending and receiving antenna and support structures provided for same.
4. Solar and photo-voltaic energy systems (Changed from initial cap)

#### ~~Ground- or Roof-Mounted Solar Energy Collection Devices~~

~~Flush mounted solar panels may encroach any distance into a required setback space.~~

~~Flush mounted solar panels are exempt from application of any maximum building or structure height standard otherwise applicable in the subject zone district.~~

#### D. **Fences, Walls and Retaining Walls**

All accessory fences, walls and retaining walls shall comply with the fence and wall standards in Division 10.5, instead of a detached accessory building form.

#### E. **Accessory Structures Not Specifically Listed as Allowed**

1. The Zoning Administrator shall determine and impose limitations on accessory structures not otherwise listed as allowed in an applicable Use Table in Articles 3 through 9, or not otherwise covered by the standards in this Section 3.3.4.
2. All such determinations shall be reviewed according to the procedures and review criteria stated in Section 12.4.6, Code Interpretation & Determination of Unlisted Uses. In addition to the criteria stated in Section 12.4.6, the Zoning Administrator shall determine whether a proposed accessory structure is common and customary to the primary structure on the zone lot or to a specific use by right, and if the structure is incidental to the primary structure(s) on the zone lot or to a specific use by right.
3. The Zoning Administrator may impose limitations on the proposed accessory structure, which shall be uniform throughout the zone district, and taking into consideration the size of the accessory structure, the total number of structures on the zone lot, and the effect on adjacent property.
4. Matters that may be regulated according to this Section shall include, but shall not be limited to, the size, area and number of structures accessory to a use by right, except as specifically permitted or excluded by Articles 3 through 9, or by this Section 3.3.4.

### 3.3.4.4 **Supplemental Standards**

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

**1. Gross Floor Area**

If an accessory use is operated partially or entirely in one or more detached accessory structures, the gross floor area of such detached accessory structures shall not exceed 10 percent of the area of the zone lot; provided, however, that this limitation shall not apply to detached accessory structures with vehicle access doors.

**2. Building Coverage**

All detached accessory structures on a zone lot, together with the primary structure(s) on such zone lot, shall not exceed any maximum building coverage standard (taking into account any permitted exemptions) applicable in the subject zone district for a particular primary building form (e.g., the suburban house, urban house, and duplex building forms are all subject to a maximum building coverage standard).

**3. Permitted Number**

~~In a Residential Zone District, the number of detached accessory structures with vehicle access doors on a single zone lot shall not exceed one per dwelling unit. Any number of other types of detached accessory structures may be located on the same zone lot, subject to the limits in subsections 3.3.4.4.A and B above.~~ (moved)

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

**1. Required Building Materials**

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

**2. Access and Contiguity**

Except when used for a permitted accessory dwelling unit, any residential floor area contained within a second story located above an attached accessory structure shall be contiguous to and accessed only through other residential floor area contained within the principal residential structure.

## SECTION 4.3.4 DETACHED ACCESSORY BUILDING FORM STANDARDS

### 4.3.4.1 Generally Applicable Standards

- A. General Allowance- Compliance with Division 4.3 Building Form Standards Required**  
Detached accessory buildings and/or structures shall comply with an allowed Detached Accessory Building Form, the provisions of this Section 4.3.4, and design standards within Division 4.3. and the permitted building form standards of the particular zone district in which the accessory structure is located. One building form and the associated standards shall be selected for each accessory structure on a zone lot. Combining standards from different building forms for the same structure is prohibited.
- B. Compliance with Other Code Provisions**
- Development shall comply with the standards in Article 10, General Design Standards.
  - Accessory structures may be designed, erected, used, or occupied only by permitted accessory uses, according to Division 11.7, Accessory Use Limitations and Standards.
  - A zoning permit is required prior to any development according to Section 12.4.1, Zoning Permit Review.

### 4.3.4.2 Summary of Number of Structures and Building Forms

Each zone district allows a certain number of detached accessory structures per zone lot, according to Section 1.2.3.5, Number of Structures Allowed per Zone Lot, and a set of building forms according to Section 4.3.4.5, District Specific Standards, as summarized in the table below:

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

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

#### 4.3.4.3 **Detached Accessory Structures Specifically Allowed**

The following detached accessory structures are specifically allowed, subject to compliance with a permitted building form and Section 4.3.4.1. ~~all applicable standards, including but not limited to all applicable building form standards stated in Articles 3 through 9 of this Code.~~

**A. Buildings:**

Sheds, utility buildings, playhouses, Patios, cabanas, pool houses, Porches, and guard houses  
(Changed from initial cap)

**B. Underground Structures:**

Swimming pools, storm and fallout shelters (Changed from initial cap)

**C. Unenclosed Structures:**

1. Carports and off-street parking areas (Changed from initial cap)
2. Decks, gazebos, arbor/trellis, Gates, swimming pools and other recreational and play facilities for the use of residents, non-commercial barbecues, outside fireplaces, and eating areas (Changed from initial cap)
3. Radio and Television Receiving Antennas and Support Structures  
Permitted accessory radio and television receiving antennas and support structures shall include satellite dishes less than 32 inches in diameter, and one amateur radio sending and receiving antenna and support structures provided for same.
4. Solar and photo-voltaic energy systems (Changed from initial cap)

~~Ground- or Roof-Mounted Solar Energy Collection Devices~~

~~Flush mounted solar panels may encroach any distance into a required setback space.~~

~~Flush mounted solar panels are exempt from application of any maximum building or structure height standard otherwise applicable in the subject zone district.~~

**D. Fences, Walls and Retaining Walls**

All accessory fences, walls and retaining walls shall comply with the fence and wall standards in Division 10.5, instead of a detached accessory building form.

**E. Accessory Structures Not Specifically Listed ~~as Allowed~~**

1. The Zoning Administrator shall determine and impose limitations on accessory structures not otherwise listed as allowed in an applicable Use Table in Articles 3 through 9, or not otherwise covered by the standards in this Section 4.3.4.
2. All such determinations shall be reviewed according to the procedures and review criteria stated in Section 12.4.6, Code Interpretation & Determination of Unlisted Uses. In addition to the criteria stated in Section 12.4.6, the Zoning Administrator shall determine whether a proposed accessory structure is common and customary to the primary structure on the zone lot or to a specific use by right, and if the structure is incidental to the primary structure(s) on the zone lot or to a specific use by right.
3. The Zoning Administrator may impose limitations on the proposed accessory structure, which shall be uniform throughout the zone district, and taking into consideration the size of the accessory structure, the total number of structures on the zone lot, and the effect on adjacent property.
4. Matters that may be regulated according to this Section shall include, but shall not be limited to, the size, area and number of structures accessory to a use by right, except as specifically permitted or excluded by Articles 3 through 9, or by this Section 4.3.4.

