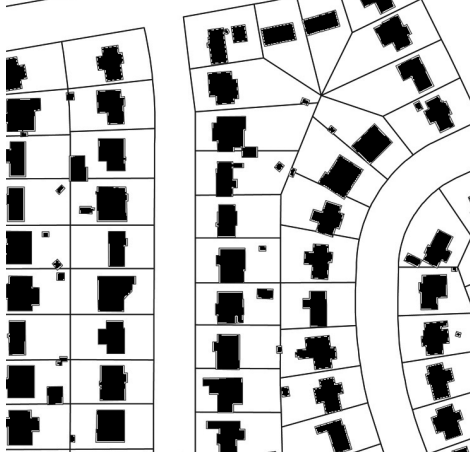




PUD-G 42 (DRAFT)



3001 S Federal Boulevard Loretto Heights Residential

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CHAPTER 1. ESTABLISHMENT AND INTENT

SECTION 1.1 PUD-G 42 ESTABLISHED

The provisions of PUD-G 42 apply to the land depicted on the Official Zoning Map with the label PUD-G 42, and more generally described as a parcel of land situated in the west half of Section 32, Township 4 South, Range 68 west of the Sixth Principal Meridian, City and County of Denver, State of Colorado.

1.1.1 Subareas Established

The following subareas are hereby established within PUD-G 42 for the purpose of applying the zoning Standards contained herein. All subareas established are shown generally on Figure 1.1 below and described legally as follows:

A. Subarea A Legal Description

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 32;
THENCE NORTH 87°50'36" WEST, A DISTANCE OF 1,754.50 FEET TO A POINT OF NON-TANGENT CURVATURE AND THE POINT OF BEGINNING;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 19.08 FEET, SAID CURVE HAVING A RADIUS OF 495.50 FEET, A CENTRAL ANGLE OF 02°12'23", AND A CHORD WHICH BEARS SOUTH 73°46'41" WEST A CHORD DISTANCE OF 19.08 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 116.15 FEET, SAID CURVE HAVING A RADIUS OF 204.50 FEET, A CENTRAL ANGLE OF 32°32'32", AND A CHORD WHICH BEARS SOUTH 88°56'45" WEST A CHORD DISTANCE OF 114.60 FEET TO A POINT OF NON-TANGENT CURVATURE AND TO A POINT ON THE CENTERLINE OF S. IRVING ST;

THENCE ALONG SAID CENTERLINE THE FOLLOWING SIX (6) COURSES:

1) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 59.01 FEET, SAID CURVE HAVING A RADIUS OF 135.00 FEET, A CENTRAL ANGLE OF 25°02'46", AND A CHORD WHICH BEARS NORTH 05°48'08" EAST A CHORD DISTANCE OF 58.54 FEET TO A POINT OF NON-TANGENT CURVATURE;

2) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 151.08 FEET, SAID CURVE HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 25°50'22", AND A CHORD WHICH BEARS NORTH 06°11'43" EAST A CHORD DISTANCE OF 149.80 FEET;

3) NORTH 19°06'52" EAST, A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE;

4) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 104.46 FEET, SAID CURVE HAVING A RADIUS OF 315.00 FEET, A CENTRAL ANGLE OF 19°00'00", AND A CHORD WHICH BEARS NORTH 09°36'52" EAST A CHORD DISTANCE OF 103.98 FEET;

5) NORTH 00°06'52" EAST, A DISTANCE OF 379.80 FEET TO A POINT OF CURVATURE;

6) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 14.50 FEET, SAID CURVE HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 02°22'23", AND A CHORD WHICH BEARS NORTH 01°18'03" EAST A CHORD DISTANCE OF 14.49 FEET;

THENCE SOUTH 88°00'52" EAST, A DISTANCE OF 128.63 FEET;

THENCE SOUTH 00°06'52" WEST, A DISTANCE OF 91.89 FEET;

THENCE SOUTH 04°02'11" EAST, A DISTANCE OF 53.48 FEET;

THENCE SOUTH 02°03'27" EAST, A DISTANCE OF 36.02 FEET;

THENCE SOUTH 05°42'54" WEST, A DISTANCE OF 144.54 FEET;

THENCE SOUTH 00°06'52" WEST, A DISTANCE OF 87.15 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 12.42 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 14°14'16", AND A CHORD WHICH BEARS SOUTH 07°14'00" WEST A CHORD DISTANCE OF 12.39 FEET; THENCE SOUTH 14°21'08" WEST, A DISTANCE OF 177.03 FEET; THENCE SOUTH 13°11'51" WEST, A DISTANCE OF 72.63 FEET; THENCE SOUTH 14°46'35" EAST, A DISTANCE OF 75.10 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 93,046 SQUARE FEET OR 2.14 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEARS NORTH 00°01'10" EAST.

B. Subarea B Legal Description

A PARCEL OF LAND SITUATED IN THE WEST HALF OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH CORNER OF LOT 5, BLOCK 3, LORETTO HEIGHTS FILING NO. 1, RECORDED AT RECEPTION NO. 2021179359 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, ALSO BEING THE NORTH CORNER OF PARCEL 1 CONVEYED TO THE CITY AND COUNTY OF DENVER PER SPECIAL WARRANTY DEED, RECORDED AT RECEPTION NO. 2023084701 IN SAID RECORDS; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT AND SAID PARCEL 1, THE FOLLOWING TWO (2) COURSES:

1) SOUTH 64°16'08" WEST, A DISTANCE OF 154.53 FEET TO A POINT OF CURVATURE;
2) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 11.70 FEET, SAID CURVE HAVING A RADIUS OF 242.00 FEET, A CENTRAL ANGLE OF 02°46'09", AND A CHORD WHICH BEARS SOUTH 65°39'13" WEST A CHORD DISTANCE OF 11.70 FEET TO THE WEST CORNER OF SAID PARCEL 1;

THENCE ALONG THE WEST BOUNDARY OF SAID PARCEL 1 SOUTH 38°25'29" EAST, A DISTANCE OF 83.77 FEET;
THENCE SOUTH 52°25'53" WEST, A DISTANCE OF 118.93 FEET;

THENCE SOUTH 37°34'07" EAST, A DISTANCE OF 162.17 FEET;
THENCE SOUTH 53°33'22" WEST, A DISTANCE OF 142.50 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 124.05 FEET, SAID CURVE HAVING A RADIUS OF 698.34 FEET, A CENTRAL ANGLE OF 10°10'41", AND A CHORD WHICH BEARS SOUTH 40°55'25" EAST A CHORD DISTANCE OF 123.89 FEET; THENCE NORTH 47°49'28" EAST, A DISTANCE OF 15.20 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 5.56 FEET, SAID CURVE HAVING A RADIUS OF 4.00 FEET, A CENTRAL ANGLE OF 79°40'00", AND A CHORD WHICH BEARS NORTH 87°39'28" EAST A CHORD DISTANCE OF 5.12 FEET TO A POINT OF COMPOUND CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 13.11 FEET, SAID CURVE HAVING A RADIUS OF 14.62 FEET, A CENTRAL ANGLE OF 51°22'36", AND A CHORD WHICH BEARS SOUTH 26°49'14" EAST A CHORD DISTANCE OF 12.67 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 29.61 FEET, SAID CURVE HAVING A RADIUS OF 19.41 FEET, A CENTRAL ANGLE OF 87°23'59", AND A CHORD WHICH BEARS SOUTH 37°48'52" WEST A CHORD DISTANCE OF 26.82 FEET;

THENCE NORTH 89°59'11" WEST, A DISTANCE OF 0.63 FEET;
 THENCE SOUTH 00°00'49" WEST, A DISTANCE OF 17.44 FEET TO A POINT OF NON-TANGENT CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 89.25 FEET, SAID CURVE HAVING A RADIUS OF 492.31 FEET, A CENTRAL ANGLE OF 10°23'15", AND A CHORD WHICH BEARS NORTH 86°43'02" WEST A CHORD DISTANCE OF 89.13 FEET;
 THENCE SOUTH 09°49'31" WEST, A DISTANCE OF 2.47 FEET TO A POINT OF NON-TANGENT CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 122.34 FEET, SAID CURVE HAVING A RADIUS OF 306.50 FEET, A CENTRAL ANGLE OF 22°52'14", AND A CHORD WHICH BEARS NORTH 68°44'22" WEST A CHORD DISTANCE OF 121.53 FEET;

