



TO: Denver City Council
FROM: Steve Nalley, Senior City Planner
DATE: July 7, 2015
RE: Denver Zoning Code – Text Amendment to create the Campus - National Western Center (CMP-NWC) Zone District. (Case# 2015I-00066)

I. CPD Recommendation

Based on the review criteria for a text amendment stated in the Denver Zoning Code (DZC), Section 12.4.11 (Text Amendment), CPD staff recommends that City Council approve the Campus - National Western Center (CMP-NWC) Denver Zoning Code text amendment.

II. Summary and Purpose

Brad Buchanan, Executive Director of Community Planning and Development and Kelly Leid, Executive Director of the North Denver Cornerstone Collaborative initiated a text amendment to the Denver Zoning Code to create the new Campus - National Western Center (CMP-NWC) Zone District.

The proposed Campus - National Western Center (CMP-NWC) Denver Zoning Code text amendment, if approved by City Council, will codify a new zone district in the Denver Zoning Code that will allow for the development of the National Western Center, once mapped CMP-NWC, consistent with the National Western Center Master Plan and other City adopted plans. (See proposed text amendment enclosed)

III. Public Process

Below is a summary of the public process for this text amendment.

- January-March 2015** Preliminary discussions about zoning and best approach to begin implementation of the National Western Center Master Plan.
- March 9, 2015** Adoption by City Council of the National Western Center Master Plan.
- February 28, 2015** CPD presented a summary of the proposed text amendment to Inter-Neighborhood Cooperation Zoning and Planning committee.
- March 5 – April 16** CPD and NDCC met with the National Western Center Citizen’s Advisory Committee seven times to discuss all aspects of the proposed text amendment.
- March 30, 2015** Draft of the proposed text amendment posted to CPD website for public and City agency review.
Email notice provided to all Registered Neighborhood Organizations (RNOs) and all City Council members of scheduled Planning Board public hearing, with link to updated draft and summary of the proposed text amendment.
- April 14, 2015** Notice of the April 29, 2015 Planning Board public hearing was provided by email to all RNOs and all City Council members and on signs posted throughout the National Western Center.

April 29, 2015	Planning Board public hearing. Planning Board unanimously (10-0) recommended approval with the following conditions: <ol style="list-style-type: none">1) That the Planning Board Review Draft be edited for clarity, correctness, illustrative graphics, section references, and other non-substantive matters as well as any other changes to the Planning Board Review Draft made necessary by such edits.2) That the City Council acknowledges and addresses the concerns expressed by the neighborhood stakeholders with regards to neighborhood involvement in governance and community equity. Six members of the public and Noal Miguel from Councilwoman Montero’s office spoke at Planning Board. All public testimony was in support of the proposed text amendment. There were concerns about the speed of the public process. There were also concerns about assurances for the surrounding neighborhoods in continued involvement in decision making for the implementation of the National Western Center and the recently-adopted Globeville and Elyria-Swansea neighborhood plans.
April 29, 2015	Notification of Neighborhoods & Planning Committee meeting on the proposed text amendment emailed to all RNOs and all City Council members.
May 13, 2015	Neighborhoods and Planning Committee
June 1, 2015	City Council First Reading
June 8, 2015	City Council amended bill for proposed text amendment and postponed public hearing on proposed text amendment until July 6, 2015.
June 11, 2015	Notice of July 6, 2015 City Council public hearing on proposed text amendment was provided by email to all RNOs and all City Council members and on signs posted throughout the National Western Center.
July 6, 2015	Notice of July 6, 2015 City Council public hearing published in The Daily Journal. City Council Public Hearing

IV. Criteria for Review and CPD Staff Evaluation

Zoning text amendments are subject to the review criteria found in Section 12.4.11. Accordingly, CPD analyzed the proposed Campus - National Western Center (CMP-NWC) Denver Zoning Code text amendment for compliance with the review criteria (restated below) and finds that the proposed text amendment meets each of the criteria.