#### 4.3.4.4 **Supplemental Standards**

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

###### **1. Gross Floor Area**

If an accessory use is operated partially or entirely in one or more detached accessory structures, the gross floor area of such detached accessory structures shall not exceed 10 percent of the area of the zone lot; provided, however, that this limitation shall not apply to detached accessory structures with vehicle access doors.

###### **2. Building Coverage**

All detached accessory structures on a zone lot, together with the primary structure(s) on such zone lot, shall not exceed any maximum building coverage standard (taking into account any permitted exemptions) applicable in the subject zone district for a particular primary building form (e.g., the suburban house, urban house, and duplex building forms are all subject to a maximum building coverage standard).

###### **3. Permitted Number**

~~In a Residential Zone District, the number of detached accessory structures with vehicle access doors on a single zone lot shall not exceed one per dwelling unit. Any number of other types of detached accessory structures may be located on the same zone lot, subject to the limits in subsections 4.3.4.4.A and B above.~~ (moved)

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

###### **1. Required Building Materials**

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

###### **2. Access and Contiguity**

Except when used for a permitted accessory dwelling unit, any residential floor area contained within a second story located above an attached accessory structure shall be contiguous to and accessed only through other residential floor area contained within the principal residential structure.

## SECTION 5.3.4 DETACHED ACCESSORY BUILDING FORM STANDARDS

### 5.3.4.1 Generally Applicable Standards

- A. General Allowance- Compliance with Division 5.3 Building Form Standards Required**  
Detached accessory buildings and/or structures shall comply with an allowed Detached Accessory Building Form, the provisions of this Section 5.3.4, and design standards within Division 5.3. and the permitted building form standards of the particular zone district in which the accessory structure is located. One building form and the associated standards shall be selected for each accessory structure on a zone lot. Combining standards from different building forms for the same structure is prohibited.
- B. Compliance with Other Code Provisions**
- Development shall comply with the standards in Article 10, General Design Standards.
  - Accessory structures may be designed, erected, used, or occupied only by permitted accessory uses, according to Division 11.7, Accessory Use Limitations and Standards.
  - A zoning permit is required prior to any development according to Section 12.4.1, Zoning Permit Review.

### 5.3.4.2 Summary of Number of Structures and Building Forms

Each zone district allows a certain number of detached accessory structures per zone lot, according to Section 1.2.3.5, Number of Structures Allowed per Zone Lot, and a set of building forms according to Section 5.3.4.5, District Specific Standards, as summarized in the table below:

Zone Districts		Max Number of Accessory Structures per Zone Lot	Detached Accessory Dwelling Unit	Detached Garage	Other Detached Accessory Structures	Detached Accessory Structures
Urban Neighborhood Context (U)	Single Unit (SU)	<u>U-SU-A, -B, -C, -E, -H</u>	no max*	■	■	
		<u>U-SU-A1, B1, C1, E1, H1</u>	no max*	■	■	
		<u>U-SU-A2, -B2, -C2</u>	no max*	□	■	
	Two Unit (TU)	<u>U-TU-B, -C</u>	no max*	■	■	■
		<u>U-TU-B2</u>	no max*	■	■	■
	Rowhouse (RH)	<u>U-RH-2,5</u>	no max*	■	■	■
		<u>U-RH-3A</u>	no max*	■	■	■
	Mixed Use (MX)	<u>U-MX-2x</u>	no max			■
		<u>U-MX-2, -3</u>	no max			■
	Residential Mixed Use (RX)	<u>U-RX-5</u>	no max			■
	Main Street (MS)	<u>U-MS-2x</u>	no max			■
		<u>U-MS-2, -3, -5</u>	no max			■

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

### 5.3.4.3 **Detached** Accessory Structures Specifically Allowed

The following detached accessory structures are specifically allowed, subject to compliance with a permitted building form and Section 5.3.4.1. ~~all applicable standards, including but not limited to all applicable building form standards stated in Articles 3 through 9 of this Code.~~

#### A. **Buildings:**

Sheds, utility buildings, playhouses, Patios, cabanas, pool houses, Porches, and guard houses  
(Changed from initial cap)

#### B. **Underground Structures:**

Swimming pools, storm and fallout shelters (Changed from initial cap)

#### C. **Unenclosed Structures:**

1. Carports and off-street parking areas (Changed from initial cap)
2. Decks, gazebos, arbor/trellis, Gates, swimming pools and other recreational and play facilities for the use of residents, non-commercial barbecues, outside fireplaces, and eating areas (Changed from initial cap)
3. Radio and Television Receiving Antennas and Support Structures  
Permitted accessory radio and television receiving antennas and support structures shall include satellite dishes less than 32 inches in diameter, and one amateur radio sending and receiving antenna and support structures provided for same.
4. Solar and photo-voltaic energy systems (Changed from initial cap)

#### ~~Ground- or Roof-Mounted Solar Energy Collection Devices~~

~~Flush mounted solar panels may encroach any distance into a required setback space.~~

~~Flush mounted solar panels are exempt from application of any maximum building or structure height standard otherwise applicable in the subject zone district.~~

#### D. **Fences, Walls and Retaining Walls**

All accessory fences, walls and retaining walls shall comply with the fence and wall standards in Division 10.5, instead of a detached accessory building form.

#### E. **Accessory Structures Not Specifically Listed as Allowed**

1. The Zoning Administrator shall determine and impose limitations on accessory structures not otherwise listed as allowed in an applicable Use Table in Articles 3 through 9, or not otherwise covered by the standards in this Section 5.3.4.
2. All such determinations shall be reviewed according to the procedures and review criteria stated in Section 12.4.6, Code Interpretation & Determination of Unlisted Uses. In addition to the criteria stated in Section 12.4.6, the Zoning Administrator shall determine whether a proposed accessory structure is common and customary to the primary structure on the zone lot or to a specific use by right, and if the structure is incidental to the primary structure(s) on the zone lot or to a specific use by right.
3. The Zoning Administrator may impose limitations on the proposed accessory structure, which shall be uniform throughout the zone district, and taking into consideration the size of the accessory structure, the total number of structures on the zone lot, and the effect on adjacent property.
4. Matters that may be regulated according to this Section shall include, but shall not be limited to, the size, area and number of structures accessory to a use by right, except as specifically permitted or excluded by Articles 3 through 9, or by this Section 5.3.4.

#### 5.3.4.4 **Supplemental Standards**

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

###### 1. **Gross Floor Area**

If an accessory use is operated partially or entirely in one or more detached accessory structures, the gross floor area of such detached accessory structures shall not exceed 10 percent of the area of the zone lot; provided, however, that this limitation shall not apply to detached accessory structures with vehicle access doors.

###### 2. **Building Coverage**

All detached accessory structures on a zone lot, together with the primary structure(s) on such zone lot, shall not exceed any maximum building coverage standard (taking into account any permitted exemptions) applicable in the subject zone district for a particular primary building form (e.g., the suburban house, urban house, and duplex building forms are all subject to a maximum building coverage standard).