THENCE NORTH 57°18'15" WEST, A DISTANCE OF 301.34 FEET TO A POINT ON THE PERIMETER OF SAID LORETTO HEIGHTS FILING NO. 1;
 THENCE ALONG SAID PERIMETER THE FOLLOWING SIX (6) COURSES:

- 1) SOUTH 32°41'45" WEST, A DISTANCE OF 404.78 FEET;
- 2) SOUTH 58°04'44" WEST, A DISTANCE OF 150.00 FEET;
- 3) NORTH 00°06'48" EAST, A DISTANCE OF 150.00 FEET;
- 4) NORTH 89°53'12" WEST, A DISTANCE OF 50.00 FEET;
- 5) SOUTH 00°06'48" WEST, A DISTANCE OF 275.00 FEET;
- 6) SOUTH 58°04'44" WEST, A DISTANCE OF 250.00 FEET;

THENCE NORTH 68°58'54" WEST, A DISTANCE OF 25.97 FEET TO A POINT ON THE CENTERLINE OF S. JULIAN WAY AND A POINT OF NON-TANGENT CURVATURE;
 THENCE ALONG SAID CENTERLINE THE FOLLOWING FIVE (5) COURSES:

- 1) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 145.50 FEET, SAID CURVE HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 22°13'51", AND A CHORD WHICH BEARS NORTH 11°13'48" EAST A CHORD DISTANCE OF 144.59 FEET;
- 2) NORTH 00°06'52" EAST, A DISTANCE OF 395.59 FEET TO A POINT OF CURVATURE;
- 3) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 471.35 FEET, SAID CURVE HAVING A RADIUS OF 395.00 FEET, A CENTRAL ANGLE OF 68°22'12", AND A CHORD WHICH BEARS NORTH 34°17'58" EAST A CHORD DISTANCE OF 443.87 FEET;
- 4) NORTH 68°29'04" EAST, A DISTANCE OF 68.87 FEET TO A POINT OF NON-TANGENT CURVATURE;
- 5) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 65.90 FEET, SAID CURVE HAVING A RADIUS OF 135.00 FEET, A CENTRAL ANGLE OF 27°58'05", AND A CHORD WHICH BEARS NORTH 32°18'32" EAST A CHORD DISTANCE OF 65.25 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 116.15 FEET, SAID CURVE HAVING A RADIUS OF 204.50 FEET, A CENTRAL ANGLE OF 32°32'32", AND A CHORD WHICH BEARS NORTH 88°56'45" EAST A CHORD DISTANCE OF 114.60 FEET TO A POINT OF REVERSE CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 19.08 FEET, SAID CURVE HAVING A RADIUS OF 495.50 FEET, A CENTRAL ANGLE OF 02°12'23", AND A CHORD WHICH BEARS NORTH 73°46'41" EAST A CHORD DISTANCE OF 19.08 FEET;
 THENCE NORTH 14°46'35" WEST, A DISTANCE OF 75.10 FEET;
 THENCE NORTH 13°11'51" EAST, A DISTANCE OF 72.63 FEET;
 THENCE NORTH 14°21'08" EAST, A DISTANCE OF 177.03 FEET TO A POINT OF CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 12.42 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 14°14'16", AND A CHORD WHICH BEARS NORTH 07°14'00" EAST A CHORD DISTANCE OF 12.39 FEET;
 THENCE NORTH 00°06'52" EAST, A DISTANCE OF 87.15 FEET;

THENCE NORTH 05°42'54" EAST, A DISTANCE OF 144.54 FEET;
 THENCE NORTH 02°03'27" WEST, A DISTANCE OF 36.02 FEET;
 THENCE NORTH 04°02'11" WEST, A DISTANCE OF 53.48 FEET;
 THENCE NORTH 00°06'52" EAST, A DISTANCE OF 183.78 FEET TO A POINT OF CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 16.20 FEET,
 SAID CURVE HAVING A RADIUS OF 37.50 FEET, A CENTRAL ANGLE OF 24°45'12", AND A
 CHORD WHICH BEARS NORTH 12°29'28" EAST A CHORD DISTANCE OF 16.08 FEET;
 THENCE NORTH 24°52'04" EAST, A DISTANCE OF 57.09 FEET TO A POINT OF CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 6.45 FEET, SAID
 CURVE HAVING A RADIUS OF 37.50 FEET, A CENTRAL ANGLE OF 09°51'31", AND A CHORD
 WHICH BEARS NORTH 29°47'50" EAST A CHORD DISTANCE OF 6.44 FEET;
 THENCE NORTH 34°43'35" EAST, A DISTANCE OF 60.19 FEET;
 THENCE NORTH 33°48'21" EAST, A DISTANCE OF 129.97 FEET;
 THENCE NORTH 47°58'00" EAST, A DISTANCE OF 134.96 FEET;
 THENCE NORTH 48°31'30" EAST, A DISTANCE OF 154.85 FEET;
 THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 177.36 FEET;
 THENCE SOUTH 52°36'46" EAST, A DISTANCE OF 40.50 FEET TO A POINT OF NON-TANGENT
 CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 75.51 FEET, SAID
 CURVE HAVING A RADIUS OF 149.03 FEET, A CENTRAL ANGLE OF 29°01'50", AND A CHORD
 WHICH BEARS SOUTH 22°58'04" WEST A CHORD DISTANCE OF 74.70 FEET;
 THENCE SOUTH 08°32'55" WEST, A DISTANCE OF 344.41 FEET TO A POINT OF CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 242.34 FEET,
 SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 69°25'33", AND A
 CHORD WHICH BEARS SOUTH 26°09'52" EAST A CHORD DISTANCE OF 227.79 FEET TO A
 POINT OF REVERSE CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 122.68 FEET,
 SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 35°08'47", AND A
 CHORD WHICH BEARS SOUTH 43°18'15" EAST A CHORD DISTANCE OF 120.77 FEET;
 THENCE SOUTH 25°43'52" EAST, A DISTANCE OF 364.52 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,039,098 SQUARE FEET OR 23.85 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHWEST
 QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL
 MERIDIAN, PER THE PLAT OF LORETTO HEIGHTS FILING NO. 1, RECORDED AT RECEPTION
 NO. 2021179359 IN SAID RECORDS, ASSUMED TO BEAR SOUTH 00°05'27" WEST AS DEPICTED
 ON SAID PLAT.

C. Subarea C Legal Description

SITUATED IN THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 32;
 THENCE NORTH 10°40'34" WEST, A DISTANCE OF 1,380.39 FEET TO THE POINT OF
 BEGINNING;

THENCE NORTH 89°58'50" WEST, A DISTANCE OF 942.88 FEET; THENCE SOUTH 90°00'00"
 WEST, A DISTANCE OF 112.32 FEET;
 THENCE SOUTH 45°00'00" WEST, A DISTANCE OF 51.07 FEET;

