

WAIVER 1.

## URBAN HOUSE

HEIGHT		G-RH-3 with waivers
Stories (max)		2.5
Feet (max)		35'
Side Wall Height (max)		na
SITING		G-RH-3 with waivers
ZONE LOT		
Zone Lot Size (min)		3,000 ft <sup>2</sup>
Zone Lot Width (min)		25'
SETBACKS AND BUILDING COVERAGE		
Primary Street (min)		10'
Side Street (min)		3'
Side Interior (min)		3'
Rear, alley/no alley (min)		5' / 20'
Building Coverage (max)		na
PARKING BY ZONE LOT WIDTH		All Zone Lot Widths
Parking and Drive Lot Coverage in Primary Street		2 Spaces
Setback (max)		and 320 ft <sup>2</sup>
Vehicle Access	From alley; or Street access allowed when no alley present (See Denver Zoning Code Sec. 6.3.7.6)	
DETACHED ACCESSORY STRUCTURES		See Waiver 2
DESIGN ELEMENTS		G-RH-3 with waivers
BUILDING CONFIGURATION		
Attached Garage Allowed		See Waiver 2
Primary Street Facing Attached Garage Door Width in first 50% of lot depth (max)		35% of the entire width of the Primary Street facing facade of the primary structure or 16', whichever is greater
GROUND STORY ACTIVATION		
Pedestrian Access, Primary Street		Entry Feature
USES		G-RH-3 with waivers
All allowable Primary Uses shall be allowed within this building form. See Division 6.4 Uses and Parking		

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

**WAIVER 1.****DUPLEX**

<b>HEIGHT</b>		<b>G-RH-3 with waivers</b>
Stories (max)		2.5
Feet (max)		35'
Side Wall Height (max)		na
<b>SITING</b>		<b>G-RH-3 with waivers</b>
<b>ZONE LOT</b>		
Zone Lot Size (min)		3,000 ft <sup>2</sup>
Zone Lot Width (min)		25'
<b>SETBACKS AND BUILDING COVERAGE</b>		
Primary Street (min)		10'
Side Street (min)		3'
Side Interior (min)		3'
Rear, alley/no alley (min)		5' /20'
Building Coverage (max)		na
<b>PARKING BY ZONE LOT WIDTH</b>		<b>All Zone Lot Widths</b>
Parking and Drive Lot Coverage in Primary Street		50%
Vehicle Access	From alley; or Street access allowed when no alley present (See Denver Zoning Code Sec. 6.3.7.6)	
<b>DETACHED ACCESSORY STRUCTURES</b>		<b>See Waiver 2</b>
<b>DESIGN ELEMENTS</b>		<b>G-RH-3 with waivers</b>
<b>BUILDING CONFIGURATION</b>		
Attached Garage Allowed		See Waiver 2
Primary Street Facing Attached Garage Door Width in first 50% of lot depth (max)		35% of the entire width of the Primary Street facing facade of the primary structure or 16', whichever is greater
<b>GROUND STORY ACTIVATION</b>		
Pedestrian Access, Primary Street		Entry Feature
<b>USES</b>		<b>G-RH-3 with waivers</b>
All allowable Primary Uses shall be allowed within this building form. See Division 6.4 Uses and Parking		

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

WAIVER 1.

## ROW HOUSE

HEIGHT		G-RH-3 with waivers
Stories (max)		3
Feet (max)		40'
Side Wall Height (max)		na
SITING		G-RH-3 with waivers
ZONE LOT		
Zone Lot Size (min)		6,000 ft <sup>2</sup>
Zone Lot Width (min)		50'
SETBACKS		
Primary Street (min)		10'
Side Street (min)		5'
Side Interior (min)		5'
Side Interior, adjacent to Protected District (min)		10'
Rear, alley/no alley (min)		5'/5'
PARKING		
Surface Parking between building and Primary Street/Side Street		Not Allowed/Not Allowed
Vehicle Access		From alley; or Street access allowed when no alley present (See Denver Zoning Code Sec. 6.3.7.6)
DETACHED ACCESSORY STRUCTURES		See Waiver 2
DESIGN ELEMENTS		G-RH-3 with waivers
BUILDING CONFIGURATION		
Street-facing Garage Door Width per Primary Structure (max)		20'
Attached Garage Allowed		See Waiver 2
GROUND STORY ACTIVATION		
Pedestrian Access		Each unit shall have a street-facing Entrance
USES		G-RH-3 with waivers
Primary Uses shall be limited to Multi Unit Dwelling (3+) and allowable Group Living and Nonresidential uses. See Division 6.4 Uses and Parking		

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