###### 3. **Permitted Number**

~~In a Residential Zone District, the number of detached accessory structures with vehicle access doors on a single zone lot shall not exceed one per dwelling unit. Any number of other types of detached accessory structures may be located on the same zone lot, subject to the limits in subsections 5.3.4.4.A and B above.~~ (moved)

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

###### 1. **Required Building Materials**

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

###### 2. **Access and Contiguity**

Except when used for a permitted accessory dwelling unit, any residential floor area contained within a second story located above an attached accessory structure shall be contiguous to and accessed only through other residential floor area contained within the principal residential structure.



## SECTION 6.3.4 DETACHED ACCESSORY BUILDING FORM STANDARDS

### 6.3.4.1 Generally Applicable Standards

- A. General Allowance- Compliance with Division 6.3 Building Form Standards Required**  
Detached accessory buildings and/or structures shall comply with an allowed Detached Accessory Building Form, the provisions of this Section 6.3.4, and design standards within Division 6.3. and the permitted building form standards of the particular zone district in which the accessory structure is located. One building form and the associated standards shall be selected for each accessory structure on a zone lot. Combining standards from different building forms for the same structure is prohibited.
- B. Compliance with Other Code Provisions**
- Development shall comply with the standards in Article 10, General Design Standards.
  - Accessory structures may be designed, erected, used, or occupied only by permitted accessory uses, according to Division 11.7, Accessory Use Limitations and Standards.
  - A zoning permit is required prior to any development according to Section 12.4.1, Zoning Permit Review.

### 6.3.4.2 Summary of Number of Structures and Building Forms

Each zone district allows a certain number of detached accessory structures per zone lot, according to Section 1.2.3.5, Number of Structures Allowed per Zone Lot, and a set of building forms according to Section 6.3.4.5, District Specific Standards, as summarized in the table below:

Zone Districts		Max Number of Accessory Structures per Zone Lot	Detached Accessory Dwelling Unit	Detached Garage	Other Detached Accessory Structures	Detached Accessory Structures	
General Urban Neighborhood Context (G)	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	■	■	■	
	Mixed Use (MX)	G-MX-3	no max				■
	Residential Mixed Use (RX)	G-RX-5	no max				■
	Main Street (MS)	G-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

### 6.3.4.3 **Detached** Accessory Structures Specifically Allowed

The following detached accessory structures are specifically allowed, subject to compliance with a permitted building form and Section 6.3.4.1. ~~all applicable standards, including but not limited to all applicable building form standards stated in Articles 3 through 9 of this Code.~~

#### A. **Buildings:**

Sheds, utility buildings, playhouses, Patios, cabanas, pool houses, Porches, and guard houses  
(Changed from initial cap)

#### B. **Underground Structures:**

Swimming pools, storm and fallout shelters (Changed from initial cap)

#### C. **Unenclosed Structures:**

1. Carports and off-street parking areas (Changed from initial cap)
2. Decks, gazebos, arbor/trellis, Gates, swimming pools and other recreational and play facilities for the use of residents, non-commercial barbecues, outside fireplaces, and eating areas (Changed from initial cap)
3. Radio and Television Receiving Antennas and Support Structures  
Permitted accessory radio and television receiving antennas and support structures shall include satellite dishes less than 32 inches in diameter, and one amateur radio sending and receiving antenna and support structures provided for same.
4. Solar and photo-voltaic energy systems (Changed from initial cap)

#### ~~Ground- or Roof-Mounted Solar Energy Collection Devices~~

~~Flush mounted solar panels may encroach any distance into a required setback space.~~

~~Flush mounted solar panels are exempt from application of any maximum building or structure height standard otherwise applicable in the subject zone district.~~

#### D. **Fences, Walls and Retaining Walls**

All accessory fences, walls and retaining walls shall comply with the fence and wall standards in Division 10.5, instead of a detached accessory building form.

#### E. **Accessory Structures Not Specifically Listed as Allowed**

1. The Zoning Administrator shall determine and impose limitations on accessory structures not otherwise listed as allowed in an applicable Use Table in Articles 3 through 9, or not otherwise covered by the standards in this Section 6.3.4.
2. All such determinations shall be reviewed according to the procedures and review criteria stated in Section 12.4.6, Code Interpretation & Determination of Unlisted Uses. In addition to the criteria stated in Section 12.4.6, the Zoning Administrator shall determine whether a proposed accessory structure is common and customary to the primary structure on the zone lot or to a specific use by right, and if the structure is incidental to the primary structure(s) on the zone lot or to a specific use by right.
3. The Zoning Administrator may impose limitations on the proposed accessory structure, which shall be uniform throughout the zone district, and taking into consideration the size of the accessory structure, the total number of structures on the zone lot, and the effect on adjacent property.
4. Matters that may be regulated according to this Section shall include, but shall not be limited to, the size, area and number of structures accessory to a use by right, except as specifically permitted or excluded by Articles 3 through 9, or by this Section 6.3.4.

#### 6.3.4.4 **Supplemental Standards**

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

###### 1. **Gross Floor Area**

If an accessory use is operated partially or entirely in one or more detached accessory structures, the gross floor area of such detached accessory structures shall not exceed 10 percent of the area of the zone lot; provided, however, that this limitation shall not apply to detached accessory structures with vehicle access doors.

###### 2. **Building Coverage**

All detached accessory structures on a zone lot, together with the primary structure(s) on such zone lot, shall not exceed any maximum building coverage standard (taking into account any permitted exemptions) applicable in the subject zone district for a particular primary building form (e.g., the suburban house, urban house, and duplex building forms are all subject to a maximum building coverage standard).

###### 3. **Permitted Number**

~~In a Residential Zone District, the number of detached accessory structures with vehicle access doors on a single zone lot shall not exceed one per dwelling unit. Any number of other types of detached accessory structures may be located on the same zone lot, subject to the limits in subsections 6.3.4.4.A and B above.~~ (moved)

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

###### 1. **Required Building Materials**

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

###### 2. **Access and Contiguity**

Except when used for a permitted accessory dwelling unit, any residential floor area contained within a second story located above an attached accessory structure shall be contiguous to and accessed only through other residential floor area contained within the principal residential structure.

## SECTION 7.3.4 DETACHED ACCESSORY BUILDING FORM STANDARDS

### 7.3.4.1 Generally Applicable Standards

- A. General Allowance- Compliance with Division 7.3 Building Form Standards Required**  
Detached accessory buildings and/or structures shall comply with an allowed Detached Accessory Building Form, the provisions of this Section 7.3.4, and design standards within Division 7.3. and the permitted building form standards of the particular zone district in which the accessory structure is located. One building form and the associated standards shall be selected for each accessory structure on a zone lot. Combining standards from different building forms for the same structure is prohibited.
- B. Compliance with Other Code Provisions**
- Development shall comply with the standards in Article 10, General Design Standards.
  - Accessory structures may be designed, erected, used, or occupied only by permitted accessory uses, according to Division 11.7, Accessory Use Limitations and Standards.
  - A zoning permit is required prior to any development according to Section 12.4.1, Zoning Permit Review.