THENCE SOUTH 48°31'30" WEST, A DISTANCE OF 154.85 FEET;
 THENCE SOUTH 47°58'00" WEST, A DISTANCE OF 134.96 FEET;
 THENCE SOUTH 33°48'21" WEST, A DISTANCE OF 129.97 FEET;
 THENCE SOUTH 34°43'35" WEST, A DISTANCE OF 60.19 FEET TO A POINT OF CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 6.45 FEET, SAID
 CURVE HAVING A RADIUS OF 37.50 FEET, A CENTRAL ANGLE OF 09°51'31", AND A CHORD
 WHICH BEARS SOUTH 29°47'50" WEST A CHORD DISTANCE OF 6.44 FEET;
 THENCE SOUTH 24°52'04" WEST, A DISTANCE OF 57.09 FEET TO A POINT OF CURVATURE;
 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 16.20 FEET, SAID
 CURVE HAVING A RADIUS OF 37.50 FEET, A CENTRAL ANGLE OF 24°45'12", AND A CHORD
 WHICH BEARS SOUTH 12°29'28" WEST A CHORD DISTANCE OF 16.08 FEET;
 THENCE SOUTH 00°06'52" WEST, A DISTANCE OF 91.89 FEET;
 THENCE NORTH 88°00'52" WEST, A DISTANCE OF 126.80 FEET TO A POINT ON THE CENTER
 LINE OF S. IRVING ST;
 THENCE ALONG SAID CENTERLINE THE FOLLOWING NINE (9) COURSES:
 1) NORTH 01°58'19" EAST, A DISTANCE OF 33.14 FEET;
 2) NORTH 09°49'51" EAST, A DISTANCE OF 31.62 FEET;
 3) NORTH 12°48'54" EAST, A DISTANCE OF 61.60 FEET TO A POINT OF NON-TANGENT
 CURVATURE;
 4) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 198.79 FEET, SAID
 CURVE HAVING A RADIUS OF 455.03 FEET, A CENTRAL ANGLE OF 25°01'50", AND A CHORD
 WHICH BEARS NORTH 30°07'21" EAST A CHORD DISTANCE OF 197.21 FEET;
 5) NORTH 47°53'27" EAST, A DISTANCE OF 353.38 FEET TO A POINT OF NON-TANGENT
 CURVATURE;
 6) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 52.03 FEET, SAID
 CURVE HAVING A RADIUS OF 303.60 FEET, A CENTRAL ANGLE OF 09°49'07", AND A CHORD
 WHICH BEARS NORTH 43°19'15" EAST A CHORD DISTANCE OF 51.96 FEET;
 7) NORTH 34°21'43" EAST, A DISTANCE OF 44.81 FEET;
 8) NORTH 25°03'24" EAST, A DISTANCE OF 52.07 FEET;
 9) NORTH 15°52'29" EAST, A DISTANCE OF 26.95 FEET;
 THENCE SOUTH 74°04'53" EAST, A DISTANCE OF 35.95 FEET TO A POINT ON THE SOUTH LINE
 OF SHARON PARK SUBDIVISION RECORDED AT RECEPTION NO. 52537;
 THENCE NORTH 89°16'41" EAST, A DISTANCE OF 1,065.64 FEET;
 THENCE SOUTH 00°01'10" WEST, A DISTANCE OF 136.57 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 214,572 SQUARE FEET OR 4.93 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEARS NORTH 00°01'10" EAST.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEARS NORTH 00°01'10" EAST.

D. Subarea D Legal Description

SITUATED IN THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 32;

THENCE NORTH 12°15'11" WEST, A DISTANCE OF 1,204.82 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°58'50" WEST, A DISTANCE OF 939.84 FEET TO A POINT OF CURVATURE;
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 137.79 FEET,
SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 52°37'56", AND A
CHORD WHICH BEARS SOUTH 63°42'12" WEST A CHORD DISTANCE OF 133.00 FEET;
THENCE NORTH 52°36'46" WEST, A DISTANCE OF 40.50 FEET;
THENCE NORTH 00°00'00" EAST, A DISTANCE OF 177.36 FEET;
THENCE NORTH 45°00'00" EAST, A DISTANCE OF 51.07 FEET;
THENCE NORTH 90°00'00" EAST, A DISTANCE OF 112.32 FEET;
THENCE SOUTH 89°58'50" EAST, A DISTANCE OF 942.88 FEET;
THENCE SOUTH 00°01'10" WEST, A DISTANCE OF 179.15 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 198,467 SQUARE FEET OR 4.56 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEARS N00°01'10"E.

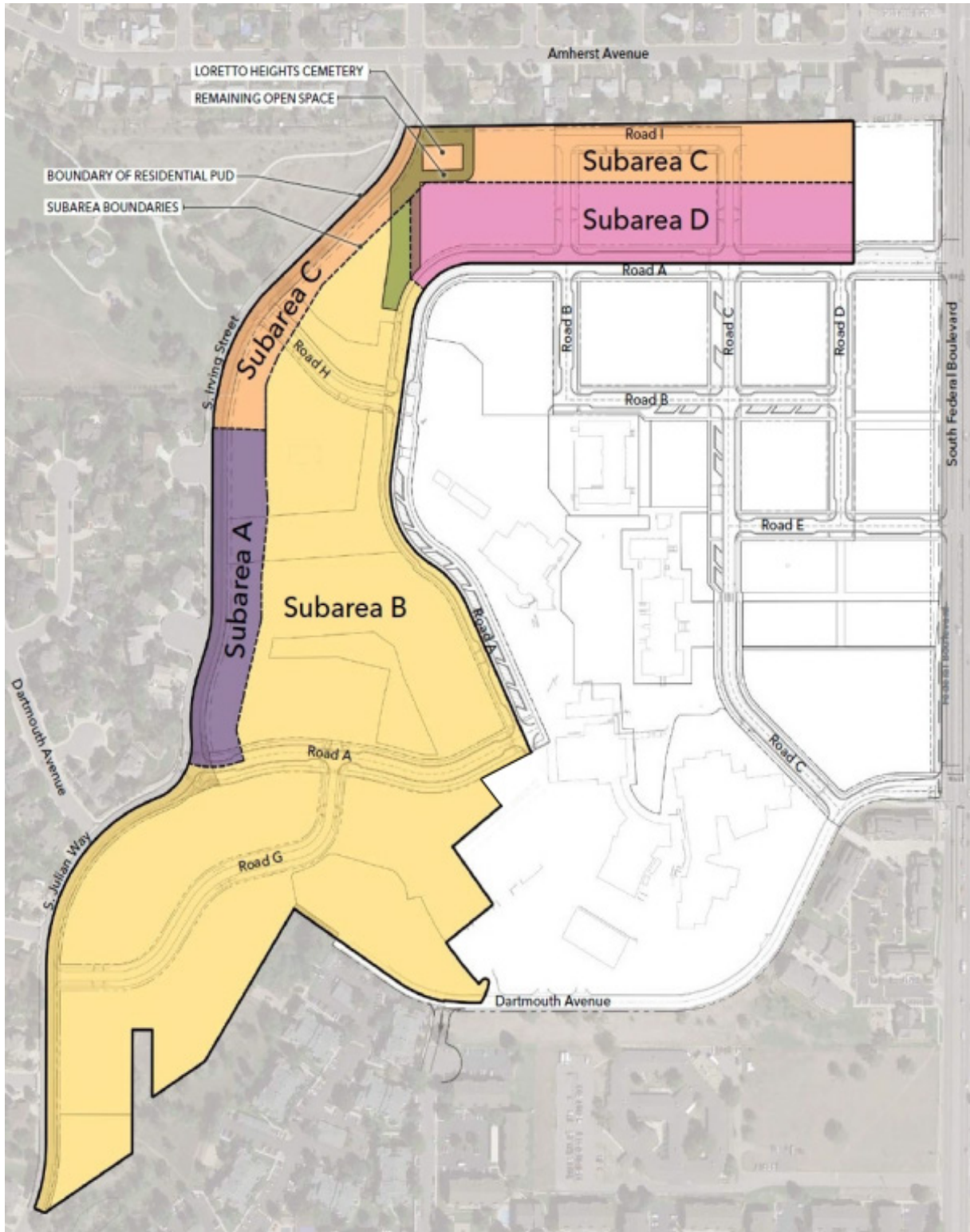


Figure 1.1. Subareas Established and Remaining Open Space Defined within PUD-G 42

SECTION 1.2 PUD-G 42 GENERAL PURPOSE

The general purpose of PUD-G 42 is to facilitate responsible and sustainable redevelopment of the former Loretto Heights campus that is compatible with the established residential character found in the adjacent neighborhoods. Future growth and development will take advantage of the unique topography of the site and incorporate an enhanced open space network.