1. The proposed Text Amendment is Consistent with the City’s Adopted Plans

The Text Amendment is consistent with the City’s following adopted plans:

- A. Denver Comprehensive Plan 2000
- B. Blueprint Denver (2002)
- C. Globeville Neighborhood Plan (2014)
- D. Elyria-Swansea Neighborhood Plan (2015)
- E. National Western Center Master Plan (2015)

A. Denver Comprehensive Plan 2000

The Campus - National Western Center text amendment is consistent with many objectives and strategies found in Comprehensive Plan 2000, including the following:

- Encourage redevelopment of vacant, underutilized and environmentally compromised land known as brownfields.
- Conserve land by:
 - Promoting infill development within Denver at sites where services and infrastructure are already in place.
 - Designing mixed-use communities and reducing sprawl, so that residents can live, work and play within their own neighborhoods.
 - Creating more density at transit nodes.
 - Sharing parking at activity centers.
- Encourage quality infill development that is consistent with the character of the surrounding neighborhood, that offers opportunities for increased density and more amenities, and that broadens the variety of compatible uses.
- Identify and enhance existing focal points in neighborhoods, and encourage the development of such focal points where none exist.
- Encourage mixed-use, transit-oriented development that makes effective use of existing transportation infrastructure, supports transit stations, increases transit patronage, reduces impact on the environment, and encourages vibrant urban centers and neighborhoods.
- Ensure that land-use policies and decisions support a variety of mobility choices including light rail, buses, paratransit, walking and bicycling, as well as convenient access for people with disabilities.
- Support the creation and growth of neighborhood businesses that enhance the vitality and quality of life in their communities.
 - Strengthen Denver as a destination for business, leisure and convention visitors.

The CMP-NWC text amendment is consistent with the objectives and strategies of Comp Plan 2000 as it allows a broad range of uses, promoting infill, transit-oriented development, and allowing for a vibrant urban center to take shape.

B. Blueprint Denver – 2002

The Campus - National Western Center text amendment is consistent with many objectives and strategies found in Blueprint Denver - 2002, including the following:

The area for which the proposed CMP-NWC text amendment was written is designated by Blueprint Denver as Entertainment, Culture, Exhibition and is an Area of Change.

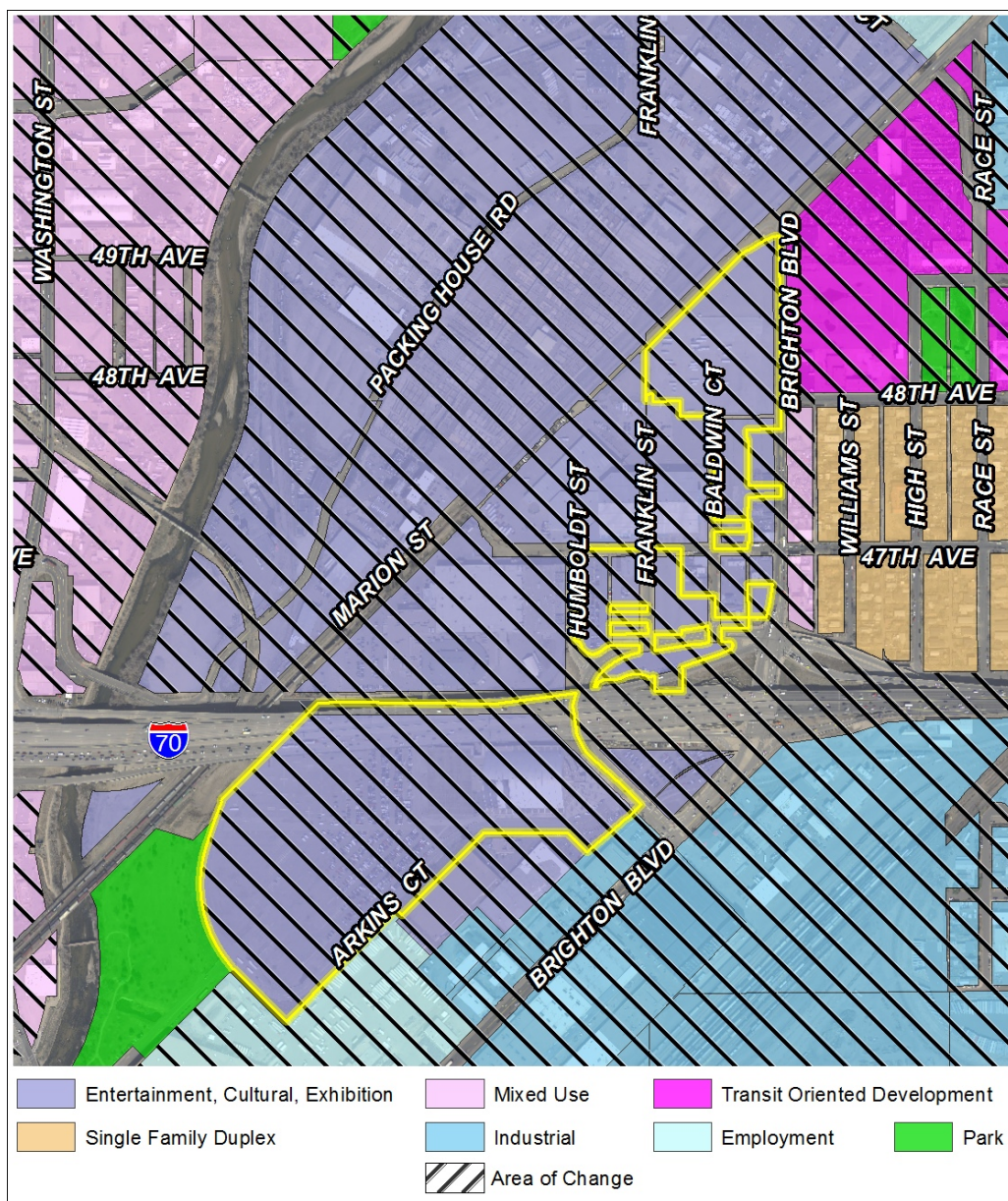
Entertainment/Cultural/Exhibition is defined by Blueprint as:

“These specialized districts include regional event-oriented, civic or cultural attractions. Sometimes a few additional uses are included in each district. Such a district can blossom into a more vital and well rounded area, blending cultural or sporting events with entertainment, civic uses, restaurants and even office uses. Often a single large facility dominates, but sometimes (as in a theater district) a group of large and small facilities make up the district. Adequate parking is essential, but many districts thrive with substantial transit use, shared parking with an adjacent business district and pedestrian access. Examples include the Performing Arts Center and the National Western Stock Show.” (pg. 40)

The goal for Areas of Change is “to channel growth where it will be beneficial and can best improve access to jobs, housing and services with fewer and shorter auto trips. Areas of Change are parts of the city where most people agree that development or redevelopment would be beneficial”

The CMP-NWC text amendment is consistent with the objectives and strategies of Blueprint Denver by allowing for the development of an event-oriented, civic, and cultural attraction that blends with supporting mixed use development. CMP-NWC will allow for redevelopment and transformation of the National Western Complex as envisioned by the area of change designation.

Blueprint Denver Map



C. Globeville Neighborhood Plan – 2014

The Campus - National Western Center text amendment is consistent with and progresses the implementation of many concepts and strategies found in the Globeville Neighborhood Plan. Many of the strategies of the Globeville Neighborhood Plan rely on the implementation of the National Western Center. Most of the following strategies are related to infrastructure inherent in the build-out of the National Western Center.

In the Strong Globeville chapter the following strategies apply to the National Western:

B10. Embrace the South Platte River

- **B10B:** An Activated Waterfront Plaza. Consider creating a waterfront plaza amenity close to the South Platte River for year-round activities with opportunities for synergy with the proposed National Western Center. Ensure that the plaza is well-connected to nearby green space, the South Platte River Trail, and the local street network.

B15. Improve Neighborhood Services

- **B15C:** Provide Better Access to Community Resources in Surrounding Neighborhoods. Ensure that there is safe, accessible, all-age, multi-modal access to the following key facilities in surrounding neighborhoods, including the National Western Center

B16. Improve Educational Opportunities

- **B16C:** Partner with National Western Center and Colorado State University. Take advantage of National Western's partnership with Colorado State University to collaborate with Denver Public Schools on new approaches to education, including the possible creation of a magnet school or other new educational facility.

In the Connected Globeville chapter the following strategies apply to the National Western:

C5. Introduce a Street Grid between Washington Street and the South Platte River

C6. Introduce New Multi-modal Connections Over the River to the National Western Center

- Introduce new multi-modal connections over the river and into the National Western Center (NWC) to enhance the catalytic impact potential on the Globeville, Elyria, and Swansea Neighborhoods and to stitch the neighborhoods together. In identifying specific alignment and design for the new connections across the river, important considerations include:
 - Accommodate vehicles, pedestrians, and bicycles.
 - Locate the multi-modal connections along existing street alignments in Globeville. This Plan identifies 49th and 51st Avenues as the preferred locations for these connections.
 - Provide more direct access from Globeville to the future NWC commuter rail station than exists today.
 - Design and locate the bridges so as to facilitate riverfront development opportunities on the Globeville side of the river (see Connecting to the National Western Stock Show Transformative Project for more details).
 - Maximize efficiencies that improve water quality and stormwater conveyance as well as connectivity
- 49th and 51st are identified as the first and second priorities as options to connect over the South Platte River and to the National Western Center.