### 7.3.4.2 Summary of Number of Structures and Building Forms

Each zone district allows a certain number of detached accessory structures per zone lot, according to Section 1.2.3.5, Number of Structures Allowed per Zone Lot, and a set of building forms according to Section 7.3.4.7, District Specific Standards, as summarized in the table below:

<u>Zone Districts</u>		<u>Max Number of Accessory Structures per Zone Lot</u>	<u>Detached Accessory Dwelling Unit</u>	<u>Detached Garage</u>	<u>Other Detached Accessory Structures</u>	<u>Detached Accessory Structures</u>
<u>Urban Center Neighborhood Context (C)</u>	<u>Mixed Use (MX)</u>	<u>C-MX-3, -5, -8, -12, -20</u>	no max			■
	<u>Residential Mixed Use (RX)</u>	<u>C-RX-5, -8, -12</u>	no max*			■
	<u>Main Street (MS)</u>	<u>C-MS-5, -8, -12</u>	no max			■
	<u>Cherry Creek North</u>	<u>C-CCN</u>	See Sec. 7.2.6 for Standards Applicable in the C-CCN District			

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

#### 7.3.4.4 **Detached Accessory Structures Specifically Allowed**

The following detached accessory structures are specifically allowed, subject to compliance with a permitted building form and Section 7.3.4.1. ~~all applicable standards, including but not limited to all applicable building form standards stated in Articles 3 through 9 of this Code.~~

**A. Buildings:**

Sheds, utility buildings, playhouses, Patios, cabanas, pool houses, Porches, and guard houses  
(Changed from initial cap)

**B. Underground Structures:**

Swimming pools, storm and fallout shelters (Changed from initial cap)

**C. Unenclosed Structures:**

1. Carports and off-street parking areas (Changed from initial cap)
2. Decks, gazebos, arbor/trellis, Gates, swimming pools and other recreational and play facilities for the use of residents, non-commercial barbecues, outside fireplaces, and eating areas (Changed from initial cap)
3. Radio and Television Receiving Antennas and Support Structures  
Permitted accessory radio and television receiving antennas and support structures shall include satellite dishes less than 32 inches in diameter, and one amateur radio sending and receiving antenna and support structures provided for same.
4. Solar and photo-voltaic energy systems (Changed from initial cap)

~~Ground- or Roof-Mounted Solar Energy Collection Devices~~

~~Flush mounted solar panels may encroach any distance into a required setback space.~~

~~Flush mounted solar panels are exempt from application of any maximum building or structure height standard otherwise applicable in the subject zone district.~~

**D. Fences, Walls and Retaining Walls**

All accessory fences, walls and retaining walls shall comply with the fence and wall standards in Division 10.5, instead of a detached accessory building form.

**E. Accessory Structures Not Specifically Listed ~~as Allowed~~**

1. The Zoning Administrator shall determine and impose limitations on accessory structures not otherwise listed as allowed in an applicable Use Table in Articles 3 through 9, or not otherwise covered by the standards in this Section 7.3.4.
2. All such determinations shall be reviewed according to the procedures and review criteria stated in Section 12.4.6, Code Interpretation & Determination of Unlisted Uses. In addition to the criteria stated in Section 12.4.6, the Zoning Administrator shall determine whether a proposed accessory structure is common and customary to the primary structure on the zone lot or to a specific use by right, and if the structure is incidental to the primary structure(s) on the zone lot or to a specific use by right.
3. The Zoning Administrator may impose limitations on the proposed accessory structure, which shall be uniform throughout the zone district, and taking into consideration the size of the accessory structure, the total number of structures on the zone lot, and the effect on adjacent property.
4. Matters that may be regulated according to this Section shall include, but shall not be limited to, the size, area and number of structures accessory to a use by right, except as specifically permitted or excluded by Articles 3 through 9, or by this Section 7.3.4.

### 7.3.4.5 **Supplemental Standards**

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

**1. Gross Floor Area**

If an accessory use is operated partially or entirely in one or more detached accessory structures, the gross floor area of such detached accessory structures shall not exceed 10 percent of the area of the zone lot; provided, however, that this limitation shall not apply to detached accessory structures with vehicle access doors.

**2. Permitted Number**

~~In a Residential Zone District, the number of detached accessory structures with vehicle access doors on a single zone lot shall not exceed one per dwelling unit. Any number of other types of detached accessory structures may be located on the same zone lot, subject to the limits in subsections 7.3.4.4.A above.~~ (moved)

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

**1. Required Building Materials**

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

**2. Access and Contiguity**

Except when used for a permitted accessory dwelling unit, any residential floor area contained within a second story located above an attached accessory structure shall be contiguous to and accessed only through other residential floor area contained within the principal residential structure.

## DIVISION 3.4 USES AND REQUIRED MINIMUM PARKING

### SECTION 3.4.1 GENERALLY APPLICABLE STANDARDS

#### 3.4.1.1 Compliance with Division 3.4 Overview - Summary Use and Parking Table

A. ~~The This Division's~~ Summary Use and Parking Table ~~below~~ sets forth the general land use classifications, land use categories, and specific types of primary, accessory and temporary land uses allowed within the Suburban Neighborhood Context zone districts.

1. **Unlisted Uses (moved here)**

Uses not listed in the Use Table are prohibited, unless the Zoning Administrator specifically permits the unlisted use according to the procedures and criteria in Section 12.4.6, Code Interpretation & Determination of Unlisted Uses.

B. In addition, required off-street parking and off-street bicycle amounts are stated for each specific primary use type allowed within each zone district. See Article 10, Division 10.4, Parking, for additional vehicle and bicycle parking requirements and standards.

#### 3.4.1.2 Compliance with Other Code Provisions Required (moved here)

A. ~~The~~ Establishment of ~~all~~ uses ~~is subject to compliance shall comply~~ with all applicable design and development standards stated in this Code, including ~~but not limited to~~ the zone district building form and design standards found in this Article 3, and ~~the~~ standards ~~stated~~ in Article 10, General Design Standards.

#### Applicable Procedures Prior to Establishment of Use (moved here)

B. A Zoning Permit is required prior to establishment of any primary or temporary use permitted by this Code according to. ~~See Article 12, Zoning Procedures & Enforcement, and Sections 12.4.1, Zoning Permit Review and 12.4.2, Zoning Permit Review with Informational Notice. The development or establishment of a permitted use may also require and may also require~~ Site Development Plan Review prior to issuance of a ~~Z~~zoning ~~P~~permit: according to ~~Please refer to~~ Section 12.4.3, Site Development Plan Review, ~~to determine whether site plan review is applicable to a particular use or development. Site Plan Review may occur prior to, or concurrent with, any other applicable review procedure, such as Special Exception Review or Zoning Permit Review. Accessory uses may require a zoning permit, as indicated in the Summary Use and Parking Table.~~

#### 3.4.1.3 Number of Uses Allowed per Zone Lot

A. All SU and TU Zone Districts

1. No more than one Primary Use is allowed on a single zone lot.
2. There is no maximum on the number of accessory or temporary uses per zone lot, subject to compliance with all applicable use limitations.