SECTION 1.3 PUD-G 42 SPECIFIC INTENT

More specifically, PUD-G 42 is intended to:

- 1.3.1 Allow residential development, and some supporting commercial development, that contributes to the vibrancy of the surrounding neighborhood and facilitates a transition between future mixed uses in the Campus Core, and existing residential uses to the north, south and west.
- 1.3.2 Facilitate compatible development through the use of appropriate building form and design standards and guidelines that respond to the surrounding neighborhood contexts.
- 1.3.3 Encourage pedestrian-activated spaces and connections as envisioned in the City's adopted plans.
- 1.3.4 Allow uses and building forms at a scale that is compatible with the surrounding residential neighborhoods and the future mixed use in the Campus Core.
- 1.3.5 Ensure quality, human-scaled building design, particularly along South Irving Street/South Julian Street.
- 1.3.6 Create an enhanced open space network of trails, parkways, and turf that is thoughtfully woven into the neighborhood and connects future residential to regional and local assets like Loretto Heights Park.
- 1.3.7 Preserve and complement character-defining features of the Remaining Open Space.

SECTION 1.4 REMAINING OPEN SPACE DEFINED

As shown in Figure 1.1, a portion of the Remaining Open Space is hereby defined within PUD-G 42 for the purpose of applying the design standards provided in Chapter 4 (this space retains its historical name):

A. Loretto Heights Cemetery Remaining Open Space

The existing 1898 flat grassy landscape feature within Subarea C with an area defined by distances taken from the existing ornamental steel fence, as of the date of this PUD-G 42, north to the PUD-G 42 zone district boundary line, south by 30 feet, east by 30 feet and west to the property line, and including a burial site.

CHAPTER 2. NEIGHBORHOOD CONTEXT DESCRIPTION

SECTION 2.1 SUBURBAN NEIGHBORHOOD CONTEXT DESCRIPTION

All Development in Subareas A, B, and C of PUD-G 42 shall conform to the Denver Zoning Code, Division 3.1, Suburban Neighborhood Context Description, as amended from time to time, except as modified in this PUD-G

SECTION 2.2 URBAN NEIGHBORHOOD CONTEXT DESCRIPTION

All Development in Subarea D of PUD-G 42 shall conform to the Denver Zoning Code, Division 5.1, Urban Neighborhood Context Description, as amended from time to time, except as modified in this PUD-G 42.

CHAPTER 3. UNDERLYING ZONE DISTRICTS

SECTION 3.1 SUBAREA A

All Development in Subarea A of this PUD-G 42 shall conform to the Denver Zoning Code, Division 3.2, Districts, as specifically applicable to the S-SU-A Zone District, as amended from time to time, and except as modified in this PUD-G 42.

SECTION 3.2 SUBAREAS B AND C

All Development in Subarea B and Subarea C of this PUD-G 42 shall conform to the Denver Zoning Code, Division 3.2, Districts, as specifically applicable to the S-RH-2.5 Zone District, as amended from time to time, and except as modified in this PUD-G 42.

SECTION 3.3 SUBAREA D

All Development in Subarea D of this PUD-G 42 shall conform to the Denver Zoning Code, Division 5.2, Districts, as specifically applicable to the U-RX-3 Zone District, as amended from time to time, and except as modified in this PUD-G 42.

CHAPTER 4. DESIGN STANDARDS

Development in this PUD-G 42 shall comply with the Denver Zoning Code, Article 10, General Design Standards, and Article 3, Division 3.3 Design Standards (Subareas A, B and C) or Article 5, Division 5.3 Design Standards (Subarea D), as amended from time to time, except as modified in this PUD-G 42.

SECTION 4.1 PRIMARY BUILDING FORM STANDARDS

4.1.1 District Specific Standards Summary

The maximum number of Primary Structures per Zone Lot and building forms allowed by zone district is summarized below:

	Building Forms												
	Suburban House	Urban House	Duplex	Tandem House	Row House	Garden Court	Town House	Apartment	Drive Thru Services	Drive Thru Restaurants	General	Shopfront	
Max Number of Primary Structures per Zone Lot	1	1	1	2	No Maximum								
Subarea A	■												
Subarea B and Subarea C	■		■		■								
Subarea D					□		■					■	

■ = Allowed □ = Allowed subject to the Row House building form standards applicable to Subarea C

4.1.2 District Specific Standards

Development of Primary Structures in this PUD-G 42 shall comply with the Denver Zoning Code, Article 3, Section 3.3.3.4 District Specific Standards as applicable to the S-SU-A Zone District (Subarea A), S-RH-2.5 Zone District (Subareas B and C) or Article 5, Division 5.3.3 Building Form Standards as applicable to the U-RX-3 Zone District (Subarea D), as amended from time to time, with the following exceptions, additions, and modifications set forth in the Primary Building Form Standards tables below.

SUBURBAN HOUSE

HEIGHT	Subarea A (based on S-SU-A)	Subarea B (based on S-RH-2.5)	Subarea C (based on S-RH-2.5)
See Underlying Zone District for Additional Applicable Height Standards for the Suburban House Building Form that are Not Listed Below			
Stories (max)	See Underlying Zone District	3	See Underlying Zone District
Feet (max)	35'	35'	35'
Incentive Height feet for Pitched Roof (max)	na	45'	na
Requirements for Structures using Incentive Height	Any Structure exceeding the maximum specified height in feet shall have a Pitched Roof and be approved by City and County of Denver as meeting the Denver Green Code at time of building permit approval		
Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line	No Bulk Plane applies		
Bulk Plane Vertical Slope at Side Interior and Side Street Zone Lot Line	No Bulk Plane applies		

SITING	Subarea A (based on S-SU-A)	Subarea B (based on S-RH-2.5)	Subarea C (based on S-RH-2.5)
See Underlying Zone District for Additional Applicable Siting Standards for the Suburban House Building Form that are Not Listed Below			
ZONE LOT			
Zone Lot Size (min)	See Underlying Zone District	no min	no min
Zone Lot Width (min)	20'	20'	20'
SETBACKS AND BUILDING COVERAGE			
Primary Street, on Irving and Julian Streets (min)	15'	15'	15'
Primary Street, on all other Streets (min)	10'	10'	10'
Side Street, on Irving and Julian Streets (min)	15'	15'	15'
Side Street, on all other Streets (min)	5'	5'	5'
Side Interior (min)	5'	3'	3'
Rear, alley/no alley (min)	0'/0'	0'/0'	0'/0'
Building Coverage per Zone Lot, including all accessory structures (max)	50%	no max	no max
PARKING			
Parking and Drive Lot Coverage in Primary Street Setback (max)	No parking or Drive shall be allowed in the Primary Street Setback		
Vehicle Access	From Alley, Private Alley, Drive or Driveway (See Sec. 4.4.1 of this PUD-G 25)		
DETACHED ACCESSORY STRUCTURES	See Section 4.2 of this PUD-G 25		

DESIGN ELEMENTS	Subarea A (based on S-SU-A)	Subarea B (based on S-RH-2.5)	Subarea C (based on S-RH-2.5)
See Underlying Zone District for Additional Applicable Design Element Standards for the Suburban House Building Form that are Not Listed Below			
BUILDING CONFIGURATION			
Rooftop and/or Second Story Decks	See Underlying Zone District	See Section 4.3.1 of this PUD-G 25	See Underlying Zone District
Primary Street-Facing Attached Garage Door Width	Primary Street-Facing Attached Garage Doors are not allowed		
Upper Story Stepback, for any portion of building with Low-Slope Roof, above 25': Primary Street and Side Street (min)	See Underlying Zone District	No Upper Story Stepback applies	See Underlying Zone District
STREET LEVEL ACTIVATION			
Transparency, Side Street on South Irving Street and South Julian Street (min)	25%		
Pedestrian Access	Entrance. See Section 6.7.1.C of this PUD-G 25.		