In the Healthy Globeville chapter the following strategies apply to the National Western:

D15. Connect to the National Western Center. Improve access and connectivity to and through residential neighborhoods and the redeveloped National Western Center.

D18. Increase Food Access at the National Western Center. Promote new sources of healthy foods within the redeveloped National Western Center, such as grocery stores, farmers markets, and community gardens.

In the Character Area Strategies and Transformative Projects chapter, Connect to National Western Center is a Transformative Project in order to capitalize on the economic development opportunities to enhance the waterfront and the Washington Street corridor by connecting over the South Platte River to a revitalized National Western Center.

In the Moving Forward chapter, public investment implementation priorities for Globeville include pursuing implementation of the two recommended connections across the South Platte River to the National Western Center.

The CMP-NWC text amendment is consistent with the objectives and strategies of the Globeville Neighborhood Plan by initiated its implementation. CMP-NWC allows for the redevelopment of the National Western Center, which is critical to connecting Globeville to the NWC and to Elyria-Swansea. CMP-NWC allows a broad range of uses including those specifically recommending in the Globeville Neighborhood plan, such as food sales/market and education for all ages.

D. Elyria and Swansea Neighborhood Plan – 2015

The Campus - National Western Center text amendment is consistent with and progresses the implementation of many concepts and strategies found in the Elyria and Swansea Neighborhoods Plan. Many of the strategies rely on the implementation of the National Western Center.

In the Unique Elyria and Swansea chapter the following strategies apply to the National Western:

A.2 Promote Heritage Tourism and historic integration

A.5 Establish National Western Center’s Identity

In the Strong Elyria and Swansea chapter the following strategies apply to the National Western:

B.8 Establish maximum building heights to support a variety of land uses and community places and to accommodate the redevelopment of the National Western Center. The building heights map on the following page indicates up to 8 stories transitioning height down to Brighton Blvd. The CMP-NWC allows up to 150 feet in height but does not limit the number of stories, similar to other Campus zone districts in the Denver Zoning Code. The proposed zoning does require a transition in height to 70 feet along Brighton Blvd.

B.12 Encourage development of key opportunity sites, including the Denver Public Schools site directly across the street from the National Western Center Station, sites in closest proximity to the NWC station, and calls for redeveloping the National Western Center.

The future land use recommendation for the subject site is Entertainment, Cultural, Exhibition as defined by Blueprint Denver.

In the Connected Elyria and Swansea chapter the following strategies apply to the National Western:

- C.4** Rebuild the Marion St. and BNSF Underpass
- C.5** Explore relocation and/or consolidation of the Denver Rock Island Railroad (DRI)
- C.8** Connect 49th Ave. from High St. to Brighton Blvd.
- C.9** Introduce new street connections between Elyria and Globeville
- C.10** Realign National Western Dr. between 46th Ave and Race Ct.
- C.17** Re-build Brighton Boulevard
- C.38** Evaluate Parking Patterns

In the Healthy Elyria and Swansea chapter the following strategies apply to the National Western:

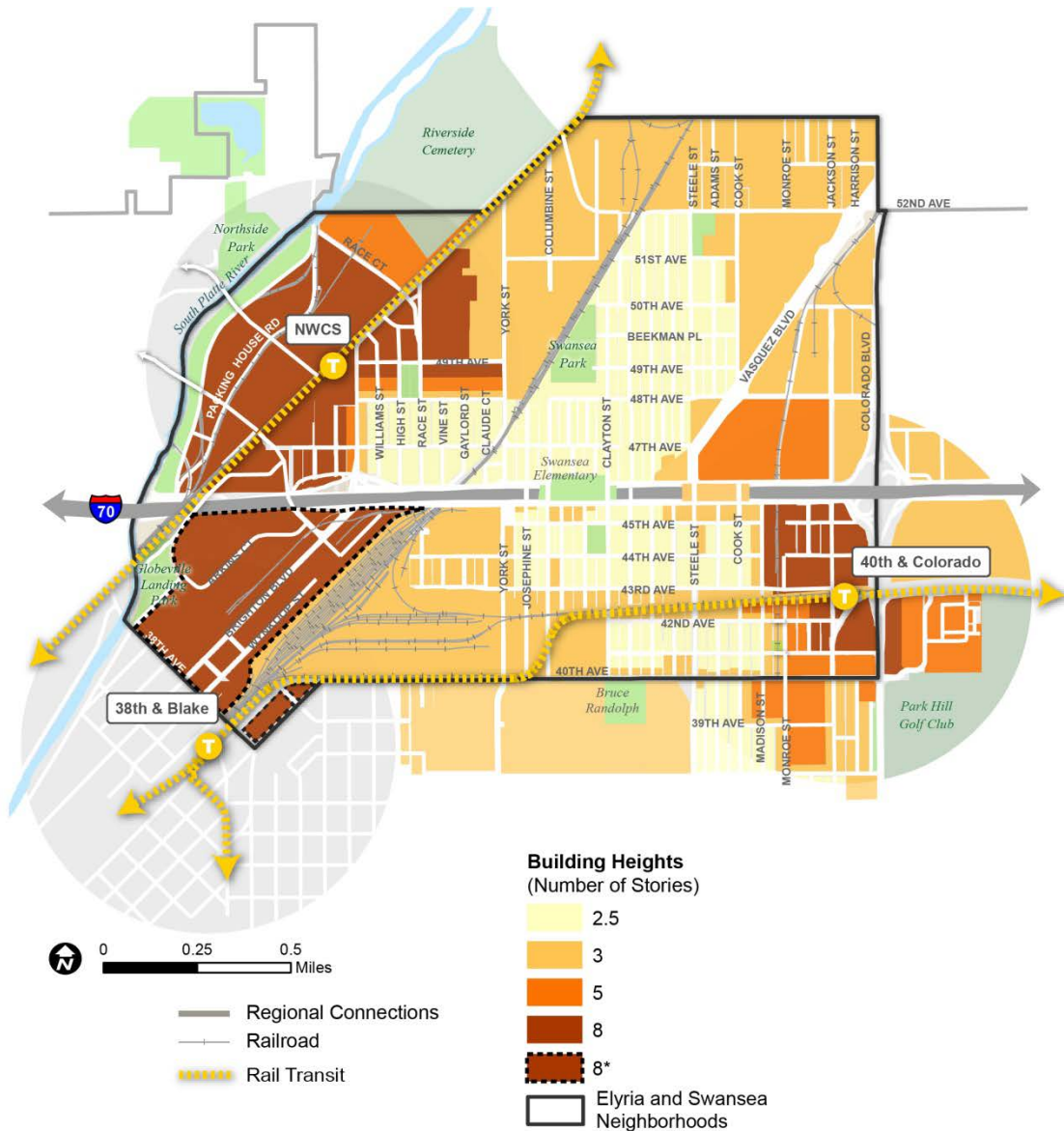
- D18.** Increase Food Access at the NWC

In the Character Area Strategies and Transformative Projects chapter, one of the Character Areas is the National Western Center and Station Area. From that section the following strategies apply to the National Western:

- E.29** Target TOD Opportunities Adjacent to the Station

The CMP-NWC text amendment is consistent with the objectives and strategies of the Elyria and Swansea Neighborhoods Plan by enabling the National Western Center to develop, and therefore putting in motion many of the unique, strong, connected, and healthy recommendations.

Future Building Heights Map from the Elyria and Swansea Neighborhoods Plan



E. National Western Center Master Plan – 2015

The Campus - National Western Center text amendment is consistent with and progresses the implementation of the National Western Center Master Plan, including the following:

“Flexible, Year-Round Programs to Drive New Tourism - Create flexible, efficient, vibrant indoor and outdoor spaces that allow various uses throughout the year, including markets, offices, restaurants, retail, festivals, and the Stock Show.

Provide a variety of programs—educational, recreational, commercial, competitions, entertainment, visual and performing arts—for neighbors and local to global visitors.

Provide hands-on, informal and formal educational programs for families, students, and life-long learners.

Build off the history and heritage of the site, while highlighting innovation, particularly in food, energy, and water use.

Pursue long-term opportunities to create new programs, spaces, and partnerships.”

“Foster Regeneration · Create a center to respond to global challenges around food, water, energy and the environment - Improve, restore and enhance the site and its surroundings ecologically, economically and socially.

Create long term work spaces and job opportunities”

The CMP-NWC text amendment is consistent with objectives and strategies of the National Western Center Master Plan by allowing for the variety of envisioned program elements, by allowing uses that will contribute to its year-round use, and allowing uses that will help meet the net zero waste, water, and energy goals.

2. The proposed Text Amendment Furthers the Public Health, Safety and Welfare

This text amendment furthers the public health, safety, and general welfare of Denver residents as they provide for implementation and revitalization of the National Western Center as identified in the City’s Adopted Plans.