B. All Other Zone Districts

There is no maximum on the number of primary, accessory, or temporary uses per zone lot.

### SECTION 3.4.2 ORGANIZATION - SUMMARY USE AND PARKING TABLE

#### 3.4.2.1 Organized by Primary, Accessory and Temporary Uses

The Summary 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.

### 3.4.2.2 Primary Use Classifications, Categories & Specific Use Types

#### A. Primary Use Classifications

All primary land uses in the Summary 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 Summary 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 Summary 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 3.4.3 EXPLANATION OF TABLE ABBREVIATIONS

### 3.4.3.1 General Explanation of Table Cell Entries

In each of the table cells, the entry will indicate first whether use limitations or standards 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 standards and limitations (the “L”), and, second, that the use is subject to zoning permit review with information notice (the “ZPIN”) prior to its establishment.

### 3.4.3.2 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 and Standards (“L”)

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

##### 1. Applicable Use Limitations

The last column of the table, entitled “Applicable Use Limitations,” contains one or more cross-references to use limitations and standards applicable to the specific use, as indicated by a “L” cell entry in the Summary Use and Parking Table. Applicable limitations and standards specific to the use are found in Article 11 of this Code.

#### C. Uses Not Permitted (“NP”)

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



### 3.4.3.3 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 zoning district, yet may have the potential for limited impacts on adjacent properties or on the established character of the neighborhood context or zoning 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. Combinations

Text to be inserted here

#### ~~Unlisted Uses (moved)~~

~~Uses not listed in the Use Table are prohibited, unless the Zoning Administrator specifically permits the unlisted use according to the procedures and criteria in Section 12.4.6, Code Interpretation & Determination of Unlisted Uses.~~

#### ~~Compliance with Other Code Provisions Required~~

~~The establishment of all uses is subject to compliance with all applicable design and development standards stated in this Code, including but not limited to the zone district building form and design standards found in this Article 3, and the standards stated in Article 10, General Design Standards. (Moved)~~

#### ~~Applicable Procedures Prior to Establishment of Use~~

~~A Zoning Permit is required prior to establishment of any use permitted by this Code. See Article 12, Zoning Procedures & Enforcement, and Sections 12.4.1, Zoning Permit Review and 12.4.2, Zoning Permit Review with Informational Notice.~~

~~The development or establishment of a permitted use may also require Site Development Plan Review prior to issuance of a Zoning Permit. Please refer to Section 12.4.3, Site Development Plan Review, to determine whether site plan review is applicable to a particular use or development. Site Plan Review may occur prior to, or concurrent with, any other applicable review procedure, such as Special Exception Review or Zoning Permit Review. (Moved)~~

## DIVISION 4.4 USES AND REQUIRED MINIMUM PARKING

### SECTION 4.4.1 GENERALLY APPLICABLE STANDARDS

#### 4.4.1.1 Compliance with Division 4.4 Overview – Summary Use and Parking Table

- A. ~~The This Division's~~ Summary Use and Parking Table ~~below~~ sets forth the general land use classifications, land use categories, and specific types of primary, accessory and temporary land uses allowed within the Urban Edge Suburban Neighborhood Context zone districts.

1. **Unlisted Uses (moved here)**

Uses not listed in the Use Table are prohibited, unless the Zoning Administrator specifically permits the unlisted use according to the procedures and criteria in Section 12.4.6, Code Interpretation & Determination of Unlisted Uses.

- B. In addition, required off-street parking and off-street bicycle amounts are stated for each specific primary use type allowed within each zone district. See Article 10, Division 10.4, Parking and Loading, for additional vehicle and bicycle parking requirements and standards.

#### 4.4.1.2 Compliance with Other Code Provisions Required (moved here)

- A. ~~The~~ Establishment of ~~all~~ uses ~~is subject to compliance shall comply~~ with all applicable design and development standards stated in this Code, including ~~but not limited to~~ the zone district building form and design standards found in this Article ~~3~~, and ~~the~~ standards ~~stated~~ in Article 10, General Design Standards.

#### Applicable Procedures Prior to Establishment of Use (moved here)

- B. A Zoning Permit is required prior to establishment of any primary or temporary use permitted by this Code according to. ~~See Article 12, Zoning Procedures & Enforcement, and Sections 12.4.1, Zoning Permit Review and 12.4.2, Zoning Permit Review with Informational Notice. The development or establishment of a permitted use may also require and may also require Site Development Plan Review prior to issuance of a Zoning Permit: according to Please refer to Section 12.4.3, Site Development Plan Review, to determine whether site plan review is applicable to a particular use or development. Site Plan Review may occur prior to, or concurrent with, any other applicable review procedure, such as Special Exception Review or Zoning Permit Review. Accessory uses may require a zoning permit, as indicated in the Summary Use and Parking Table.~~

#### 4.4.1.3 Number of Uses Allowed per Zone Lot

A. All SU and TU Zone Districts

1. No more than one Primary Use is allowed on a single zone lot.
2. There is no maximum on the number of accessory or temporary uses per zone lot, subject to compliance with all applicable use limitations.

B. All Other Zone Districts

There is no maximum on the number of primary, accessory, or temporary uses per zone lot.

### SECTION 4.4.2 ORGANIZATION - SUMMARY USE AND PARKING TABLE

#### 4.4.2.1 Organized by Primary, Accessory and Temporary Uses

The Summary 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 Summary 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 Summary 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 Summary 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 or standards 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 standards and 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 and Standards (“L”)

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

##### 1. Applicable Use Limitations

The last column of the table, entitled “Applicable Use Limitations,” contains one or more cross-references to use limitations and standards applicable to the specific use, as indicated by a “L” cell entry in the Summary Use and Parking Table. Applicable limitations and standards specific to the use are found in Article 11 of this Code.