USES	Subarea A (based on S-SU-A)	Subarea B (based on S-RH-2.5)	Subarea C (based on S-RH-2.5)
See Underlying Zone District for All Applicable Use Standards for the Suburban House Building Form			

DUPLEX

HEIGHT	Subarea B (based on S-RH-2.5)	Subarea C (based on S-RH-2.5)
See Underlying Zone District for Additional Applicable Height Standards for the Duplex Building Form that are Not Listed Below		
Stories (max)	3	See Underlying Zone District
Feet (max)	35'	35'
Incentive Height feet for Pitched Roof (max)	45'	na
Requirements for Structures using Incentive Height	Any Structure exceeding the maximum specified height in feet shall have a Pitched Roof and be approved by City and County of Denver as meeting the Denver Green Code at time of building permit approval	
Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line	No Bulk Plane applies	
Bulk Plane Vertical Slope at Side Interior and Side Street Zone Lot Line	No Bulk Plane applies	

SITING	Subarea B (based on S-RH-2.5)	Subarea C (based on S-RH-2.5)
See Underlying Zone District for Additional Applicable Siting Standards for the Duplex Building Form that are Not Listed Below		
ZONE LOT		
Zone Lot Size (min)	No minimum Zone Lot size applies	
Zone Lot Width (min)	20'	20'
SETBACKS AND BUILDING COVERAGE		
Primary Street, on Irving and Julian Streets (min)	15'	15'
Primary Street, on all other Streets (min)	10'	10'
Side Street, on Irving and Julian Streets (min)	15'	15'
Side Street, on all other Streets (min)	5'	5'
Side Interior (min)	5'	5'
Rear, alley/no alley (min)	0'/0'	0'/0'
Building Coverage per Zone Lot, including all accessory structures (max)	no max	no max
PARKING		
Parking and Drive Lot Coverage in Primary Street Setback (max)	No parking or Drive shall be allowed in the Primary Street Setback	
Vehicle Access	From Alley, Private Alley, Drive or Driveway	
DETACHED ACCESSORY STRUCTURES	From Alley, Private Alley, Drive or Driveway (See Sec. 4.4.1 of this PUD-G 42)	

DESIGN ELEMENTS	Subarea B (based on S-RH-2.5)	Subarea C (based on S-RH-2.5)
See Underlying Zone District for Additional Applicable Design Element Standards for the Duplex Building Form that are Not Listed Below		
BUILDING CONFIGURATION		
Rooftop and/or Second Story Decks	See Section 4.3.1 of this PUD-G 42	See Underlying Zone District
Primary Street-Facing Attached Garage Door Width	Primary Street-Facing Attached Garage Doors are not allowed	
Upper Story Stepback, for any portion of building with Low-Slope Roof, above 25': Primary Street and Side Street (min)	No Upper Story Stepback applies	See Underlying Zone District
Attached Garage doors facing Primary Street	Not Allowed	
STREET LEVEL ACTIVATION		
Transparency, Side Street on South Irving Street and South Julian Street (min)	25%	
Pedestrian Access	Each dwelling unit shall have a street-facing Entrance. See Section 6.7.1.C of this PUD-G .	

USES	Subarea B (based on S-RH-2.5)	Subarea C (based on S-RH-2.5)
See Underlying Zone District for All Applicable Use Standards for the Duplex Building Form		

ROW HOUSE

HEIGHT	Subarea B (based on S-RH-2.5)	Subarea C (based on S-RH-2.5)
See Underlying Zone District for Additional Applicable Height Standards for the Row House Building Form that are Not Listed Below		
Stories (max)	3	See Underlying Zone District
Feet (max)	See Underlying Zone District	
Incentive Height feet for Pitched Roof (max)	45'	na
Requirements for Structures using Incentive eight	Any Structure exceeding the maximum specified height in feet shall have a Pitched Roof and be approved by City and County of Denver as meeting the Denver Green Code at time of building permit approval	
Side Wall Height (max)	No side wall height maximum applies	

SITING	Subarea B (based on S-RH-2.5)	Subarea C (based on S-RH-2.5)
See Underlying Zone District for Additional Applicable Siting Standards for the Row House Building Form that are Not Listed Below		
ZONE LOT		
Zone Lot Size (min)	No minimum Zone Lot size applies	
Zone Lot Width (min)	20'	20'
Primary Dwelling Units per Primary Residential Structure (max)	See Underlying Zone District	
REQUIRED BUILD-TO		
Primary Street (min % within min/max)	No build-to requirement applies	
SETBACKS		
Primary Street, on all other Streets (min)	10'	10'
Side Street, on Irving and Julian Streets (min)	15'	15'
Side Street, on all other Streets (min)	5'	5'
Side Interior (min)	5'	5'
Rear, alley/no alley (min)	0'/0'	0'/0'
BUILDING SEPARATION		
Separation between Primary Structures located on the same Zone Lot (min)	10'	10'
PARKING		
Vehicle Access	From Alley, Private Alley, Drive or Driveway (See Sec. 4.4.1 of this PUD-G 42)	
DETACHED ACCESSORY STRUCTURES	See Section 4.2 of this PUD-G 42	

DESIGN ELEMENTS	Subarea B (based on S-RH-2.5)	Subarea C (based on S-RH-2.5)
See Underlying Zone District for Additional Applicable Design Element Standards for the Row House Building Form that are Not Listed Below		
BUILDING CONFIGURATION		
Rooftop and/or Second Story Decks	See Section 4.3.1 of this PUD-G 42	See Underlying Zone District
Primary Street-Facing Attached Garage Door Width (max per unit)	Primary Street-Facing Attached Garage Doors are not allowed	
Upper Story Stepback, for any portion of building with Low-Slope Roof, above 25': Primary Street and Side Street (min)	No Upper Story Stepback applies	10'
STREET LEVEL ACTIVATION		
Transparency, Side Street on South Irving Street and South Julian Street (min)	25%	25%
Pedestrian Access	Each dwelling unit shall have a street-facing Entrance. See Section 6.7.1.C of this PUD-G 42.	

USES	Subarea B (based on S-RH-2.5)	Subarea C (based on S-RH-2.5)
See Underlying Zone District for All Applicable Use Standards for the Row House Building Form		

TOWN HOUSE

HEIGHT	Subarea D (based on U-RX-3)
See Underlying Zone District for Additional Applicable Height Standards for the Town House Building Form that are Not Listed Below	See Underlying Zone District
Stories and feet (max)	See Underlying Zone District
Incentive Height feet for Pitched Roof (max)	45'
Requirements for Structures using incentive height	Any Structure exceeding the maximum specified height in feet shall have a Pitched Roof and be approved by City and County of Denver as meeting the Denver Green Code at time of building permit approval
SITING	Subarea D (based on U-RX-3)
See Underlying Zone District for Additional Applicable Siting Standards for the Town House Building Form that are Not Listed Below, including Required Build-to	
SETBACKS	
Side Street (min)	5'
BUILDING SEPARATION	
Separation between Primary Structures located on the same Zone Lot (min)	10'
PARKING	
Vehicle Access	From Alley, Private Alley, Drive or Driveway (See Sec. 4.4.1 of this PUD-G 42)
DETACHED ACCESSORY STRUCTURES	See Section 4.2 of this PUD-G 42
DESIGN ELEMENTS	Subarea D (based on U-RX-3)
See Underlying Zone District for Additional Applicable Design Element Standards for the Town House Building Form Not Listed Below, including Building Configuration Standards	
STREET LEVEL ACTIVATION	
Pedestrian Access	Each dwelling unit shall have a Dwelling Unit Entrance with Entry Feature. See Section 6.7.1.C of this PUD-G 42.
USES	Subarea D (based on U-RX-3)
See Underlying Zone District for All Applicable Use Standards for the Town House Building Form	

SHOPFRONT

HEIGHT

Subarea D
(based on U-RX-3)

See Underlying Zone District for All Applicable Height Standards for the Shopfront Building Form

SITING

Subarea D
(based on U-RX-3)

See Underlying Zone District for Additional Applicable Siting Standards for the Shopfront Building Form that are Not Listed Below
DETACHED ACCESSORY STRUCTURES See Section 4.2 of this PUD-G 42

DESIGN ELEMENTS

Subarea D
(based on U-RX-3)

See Underlying Zone District for All Applicable Design Element Standards for the Shopfront Building Form

USES

Subarea D
(based on U-RX-3)

See Underlying Zone District for All Applicable Use Standards for the Shopfront Building Form

*The configuration of Uses within the Shopfront building form shall be subject to the use provisions included in the Denver Zoning Code Article 5, Section 5.3.3 building form table for the Shopfront Building Form as applicable to the U-MX-3 zone district.

