

## WAIVER 1.

**URBAN HOUSE**

<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 Setback (max)	2 Spaces 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)
<b>DETACHED ACCESSORY STRUCTURES</b>	See Waiver 2
<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.****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%
Setback (max)		
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		35% of the entire width of the Primary Street facing facade
Width in first 50% of lot depth (max)		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

<b>HEIGHT</b>	<b>G-RH-3 with waivers</b>
Stories (max)	3
Feet (max)	40'
Side Wall Height (max)	na
<b>SITING</b>	<b>G-RH-3 with waivers</b>
<b>ZONE LOT</b>	
Zone Lot Size (min)	6,000 ft <sup>2</sup>
Zone Lot Width (min)	50'
<b>SETBACKS</b>	
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'
<b>PARKING</b>	
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)
<b>DETACHED ACCESSORY STRUCTURES</b>	See Waiver 2
<b>DESIGN ELEMENTS</b>	<b>G-RH-3 with waivers</b>
<b>BUILDING CONFIGURATION</b>	
Street-facing Garage Door Width per Primary Structure (max)	20'
Attached Garage Allowed	See Waiver 2
<b>GROUND STORY ACTIVATION</b>	
Pedestrian Access	Each unit shall have a street-facing Entrance
<b>USES</b>	<b>G-RH-3 with waivers</b>
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