##### 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 zoning district, yet may have the potential for limited impacts on adjacent properties or on the established character of the neighborhood context or zoning 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. Combinations**

Text to be inserted here

~~Unlisted Uses (moved)~~

~~Uses not listed in the Use Table are prohibited, unless the Zoning Administrator specifically permits the unlisted use according to the procedures and criteria in Section 12.4.6, Code Interpretation & Determination of Unlisted Uses.~~

~~Compliance with Other Code Provisions Required~~

~~The establishment of all uses is subject to compliance with all applicable design and development standards stated in this Code, including but not limited to the zone district building form and design standards found in this Article 3, and the standards stated in Article 10, General Design Standards. (Moved)~~

~~Applicable Procedures Prior to Establishment of Use~~

~~A Zoning Permit is required prior to establishment of any use permitted by this Code. See Article 12, Zoning Procedures & Enforcement, and Sections 12.4.1, Zoning Permit Review and 12.4.2, Zoning Permit Review with Informational Notice.~~

~~The development or establishment of a permitted use may also require Site Development Plan Review prior to issuance of a Zoning Permit. Please refer to Section 12.4.3, Site Development Plan Review, to determine whether site plan review is applicable to a particular use or development. Site Plan Review may occur prior to, or concurrent with, any other applicable review procedure, such as Special Exception Review or Zoning Permit Review. (Moved)~~

## DIVISION 5.4 USES AND REQUIRED MINIMUM PARKING

### SECTION 5.4.1 GENERALLY APPLICABLE STANDARDS

#### 5.4.1.1 Compliance with Division 5.4 Overview - Summary Use and Parking Table

- A. ~~The This Division's~~ Summary Use and Parking Table ~~below~~ sets forth the general land use classifications, land use categories, and specific types of primary, accessory and temporary land uses allowed within the Urban Neighborhood Context zone districts.

1. **Unlisted Uses (moved here)**

Uses not listed in the Use Table are prohibited, unless the Zoning Administrator specifically permits the unlisted use according to the procedures and criteria in Section 12.4.6, Code Interpretation & Determination of Unlisted Uses.

- B. In addition, required off-street parking and off-street bicycle amounts are stated for each specific primary use type allowed within each zone district. See Article 10, Division 10.4, Parking, for additional vehicle and bicycle parking requirements and standards.

#### 5.4.1.2 Compliance with Other Code Provisions Required (moved here)

- A. ~~The~~ Establishment of ~~all~~ uses ~~is subject to compliance shall comply~~ with all applicable design and development standards stated in this Code, including ~~but not limited to~~ the zone district building form and design standards found in this Article ~~3~~, and ~~the~~ standards ~~stated~~ in Article 10, General Design Standards.

#### Applicable Procedures Prior to Establishment of Use (moved here)

- B. A Zoning Permit is required prior to establishment of any primary or temporary use permitted by this Code according to. ~~See Article 12, Zoning Procedures & Enforcement, and Sections 12.4.1, Zoning Permit Review and 12.4.2, Zoning Permit Review with Informational Notice. The development or establishment of a permitted use may also require and may also require~~ Site Development Plan Review prior to issuance of a ~~Z~~zoning ~~P~~permit: according to ~~Please refer to~~ Section 12.4.3, Site Development Plan Review, ~~to determine whether site plan review is applicable to a particular use or development. Site Plan Review may occur prior to, or concurrent with, any other applicable review procedure, such as Special Exception Review or Zoning Permit Review. Accessory uses may require a zoning permit, as indicated in the Summary Use and Parking Table.~~

#### 5.4.1.3 Number of Uses Allowed per Zone Lot

A. All SU and TU Zone Districts

1. No more than one Primary Use is allowed on a single zone lot.
2. There is no maximum on the number of accessory or temporary uses per zone lot, subject to compliance with all applicable use limitations.

B. All Other Zone Districts

There is no maximum on the number of primary, accessory, or temporary uses per zone lot.

### SECTION 5.4.2 ORGANIZATION - SUMMARY USE AND PARKING TABLE

#### 5.4.2.1 Organized by Primary, Accessory and Temporary Uses

The Summary 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.

### 5.4.2.2 Primary Use Classifications, Categories & Specific Use Types

#### A. Primary Use Classifications

All primary land uses in the Summary 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 Summary 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 Summary 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 5.4.3 EXPLANATION OF TABLE ABBREVIATIONS

### 5.4.3.1 General Explanation of Table Cell Entries

In each of the table cells, the entry will indicate first whether use limitations or standards 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 standards and limitations (the “L”), and, second, that the use is subject to zoning permit review with information notice (the “ZPIN”) prior to its establishment.

### 5.4.3.2 **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 and Standards (“L”)

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

##### 1. Applicable Use Limitations

The last column of the table, entitled “Applicable Use Limitations,” contains one or more cross-references to use limitations and standards applicable to the specific use, as indicated by a “L” cell entry in the Summary Use and Parking Table. Applicable limitations and standards specific to the use are found in Article 11 of this Code.

#### C. Uses Not Permitted (“NP”)

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

### 5.4.3.3 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 zoning district, yet may have the potential for limited impacts on adjacent properties or on the established character of the neighborhood context or zoning 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. Combinations

Text to be inserted here

#### ~~Unlisted Uses (moved)~~

~~Uses not listed in the Use Table are prohibited, unless the Zoning Administrator specifically permits the unlisted use according to the procedures and criteria in Section 12.4.6, Code Interpretation & Determination of Unlisted Uses.~~

#### ~~Compliance with Other Code Provisions Required~~

~~The establishment of all uses is subject to compliance with all applicable design and development standards stated in this Code, including but not limited to the zone district building form and design standards found in this Article 3, and the standards stated in Article 10, General Design Standards. (moved)~~

#### ~~Applicable Procedures Prior to Establishment of Use~~

~~A Zoning Permit is required prior to establishment of any use permitted by this Code. See Article 12, Zoning Procedures & Enforcement, and Sections 12.4.1, Zoning Permit Review and 12.4.2, Zoning Permit Review with Informational Notice.~~

~~The development or establishment of a permitted use may also require Site Development Plan Review prior to issuance of a Zoning Permit. Please refer to Section 12.4.3, Site Development Plan Review, to determine whether site plan review is applicable to a particular use or development. Site Plan Review may occur prior to, or concurrent with, any other applicable review procedure, such as Special Exception Review or Zoning Permit Review. (moved)~~

## DIVISION 6.4 USES AND REQUIRED MINIMUM PARKING

### SECTION 6.4.1 GENERALLY APPLICABLE STANDARDS

#### 6.4.1.1 Compliance with Division 6.4 Overview - Summary Use and Parking Table

A. ~~The This Division's~~ Summary Use and Parking Table ~~below~~ sets forth the general land use classifications, land use categories, and specific types of primary, accessory and temporary land uses allowed within the General Urban Neighborhood Context zone districts.

1. **Unlisted Uses (moved here)**

Uses not listed in the Use Table are prohibited, unless the Zoning Administrator specifically permits the unlisted use according to the procedures and criteria in Section 12.4.6, Code Interpretation & Determination of Unlisted Uses.

B. In addition, required off-street parking and off-street bicycle amounts are stated for each specific primary use type allowed within each zone district. See Article 10, Division 10.4, Parking, for additional vehicle and bicycle parking requirements and standards.

#### 6.4.1.2 Compliance with Other Code Provisions Required (moved here)

A. ~~The~~ Establishment of ~~all~~ uses ~~is subject to compliance shall comply~~ with all applicable design and development standards stated in this Code, including ~~but not limited to~~ the zone district building form and design standards found in this Article ~~3~~, and ~~the~~ standards ~~stated~~ in Article 10, General Design Standards.