SECTION 4.2 DETACHED ACCESSORY BUILDING FORM STANDARDS

Development of Detached Accessory Structures in this PUD-G 42 shall comply with the Denver Zoning Code, Article 3, Section 3.3.4 Detached Accessory Building Form Standards as applicable to the S-SU-A Zone District (Subarea A), S-RH-2.5 Zone District (Subareas B and C) or Article 5, Section 5.3.4 Detached Accessory Building Form Standards as applicable to the U-RX-3 Zone District (Subarea D), as amended from time to time, except that all Detached Accessory Structures in this PUD-G 42 shall comply with the district specific standards for Detached Accessory Structures in Section 4.2.1 of this PUD-G 42 rather than the district specific standards for individual Detached Accessory Structure building forms in the underlying Zone Districts. For example, a Detached Accessory Structure with an accessory dwelling unit use can be built as accessory to a Suburban House building form in Subareas A, B and C according to the standards set forth in Section 4.2.1 of this PUD-G 42 rather than the standards set forth for the Detached Accessory Dwelling Unit building form in Denver Zoning Code Section 3.3.4.5 District Specific Standards.

4.2.1 District Specific Standards for Detached Accessory Structures

	Subarea A (based on S-SU-A)	Subarea B (based on S-RH-2.5)	Subarea C (based on S-RH-2.5)	Subarea D (based on U-RX-3)
HEIGHT				
Stories (max)	2	2	2	2
Feet (max)	24'	24'	24'	24'

	Subarea A (based on S-SU-A)	Subarea B (based on S-RH-2.5)	Subarea C (based on S-RH-2.5)	Subarea D (based on U-RX-3)
SITING				
ZONE LOT				
Zone Lot Size (min)	No minimum Zone Lot size applies			
Zone Lot Width (min)	No minimum Zone Lot width applies			
SETBACKS				
Location of Structure	Located a minimum of 10' behind 75% of the total width of the Primary Street-facing facade(s) of one Primary Structure			
Side Street, on Irving and Julian Streets (min)	15'	15'	15'	na
Side Street, on all other Streets (min)	5'	5'	5'	5'
Side Interior (min)	5'	3'	3'	0'
Rear (min)	0'	0'	0'	0'
PARKING				
Vehicle Access	From Alley, Private Alley, Drive or Driveway			

	Subarea A (based on S-SU-A)	Subarea B (based on S-RH-2.5)	Subarea C (based on S-RH-2.5)	Subarea D (based on U-RX-3)
DESIGN ELEMENTS				
BUILDING CONFIGURATION				
Building Footprint (max)	1,000 sf	1,000 sf	1,000 sf	no maximum
Gross Floor Area (max)	na	na	na	10% of the Zone Lot; provided this restriction shall not apply to structures used for the parking of vehicles See Denver Zoning Code Section 5.3.4.3 Supplemental Standards for Detached Accessory Building Forms

	Subarea A (based on S-SU-A)	Subarea B (based on S-RH-2.5)	Subarea C (based on S-RH-2.5)	Subarea D (based on U-RX-3)
USES	Accessory Uses Only, including Accessory Dwelling Unit use			

See Denver Zoning Code Sections 3.3.5 - 3.3.7 (Subareas A, B and C) and Denver Zoning Code Sections 5.3.5 - 5.3.7 (Subarea D) for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions.

SECTION 4.3 SUPPLEMENTAL DESIGN STANDARDS

4.3.1 Rooftop and/or Second Story Decks

A. Intent

To allow flexibility for Rooftop and/or Second Story Decks where protection for the privacy of adjacent rear yards in low-scale residential neighborhoods is not needed.

B. Applicability

This Section 4.3 shall apply to Development under all allowed building forms in Subarea B. The underlying zone district standards shall apply to Development under all allowed building forms in Subareas A, C and D.

C. Supplemental Design Standard

Rooftop and/or Second Story Decks are allowed on all portions of a Zone Lot.

4.3.2 Other Supplemental Design Standards in Underlying Zone Districts

All other Supplemental Design Standards set forth in Denver Zoning Code, Section 3.3.5 (Subarea A-C) and Denver Zoning Code, Section 5.3.5 (Subarea D) shall apply to PUD-G 25.

SECTION 4.4 DESIGN STANDARD EXCEPTIONS

The design standard exceptions set forth in Denver Zoning Code, Division 3.3 (Subareas A-C) or Denver Zoning Code, Division 5.3 (Subarea D) are available to Development in PUD-G 42 with the following modification:

4.4.1 Vehicle Access From Alley, Private Alley, Drive or Driveway - Exceptions

Where a building form table in Section 4.1.2 of this PUD-G specifies vehicle access from an Alley, Private Alley, Drive or Driveway, any newly-constructed Off-Street Parking Area, Garage, Carport or other parking facility shall be accessed solely from an Alley, Private Alley, Drive or Driveway that is itself connected to a public Street, unless:

- A. The Department of Transportation and Infrastructure ("DOTI") prohibits use of the Alley, Private Alley, Drive or Driveway for vehicular access to the Zone Lot based upon a determination that the Alley cannot safely or operationally accommodate additional vehicular traffic;
- B. The Primary Use is within the Civic, Public, and Institutional Use Category and DOTI determines that vehicular access is needed from the street; or
- C. The applicant can demonstrate at the time of zoning permit application that vehicular access to an Accessory Garage, Carport, or other Off-Street Parking Area must be provided directly from a public Street because a unique site constraint or condition prevents vehicle access from an Alley, Private Alley, Drive or Driveway and if the Zoning Administrator determines that such exception (1) is consistent with the specific intent of this PUD-G 42, (2) will have no adverse impacts on abutting property, and (3) will be limited in nature so as not to allow multiple vehicle access points to individual zone lots directly from a public Street.

SECTION 4.5 PRESERVATION OF REMAINING OPEN SPACE

A. Intent

Maintain the natural landscape and character of the Loretto Heights Cemetery Remaining Open Space as defined in Section 1.4 of PUD-G 42.

B. Applicability

This Section 4.5 applies to new Development in the Remaining Open Space in Subarea C as illustrated in Figure 1.1 and the location of any Primary, Detached Accessory, and Temporary Structures within the Remaining Open Space.

C. Key Features to Preserve/Retain

1. Existing design features and elements that were established during the period of significance of the Loretto Heights Cemetery (1891-1970) shall be preserved and maintained including the following Key Features to Preserve/Retain:
 - a. Ornamental steel fence and gate
 - b. Tree canopy
 - c. Open, green space
2. Removal of existing design features not listed in Section 4.5.C.1., and elements are allowed provided that they (i) fall outside of the period of significance or (ii) are otherwise permitted in this PUD-G 25.

D. Supplemental Design Standards for Remaining Open Space in Subarea C

1. No permanent enclosed or habitable structure with a foundation shall be constructed within the Remaining Open Space in Subarea C as illustrated in Figure 1.1.
2. New landscaping and flatwork/hardscape elements shall be compatible in character with the existing Remaining Open Space and provide a visual transition between the Remaining Open Space and the surrounding Development.

CHAPTER 5. USES AND REQUIRED MINIMUM PARKING

SECTION 5.1 USES IN SUBAREA A

In Subarea A, Primary, Accessory, and Temporary Uses, and minimum parking allowed in this PUD-G shall be those same uses allowed in the S-SU-A zone district, as stated in the Denver Zoning Code, Division 3.4, Uses and Required Minimum Parking, as amended from time to time, with the following exceptions, additions, and modifications:

5.1.1 Primary Uses

A. Community Center

1. A Primary Community Center use need not be enclosed.
2. No minimum vehicle parking requirement shall apply to the Primary Community Center use.