3. The proposed Text Amendment Results in Regulations that are Uniform Across the District

This text amendment will result in uniform regulations applicable to all new buildings within land mapped CMP-NWC.

V. CPD Recommendation

Based on the review criteria for a text amendment stated in the Denver Zoning Code (DZC), Section 12.4.11 (Text Amendment), CPD staff recommends that City Council approve the Campus - National Western Center (CMP-NWC) Denver Zoning Code Text Amendment.

VI. Attachments

1. Proposed Campus-National Western Center Text Amendment (CMP-NWC) redlines.



Denver Zoning Code
National Western Center Zoning
CITY COUNCIL REDLINE DRAFT 05/28/2015

This document contains a redlined draft of the National Western Center Zoning text amendment.

1. Text in red underline is proposed new language.
2. Text in ~~red strikethrough~~ is proposed deleted language.
3. While every effort is made to ensure document quality, cross-referenced section numbers, figure numbers, page numbers, and amendment numbers may appear incorrect since both new and old text appears in a redlined draft. These will be corrected in the final, “clean” version of the text amendment that is filed for adoption by City Council.

Please visit our website at www.DenverGov.org/CPD, then click on Text Amendments under Zoning, to:

- Learn more about Text Amendments
- Learn more about the process for this text amendment
- Download the complete redlined draft

Please send any questions or comments to PlanningServices@denvergov.org.

ALL INTERESTED PERSONS AND ORGANIZATIONS SHOULD EXPRESS THEIR CONCERNS OR SUPPORT AT THE PUBLIC HEARING BEFORE CITY COUNCIL.

2.3.1.3 Design Standards

The Design Standards Division establishes the intent of all applicable design standards, allowed building forms by Zone District, building form standards and any exceptions or alternatives. A summary table provides an overview for easy reference. Each building form has a set of illustrations and a table of standards to ensure clarity in interpretation.

2.3.1.4 Uses and Required Minimum Parking

Uses and Parking provides a listing of all allowed uses by Zone District. With each use category, the vehicle and bike parking requirements are listed.

SECTION 2.3.2 ARTICLE 8: DOWNTOWN NEIGHBORHOOD CONTEXT

The Downtown Neighborhood Context is organized differently than Articles 3 through 7 due to the unique nature of the downtown Zone Districts. This Article contains all the Zone Districts within the city's downtown area and applicable regulations. The Downtown Neighborhood Context has a different Zone District naming convention. The first letter is "D" to denote the Downtown Neighborhood Context. The second letters are abbreviations for the specific neighborhood within Downtown. For example: D-AS is Downtown Arapahoe Square. After providing the zoning regulations for each Downtown Zone District, there are Sections on design standards and the uses and minimum parking requirements.

SECTION 2.3.3 ARTICLE 9: SPECIAL CONTEXTS AND DISTRICTS

Article 9 contains regulations for Special Contexts and Districts. Special Contexts and Districts are those that need to be treated differently due to specialized uses, forms, regulations and/or procedures. Special Contexts and Districts have a different Zone District naming convention described within each Division. The first letters indicate the type of context or district with subsequent lettering or numbering when there is variation.

- 2.3.3.1 Industrial Context (I-MX, -A, -B): The Industrial Context establishes Zone Districts that allow varying intensities and types of industrial forms and uses.
- 2.3.3.2 Campus Context (CMP-H, -H2, -EI, -E12, -ENT, ~~-NWC~~): The Campus Context establishes Zone Districts for larger scale sites offering healthcare, education/institution, ~~and~~ entertainment, ~~and the National Western Center~~.
- 2.3.3.3 Open Space Context (OS-A, -B, -C): The Open Space Context establishes Zone Districts for various types of park, recreational and open space land.
- 2.3.3.4 Overlay Districts (CO, UO, DO, AIO): Overlay Districts are Zone Districts that apply in addition to the base Zone District. There are Conservation Overlay Districts, Use Overlay Districts, Design Overlay Districts and the Airport Influence Overlay District.
- 2.3.3.5 Denver International Airport District: This district applies to the Denver International Airport.
- 2.3.3.6 O-1 Zone District: O-1 is a Zone District that applies to various recreation, institutional, and utilities.
- 2.3.3.7 Planned Unit Development District: The Planned Unit Development District is a unique Zone District that provides form, use, parking and other standards tailored to a particular site.
- 2.3.3.8 Master Planned Context: The Master Planned Context is intended for larger scale sites that will develop over a long period of time and in multiple phases. Within the Master Planned Context there is a menu of residential and mixed use Zone Districts.