#### Applicable Procedures Prior to Establishment of Use (moved here)

B. A Zoning Permit is required prior to establishment of any primary or temporary use permitted by this Code according to. ~~See Article 12, Zoning Procedures & Enforcement, and Sections 12.4.1, Zoning Permit Review and 12.4.2, Zoning Permit Review with Informational Notice. The development or establishment of a permitted use may also require and may also require~~ Site Development Plan Review prior to issuance of a ~~Z~~zoning ~~P~~permit: according to ~~Please refer to~~ Section 12.4.3, Site Development Plan Review, ~~to determine whether site plan review is applicable to a particular use or development. Site Plan Review may occur prior to, or concurrent with, any other applicable review procedure, such as Special Exception Review or Zoning Permit Review. Accessory uses may require a zoning permit, as indicated in the Summary Use and Parking Table.~~

#### 6.4.1.3 Number of Uses Allowed per Zone Lot

A. All SU and TU Zone Districts

1. No more than one Primary Use is allowed on a single zone lot.
2. There is no maximum on the number of accessory or temporary uses per zone lot, subject to compliance with all applicable use limitations.

B. All Other Zone Districts

There is no maximum on the number of primary, accessory, or temporary uses per zone lot.

### SECTION 6.4.2 ORGANIZATION - SUMMARY USE AND PARKING TABLE

#### 6.4.2.1 Organized by Primary, Accessory and Temporary Uses

The Summary 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.



### 6.4.2.2 Primary Use Classifications, Categories & Specific Use Types

#### A. Primary Use Classifications

All primary land uses in the Summary 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 Summary 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 Summary 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 6.4.3 EXPLANATION OF TABLE ABBREVIATIONS

### 6.4.3.1 General Explanation of Table Cell Entries

In each of the table cells, the entry will indicate first whether use limitations or standards 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 standards and limitations (the “L”), and, second, that the use is subject to zoning permit review with information notice (the “ZPIN”) prior to its establishment.

### 6.4.3.2 **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 and Standards (“L”)

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

##### 1. Applicable Use Limitations

The last column of the table, entitled “Applicable Use Limitations,” contains one or more cross-references to use limitations and standards applicable to the specific use, as indicated by a “L” cell entry in the Summary Use and Parking Table. Applicable limitations and standards specific to the use are found in Article 11 of this Code.

#### C. Uses Not Permitted (“NP”)

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

### 6.4.3.3 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 zoning district, yet may have the potential for limited impacts on adjacent properties or on the established character of the neighborhood context or zoning 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. Combinations

Text to be inserted here

#### ~~Unlisted Uses (moved)~~

~~Uses not listed in the Use Table are prohibited, unless the Zoning Administrator specifically permits the unlisted use according to the procedures and criteria in Section 12.4.6, Code Interpretation & Determination of Unlisted Uses.~~

#### ~~Compliance with Other Code Provisions Required~~

~~The establishment of all uses is subject to compliance with all applicable design and development standards stated in this Code, including but not limited to the zone district building form and design standards found in this Article 3, and the standards stated in Article 10, General Design Standards. (moved)~~

#### ~~Applicable Procedures Prior to Establishment of Use~~

~~A Zoning Permit is required prior to establishment of any use permitted by this Code. See Article 12, Zoning Procedures & Enforcement, and Sections 12.4.1, Zoning Permit Review and 12.4.2, Zoning Permit Review with Informational Notice.~~

~~The development or establishment of a permitted use may also require Site Development Plan Review prior to issuance of a Zoning Permit. Please refer to Section 12.4.3, Site Development Plan Review, to determine whether site plan review is applicable to a particular use or development. Site Plan Review may occur prior to, or concurrent with, any other applicable review procedure, such as Special Exception Review or Zoning Permit Review. (moved)~~

## DIVISION 7.4 USES AND REQUIRED MINIMUM PARKING

### SECTION 7.4.1 GENERALLY APPLICABLE STANDARDS

#### 7.4.1.1 Compliance with Division 7.4 Overview - Summary Use and Parking Table

A. ~~The This Division's~~ Summary Use and Parking Table ~~below~~ sets forth the general land use classifications, land use categories, and specific types of primary, accessory and temporary land uses allowed within the Urban Center Neighborhood Context zone districts.

1. **Unlisted Uses (moved here)**

Uses not listed in the Use Table are prohibited, unless the Zoning Administrator specifically permits the unlisted use according to the procedures and criteria in Section 12.4.6, Code Interpretation & Determination of Unlisted Uses.

B. In addition, required off-street parking and off-street bicycle amounts are stated for each specific primary use type allowed within each zone district. See Article 10, Division 10.4, Parking, for additional vehicle and bicycle parking requirements and standards.

#### 7.4.1.2 Compliance with Other Code Provisions Required (moved here)

A. ~~The~~ Establishment of ~~all~~ uses ~~is subject to compliance shall comply~~ with all applicable design and development standards stated in this Code, including ~~but not limited to~~ the zone district building form and design standards found in this Article ~~3~~, and ~~the~~ standards ~~stated~~ in Article 10, General Design Standards.

#### Applicable Procedures Prior to Establishment of Use (moved here)

B. A Zoning Permit is required prior to establishment of any primary or temporary use permitted by this Code according to. ~~See Article 12, Zoning Procedures & Enforcement, and Sections 12.4.1, Zoning Permit Review and 12.4.2, Zoning Permit Review with Informational Notice. The development or establishment of a permitted use may also require and may also require Site Development Plan Review prior to issuance of a Zoning Permit: according to Please refer to Section 12.4.3, Site Development Plan Review, to determine whether site plan review is applicable to a particular use or development. Site Plan Review may occur prior to, or concurrent with, any other applicable review procedure, such as Special Exception Review or Zoning Permit Review. Accessory uses may require a zoning permit, as indicated in the Summary Use and Parking Table.~~

#### 7.4.1.3 Number of Uses Allowed per Zone Lot

A. All SU and TU Zone Districts

1. No more than one Primary Use is allowed on a single zone lot.
2. There is no maximum on the number of accessory or temporary uses per zone lot, subject to compliance with all applicable use limitations.

B. All Other Zone Districts

There is no maximum on the number of primary, accessory, or temporary uses per zone lot.

### SECTION 7.4.2 ORGANIZATION - SUMMARY USE AND PARKING TABLE

#### 7.4.2.1 Organized by Primary, Accessory and Temporary Uses

The Summary 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.

### 7.4.2.2 Primary Use Classifications, Categories & Specific Use Types

#### A. Primary Use Classifications

All primary land uses in the Summary 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 Summary 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 Summary 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 7.4.3 EXPLANATION OF TABLE ABBREVIATIONS

### 7.4.3.1 General Explanation of Table Cell Entries

In each of the table cells, the entry will indicate first whether use limitations or standards 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 standards and limitations (the “L”), and, second, that the use is subject to zoning permit review with information notice (the “ZPIN”) prior to its establishment.