5.1.2 Accessory Uses

A. Accessory Dwelling Unit

An Accessory Dwelling Unit Use shall be permitted as accessory to a primary Single Unit Dwelling use, subject to the use limitations and permit review procedure required for an Accessory Dwelling Unit use in the U-SU-F1 zone district. See Section 4.2 of this PUD-G 42 for building form standards applicable to an Accessory Dwelling Unit Use located in a detached accessory structure.

SECTION 5.2 USES IN SUBAREAS B AND C

In Subareas B and C, Primary, Accessory, and Temporary Uses, and minimum parking allowed in this PUD-G 42 shall be those same uses allowed in the S-RH-2.5 zone district, as stated in the Denver Zoning Code, Division 3.4, Uses and Required Minimum Parking, as amended from time to time, with the following exceptions, additions, and modifications:

5.2.1 Primary Uses

A. Community Center

1. A Primary Community Center use need not be enclosed.
2. No minimum vehicle parking requirement shall apply to the Primary Community Center use.

B. Cemetery

A Cemetery shall be a permitted Primary Use in Subarea C subject to the same use limitations and permit review procedure required for a Cemetery in Denver Zoning Code, Section 11.3.6.

SECTION 5.3 USES IN SUBAREA D

In Subarea D, Primary, Accessory, and Temporary Uses, and minimum parking allowed in this PUD-G 25 shall be those same uses allowed in the U-RX-3 zone district, as stated in the Denver Zoning Code, Division 5.3, Uses and Required Minimum Parking, as amended from time to time, with the following exceptions, additions, and modifications:

5.3.1 Primary Uses

A. Community Center

1. A Primary Community Center use need not be enclosed.
2. No minimum vehicle parking requirement shall apply to the Primary Community Center use.

CHAPTER 6. ADDITIONAL STANDARDS

SECTION 6.1 ARTICLE 1 OF THE DENVER ZONING CODE

6.1.1 Applicability

Development in this PUD-G 42 shall conform to Article 1, General Provisions of the Denver Zoning Code, as amended from time to time, with the following exceptions, additions, and modifications:

A. Public Street Frontage Required for Zone Lots Containing Only Publicly Accessible Open Space as Designated in the Loretto Heights Infrastructure Master Plan

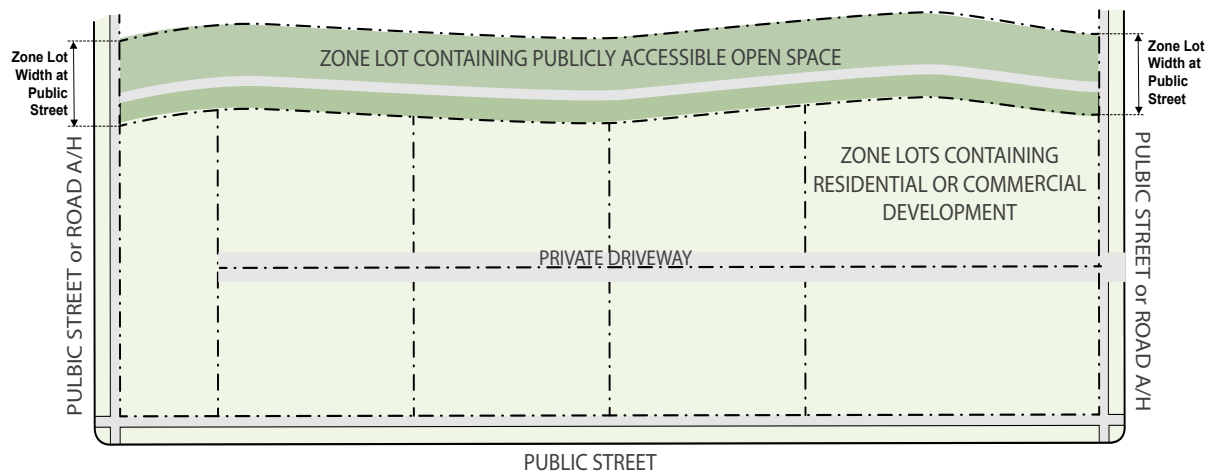
Each Zone Lot containing Publicly Accessible Open Space designated within the Loretto Heights Infrastructure Master Plan as Required Open Space or Bonus Open Space shall:

1. Have at least one Zone Lot line abutting one of the following street types for a minimum and continuous Zone Lot line width of 20 feet:
 - a. A dedicated named or numbered Public Street; or
 - b. A privately developed, owned, or maintained portion of “Road A” or “Road H” as designated on the Loretto Heights Infrastructure Master Plan.
2. Be designed and configured to maintain visibility of the Publicly Accessible Open Space from (a) one of the street types identified in Section 6.1.1.A.1 of this PUD-G 42, and (b) from any portion of the Zone Lot that will serve as a Primary Street Zone Lot line per the provisions of Section 6.7.1.B.1.c of this PUD-G 42.

B. Public Street or Open Space Frontage Required for Zone Lots Containing Primary Residential or Primary Commercial Sales, Service and Repair Uses

Each Zone Lot containing Primary Residential or Primary Commercial Sales, Service and Repair Uses shall have at least one Zone Lot line abutting:

1. A dedicated named or numbered public Street; or
2. A privately developed, owned, or maintained portion of “Road A” or “Road H” as designated on the Loretto Heights Infrastructure Master Plan; or
3. A Zone Lot composed only of Publicly Accessible Open Space, where such Publicly Accessible Open Space is designated within the Loretto Heights Infrastructure Master Plan as Required Open Space or Bonus Open Space.



Not to Scale. Illustrative Only.

Figure 6.1. Street Frontage for Zone Lots

SECTION 6.2 ARTICLE 2 OF THE DENVER ZONING CODE

6.2.1 Applicability

Development in this PUD-G 42 shall conform to Article 2, Using the Code, of the Denver Zoning Code, as amended from time to time.

SECTION 6.3 ARTICLE 9 OF THE DENVER ZONING CODE

6.3.1 Applicability

Development in this PUD-G 42 shall conform to Article 9, Special Contexts and Districts, of the Denver Zoning Code, as amended from time to time, with the following exceptions:

A. Amendments to Approved PUD District Plans

This PUD District Plan may be amended by subarea, platted lots, or metes and bounds parcels, as allowed in Denver Zoning Code, Section 9.6.1.4, Amendments to Approved PUD District Plans.

SECTION 6.4 ARTICLE 10 OF THE DENVER ZONING CODE

6.4.1 Applicability

Development in PUD-G 42 shall comply with the Denver Zoning Code, Article 10, General Design Standards, as specifically applicable to the S-SU-A, S-SU-F1, S-RH-2.5, and U-RX-3 Zone Districts, as amended from time to time.

SECTION 6.5 ARTICLE 11 OF THE DENVER ZONING CODE

6.5.1 Applicability

Establishment of Uses in this PUD-G 42 shall comply with the Denver Zoning Code, Article 11, Use Limitations and Definitions, as specifically applicable to the S-SU-A, S-RH-2.5, and U-RX-3 Zone Districts, as amended from time to time, as amended from time to time with the following modifications:

A. Community Center

In this PUD-G 42, the limitations applied to a Community Center use shall be those set forth in Denver Zoning Code Section 11.3.3 Community Center as applied to the S-RH-2.5 zone district, except that:

1. An unenclosed Community Center use need not be operated and controlled in a manner that prevents unauthorized use.
2. Outdoor lighting for pedestrian safety purposes may operate at any hour.

SECTION 6.6 ARTICLE 12 OF THE DENVER ZONING CODE

6.6.1 Applicability

All development in this PUD-G 42 shall comply with the Denver Zoning Code, Article 12: Zoning Procedures and Enforcement, as amended from time to time, with the following exceptions/ additions:

A. Official Map Amendment

1. This PUD-G 42 may be amended by subarea, platted lots, or metes and bounds parcels, as allowed in the Denver Zoning Code Section 9.6.1.4, Amendment to Approved PUD District Plans.