SECTION 2.3.4 ARTICLES 10 THROUGH 13: GENERAL STANDARDS AND PROCEDURES

Articles 10 through 13 contain regulations that apply throughout the city and are not unique to a Neighborhood Context or Special Context. They are organized together so that common regulations are found in the same place such as use limitations, procedures, definitions and rules of measurement.

2.5.1.2 General Urban, Urban Center and Downtown Neighborhood Context:

GENERAL URBAN NEIGHBORHOOD CONTEXT		URBAN CENTER NEIGHBORHOOD CONTEXT		DOWNTOWN NEIGHBORHOOD CONTEXT	
G-RH-3	Row House 3	C-RX-5	Residential Mixed Use 5	D-C	Downtown Core District
G-MU-3	Multi Unit 3	C-RX-8	Residential Mixed Use 8	D-TD	Downtown Theater District
G-MU-5	Multi Unit 5	C-RX-12	Residential Mixed Use 12	D-LD	Lower Downtown District
G-MU-8	Multi Unit 8	C-MX-3	Mixed Use 3	D-CV	Downtown Civic District
G-MU-12	Multi Unit 12	C-MX-5	Mixed Use 5	D-GT	Downtown Golden Triangle
G-MU-20	Multi Unit 20	C-MX-8	Mixed Use 8	D-AS	Downtown Arapahoe Square
G-RO-3	Residential Office 3	C-MX-12	Mixed Use 12		
G-RO-5	Residential Office 5	C-MX-16	Mixed Use 16		
G-RX-5	Residential Mixed Use 5	C-MX-20	Mixed Use 20		
G-MX-3	Mixed Use 3	C-MS-5	Main Street 5		
G-MS-3	Main Street 3	C-MS-8	Main Street 8		
G-MS-5	Main Street 5	C-MS-12	Main Street 12		
		C-CCN-3	Cherry Creek North 3		
		C-CCN-4	Cherry Creek North 4		
		C-CCN-5	Cherry Creek North 5		
		C-CCN-7	Cherry Creek North 7		
		C-CCN-8	Cherry Creek North 8		
		C-CCN-12	Cherry Creek North 12		

2.5.1.3 Special Contexts and Zone Districts:

INDUSTRIAL CONTEXT	
I-MX-3	Industrial Mixed Use 3
I-MX-5	Industrial Mixed Use 5
I-MX-8	Industrial Mixed Use 8
I-A	Light Industrial
I-B	General Industrial
CAMPUS CONTEXT	
CMP-H	Campus Healthcare
CMP-H2	Campus Healthcare 2
CMP-EI	Campus Education Institution
CMP-EI2	Campus Education Institution 2
CMP-ENT	Campus Entertainment
CMP-NWC	Campus National Western Center
OPEN SPACE CONTEXT	
OS-A	Open Space Public Parks
OS-B	Open Space Recreation
OS-C	Open Space Conservation

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SECTION 9.2.2 DISTRICTS ESTABLISHED

To carry out the provisions of this Code, the following Zone Districts have been established in the Campus Context and are applied to property as set forth on the Official Map.

CAMPUS CONTEXT	
CMP-H	Campus - Healthcare
CMP-H2	Campus - Healthcare 2
CMP-EI	Campus - Education Institution
CMP-EI2	Campus - Education Institution 2
CMP-ENT	Campus - Entertainment
<u>CMP-NWC</u>	<u>Campus - National Western Center</u>

SECTION 9.2.3 CAMPUS HEALTHCARE AND HEALTHCARE 2 (CMP-H, H2)

9.2.3.1 Intent

These districts are intended to promote and encourage the maintenance and concentration of existing and proposed healthcare facilities and their related uses. Buildings should be designed to orient outward to the surrounding area to encourage public safety.

The CMP-H district is intended to include the principal structures and related facilities of each healthcare institution. The district is established to allow for flexible placement of buildings, and unified treatment of signs, open space, landscaping and other site elements while providing compatible transitions between the campus and adjacent neighborhoods.

The CMP-H2 district is generally adjacent to a single unit, two unit, or row house residential Zone District to act as a transition zone by requiring more open space and limiting building height more than in the CMP-H zone. In all other respects, the CMP-H2 is similar to the CMP-H district. Any CMP-H2 District shall be incorporated into the Zone Lot plan for the adjacent CMP-H District.

9.2.3.2 Design Standards

A. Applicability

All development in the CMP-H, -H2 Zone Districts.