### 7.4.3.2 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 and Standards (“L”)

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

##### 1. Applicable Use Limitations

The last column of the table, entitled “Applicable Use Limitations,” contains one or more cross-references to use limitations and standards applicable to the specific use, as indicated by a “L” cell entry in the Summary Use and Parking Table. Applicable limitations and standards specific to the use are found in Article 11 of this Code.

#### C. Uses Not Permitted (“NP”)

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

### 7.4.3.3 **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 zoning district, yet may have the potential for limited impacts on adjacent properties or on the established character of the neighborhood context or zoning 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. **Combinations**

Text to be inserted here

#### ~~Unlisted Uses (moved)~~

~~Uses not listed in the Use Table are prohibited, unless the Zoning Administrator specifically permits the unlisted use according to the procedures and criteria in Section 12.4.6, Code Interpretation & Determination of Unlisted Uses.~~

#### ~~Compliance with Other Code Provisions Required~~

~~The establishment of all uses is subject to compliance with all applicable design and development standards stated in this Code, including but not limited to the zone district building form and design standards found in this Article 3, and the standards stated in Article 10, General Design Standards. (moved)~~

#### ~~Applicable Procedures Prior to Establishment of Use~~

~~A Zoning Permit is required prior to establishment of any use permitted by this Code. See Article 12, Zoning Procedures & Enforcement, and Sections 12.4.1, Zoning Permit Review and 12.4.2, Zoning Permit Review with Informational Notice.~~

~~The development or establishment of a permitted use may also require Site Development Plan Review prior to issuance of a Zoning Permit. Please refer to Section 12.4.3, Site Development Plan Review, to determine whether site plan review is applicable to a particular use or development. Site Plan Review may occur prior to, or concurrent with, any other applicable review procedure, such as Special Exception Review or Zoning Permit Review. (moved)~~

## DIVISION 8.9 USES AND REQUIRED MINIMUM PARKING

### SECTION 8.9.1 GENERALLY APPLICABLE STANDARDS

#### 8.9.1.1 Compliance with Division 8.9 Overview - Summary Use and Parking Table

- A. ~~The This Division's~~ Summary Use and Parking Table ~~below~~ sets forth the general land use classifications, land use categories, and specific types of primary, accessory and temporary land uses allowed within the ~~Suburban Downtown~~ Neighborhood Context zone districts.

**1. Unlisted Uses (moved here)**

Uses not listed in the Use Table are prohibited, unless the Zoning Administrator specifically permits the unlisted use according to the procedures and criteria in Section 12.4.6, Code Interpretation & Determination of Unlisted Uses.

- B. In addition, required off-street parking and off-street bicycle amounts are stated for each specific primary use type allowed within each zone district. See Article 10, Division 10.4, Parking, for additional vehicle and bicycle parking requirements and standards.

#### 8.9.1.2 Compliance with Other Code Provisions Required (moved here)

- A. ~~The~~ Establishment of ~~all~~ uses ~~is subject to compliance shall comply~~ with all applicable design and development standards stated in this Code, including ~~but not limited to~~ the zone district building form and design standards found in this Article 8, and ~~the~~ standards ~~stated~~ in Article 10, General Design Standards.

#### Applicable Procedures Prior to Establishment of Use (moved here)

- B. A Zoning Permit is required prior to establishment of any primary or temporary use permitted by this Code according to. ~~See Article 12, Zoning Procedures & Enforcement, and Sections 12.4.1, Zoning Permit Review and 12.4.2, Zoning Permit Review with Informational Notice. The development or establishment of a permitted use may also require and may also require~~ Site Development Plan Review prior to issuance of a ~~Z~~zoning ~~P~~permit: according to ~~Please refer to~~ Section 12.4.3, Site Development Plan Review, ~~to determine whether site plan review is applicable to a particular use or development. Site Plan Review may occur prior to, or concurrent with, any other applicable review procedure, such as Special Exception Review or Zoning Permit Review. Accessory uses may require a zoning permit, as indicated in the Summary Use and Parking Table.~~

#### 8.9.1.3 Number of Uses Allowed per Zone Lot

**A. All SU and TU Zone Districts**

- No more than one Primary Use is allowed on a single zone lot.
- There is no maximum on the number of accessory or temporary uses per zone lot, subject to compliance with all applicable use limitations.

**B. All Other Zone Districts**

There is no maximum on the number of primary, accessory, or temporary uses per zone lot.

### SECTION 8.9.2 ORGANIZATION - SUMMARY USE AND PARKING TABLE

#### 8.9.2.1 Organized by Primary, Accessory and Temporary Uses

The Summary 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.

### 8.9.2.2 Primary Use Classifications, Categories & Specific Use Types

#### A. Primary Use Classifications

All primary land uses in the Summary 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 Summary 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 Summary 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 8.9.3 EXPLANATION OF TABLE ABBREVIATIONS

### 8.9.3.1 General Explanation of Table Cell Entries

In each of the table cells, the entry will indicate first whether use limitations or standards 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 standards and limitations (the “L”), and, second, that the use is subject to zoning permit review with information notice (the “ZPIN”) prior to its establishment.

### 8.9.3.2 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 and Standards (“L”)

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

##### 1. Applicable Use Limitations

The last column of the table, entitled “Applicable Use Limitations,” contains one or more cross-references to use limitations and standards applicable to the specific use, as indicated by a “L” cell entry in the Summary Use and Parking Table. Applicable limitations and standards specific to the use are found in Article 11 of this Code.

#### C. Uses Not Permitted (“NP”)

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

### 8.9.3.3 **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 zoning district, yet may have the potential for limited impacts on adjacent properties or on the established character of the neighborhood context or zoning 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. Combinations**

Text to be inserted here

#### ~~Unlisted Uses (moved)~~

~~Uses not listed in the Use Table are prohibited, unless the Zoning Administrator specifically permits the unlisted use according to the procedures and criteria in Section 12.4.6, Code Interpretation & Determination of Unlisted Uses.~~

#### ~~Compliance with Other Code Provisions Required~~

~~The establishment of all uses is subject to compliance with all applicable design and development standards stated in this Code, including but not limited to the zone district building form and design standards found in this Article 8, and the standards stated in Article 10, General Design Standards. (moved)~~

#### ~~Applicable Procedures Prior to Establishment of Use~~

~~A Zoning Permit is required prior to establishment of any use permitted by this Code. See Article 12, Zoning Procedures & Enforcement, and Sections 12.4.1, Zoning Permit Review and 12.4.2, Zoning Permit Review with Informational Notice.~~

~~The development or establishment of a permitted use may also require Site Development Plan Review prior to issuance of a Zoning Permit. Please refer to Section 12.4.3, Site Development Plan Review, to determine whether site plan review is applicable to a particular use or development. Site Plan Review may occur prior to, or concurrent with, any other applicable review procedure, such as Special Exception Review or Zoning Permit Review. (moved)~~