SECTION 6.7 ARTICLE 13 OF THE DENVER ZONING CODE

6.7.1 Applicability

Development in this PUD-G 25 shall comply with the Denver Zoning Code, Article 13, Rules of Measurement and Definitions, as amended from time to time, with the following exceptions/additions:

A. Height Rules of Measurement

1. Height Rule of Measurement for Subarea A, B and C

The height of development in Subarea A, B and C of this PUD-G 25 shall be measured according to Denver Zoning Code, Section 13.1.2 Height for all SU, TU, RH, E-MU-2.5, E-MU-3 and RO-3 Zone Districts, as applicable to the Underlying Zone District for each PUD subarea, except that all development may use the building-specific base plane described in Denver Zoning Code, Section 13.1.2.2.B.2, Building Specific Base Plane regardless of the Zone Lot size or number of primary buildings located on the Zone Lot.

2. Height Rule of Measurement for Subarea D

The height of development in Subarea D of this PUD-G 25 shall be measured according to Denver Zoning Code, Section 13.1.3, Height for All Other Zone Districts as applicable to the U-RX-3 underlying Zone District.

B. Determination of Primary Street Zone Lot Line, Side Street Zone Lot Line, Side Interior Zone Lot Line, and Rear Zone Lot Line

Within all subareas of this PUD-G 25, Zone Lot Lines shall be determined using the criteria set forth in Denver Zoning Code Section 13.1.5.2 Determination of Primary Street Zone Lot Line, Side Street Zone Lot Line, Side Interior Zone Lot Line and Rear Zone Lot Line for All Zone Districts except Mixed Use Commercial Zone Districts with the following exceptions, additions and modifications:

1. Determination of Primary Street Zone Lot Line

Per Figure 6.2, the Primary Street shall be a Zone Lot line abutting:

- a. A dedicated named or numbered public Street; or
- b. A privately developed, owned, or maintained portion of "Road A" or "Road H" as designated on the Loretto Heights Infrastructure Master Plan; or
- c. A Zone Lot containing only Publicly Accessible Open Space that is designated as either Required Open Space or Bonus Open Space within the Loretto Heights Infrastructure Master Plan per the provisions of Section 6.1.1.A of this PUD-G 25. The portion of the Zone Lot containing Required Open Space or Bonus Open Space abutting the Primary Street Zone Lot line shall include:
 - i. A minimum width of 20 feet as measured perpendicular to the Primary Street Zone Lot line; and
 - ii. A sidewalk, within the minimum Zone Lot width specified in Section 6.7.1.B.1.c.i above, with a minimum width of 6 feet that provides access to a public Street.

2. Determination of Side Street Zone Lot Line on a Corner Zone Lot

Per Figure 6.2, on a Corner Zone Lot, the Zoning Administrator may designate one or more of the Zone Lot lines meeting the conditions for determination as a Primary Street Zone Lot line per Section 6.7.1.B.1 of this PUD-G 25, as a Side Street Zone Lot line according to the criteria set forth in Denver Zoning Code Section 13.1.5.2.A.3, Criteria for Zoning Administrator Determinations, regardless of whether the block is square or oblong.

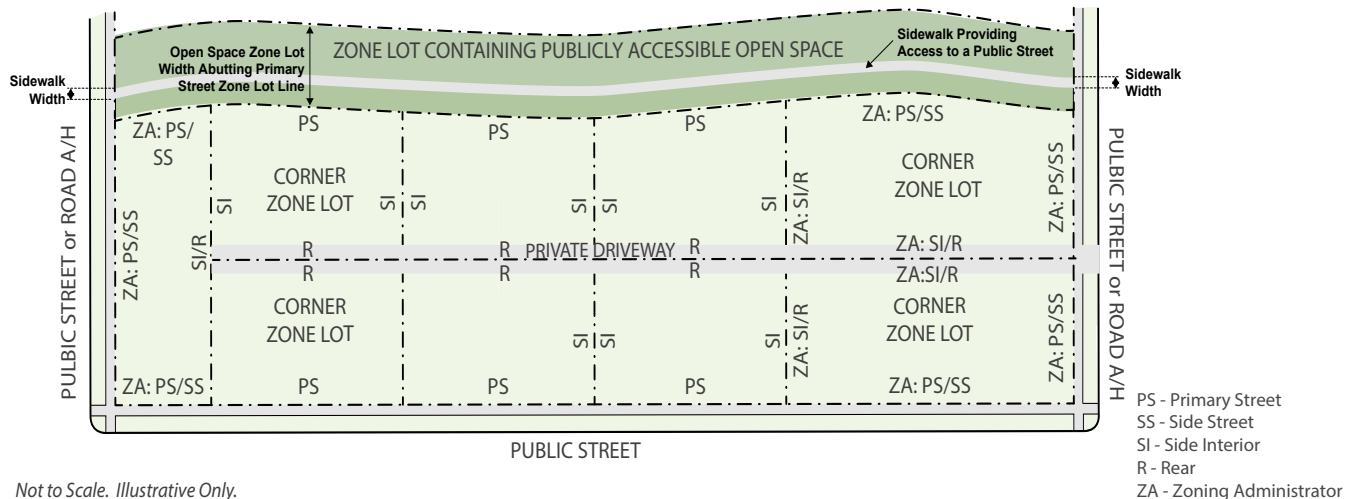


Figure 6.2. Determination of Zone Lot Lines and Conditions for Publicly Accessible Open Space Abutting a Primary Street Zone Lot Line

C. Pedestrian Access

Within all subareas of this PUD-G 42, Pedestrian Access standards shall be measured according to the provisions of Denver Zoning Code Section 13.1.6.3.B. Pedestrian Access, with the exception that references to ‘Street’ or ‘Primary Street’ shall mean ‘Primary Street Zone Lot Line’ within this PUD-G 42. For example, when the Primary Street Zone Lot Line for a Row House building form has been established abutting a Zone Lot containing only Publicly Accessible Open Space per the provisions of Section 6.7.1.B of this PUD-G 42, the street-facing Entrance required for each Row House unit shall face towards the Publicly Accessible Open Space.

D. Definition of Words, Terms and Phrases

1. Protected District Status

This PUD-G 42 will not be considered a Protected District as defined in Denver Zoning Code Division 13.3 Definition of Words, Terms and Phrases.

2. Road A

For the purpose of this PUD-G 25, Road A shall be considered the street running west from Federal Blvd. on the north of PUD-G 41, thence primarily south along the boundary between this PUD-G 42 and PUD-G 41 as designated in the Loretto Heights Infrastructure Master Plan. Portions of Road A may be a privately developed, owned, or maintained Private Street.

3. Road H

For the purpose of this PUD-G 42, Road H shall be considered the street running west/northwest from Road A in Subarea B of this PUD-G 42, thence connecting to South Irving St. in Subarea C of this PUD-G 41 across from Loretto Heights Park as designated in the Loretto Heights Infrastructure Master Plan. All, or portions of, Road H may be a privately developed, owned, or maintained Private Street.

4. Underlying Zone District

For the purpose of this PUD-G 42, the definition of Underlying Zone District shall include standard non-overlay zone districts that provide base building form and use requirements when used in combination with an Overlay Zone District or Planned Unit Development (PUD) Zone District.

5. Zone Lot, Corner

For the purpose of this PUD-G 42, the definition of Corner Zone Lot shall include Zone Lots situated at the intersection of a public street and Publicly Accessible Open Space that is designated as either Required Open Space or Bonus Open Space within the Loretto Heights Infrastructure Master Plan. See Figure 6.2.

CHAPTER 7. RULES OF INTERPRETATION

Subject to Chapter 8 of this PUD-G 42 whenever a section of the Denver Zoning Code is referred to in this PUD-G 42, that reference shall extend and apply to the section referred to as subsequently amended, recodified, or renumbered; provided, however, if a section of the Denver Zoning Code, as subsequently amended, recodified, or renumbered conflicts with a provision of this PUD-G 42, this PUD-G 42 shall control.

CHAPTER 8. VESTED RIGHTS

This PUD-G 42 shall be established in accordance with Denver Zoning Code sections 9.6.1.2.C, Vested Rights, and 9.6.1.5, Vested Rights, and vested property rights shall be created 90 days after the effective date of the ordinance approving this PUD-G 42.