B. General Standards

1. Campus Design Standards

Campus design review processes and standards (such as those outlined in campus master plans, design guidelines, or neighborhood plans) that address campus building height transitions, architectural elements, parking plans, and vehicular and pedestrian access shall be applied during Site Plan Review when available.

2. Zone Lot

The Zoning Administrator shall designate the campus zone lot boundaries including one or more primary streets, alleys, and rights-of-way. Designation of the zone lot boundaries shall be consistent with the zone lot standards stated in 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 CC, MX, and MS, and Division 1.2, Zone Lots. The area shall include the primary use in addition to all expected accessory uses, including auxiliary office, residential, service and other campus support uses.

SECTION 9.2.6 CAMPUS - NATIONAL WESTERN CENTER (CMP-NWC)

9.2.6.1 **Intent**

The Campus-National Western Center (CMP-NWC) Zone District is intended to facilitate the creation of a year-round destination that brings together cultural, educational, research, entertainment, food, agricultural, human and animal health, recreational, competition, commerce, industry, history, science, and art activities. The zone district is intended to encourage development of a unified campus that includes structures and facilities that accommodate a vibrant and pedestrian-friendly mix of agricultural activities, cultural, research and educational uses, entertainment venues, civic, public and institutional, residential and commercial uses.

This district is specifically intended to implement the land use and development objectives in the National Western Center Master Plan, as amended from time to time. The building form standards for this district are intended to allow the flexible placement of multiple building types within the boundaries of the campus while providing compatible height transitions to adjacent communities. This district also is intended to accommodate the unified treatment of master planned campus elements, internal pedestrian walkways and connections, indoor and outdoor recreational facilities, open plazas and green spaces, signage, and site landscaping while implementing the community and neighborhood integration guiding principles identified in the National Western Center Master Plan, as amended from time to time.

9.2.6.2 **Design Standards**

A. **Applicability**

All development in the CMP-NWC Zone District.

B. **General Standards**

1. **Campus Design Standards**

Campus design review processes and standards (such as those outlined in City administered urban design standards and guidelines) that address campus building height transitions, architectural elements, parking plans, site landscaping and open spaces, and vehicular and pedestrian access shall be applied during Site Development Plan Review.

2. **Zone Lot**

Upon application by the owner or owners of the zone lot, the Zoning Administrator may designate the campus zone lot boundaries, which may include one or more primary streets, alleys, and rights-of-way. Designation of the zone lot boundaries shall be consistent with the zone lot standards stated in 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 CC, MX, MS, and C-CCN and Division 1.2, Zone Lots. The area within a designated zone lot within the CMP-NWC Zone District shall include one or more primary uses, in addition to all expected accessory uses, including auxiliary office, residential, service and other campus support uses.

3. **Reference to Article 10 Design Standards**

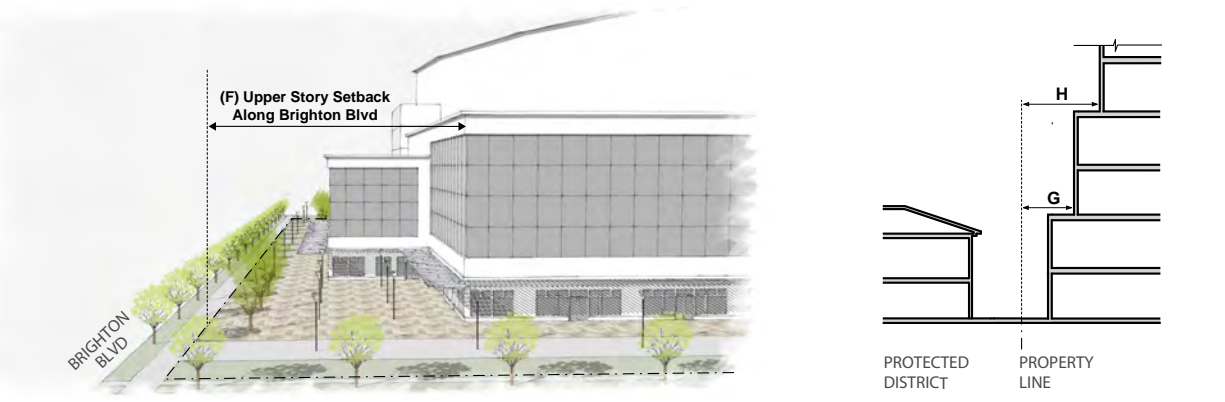
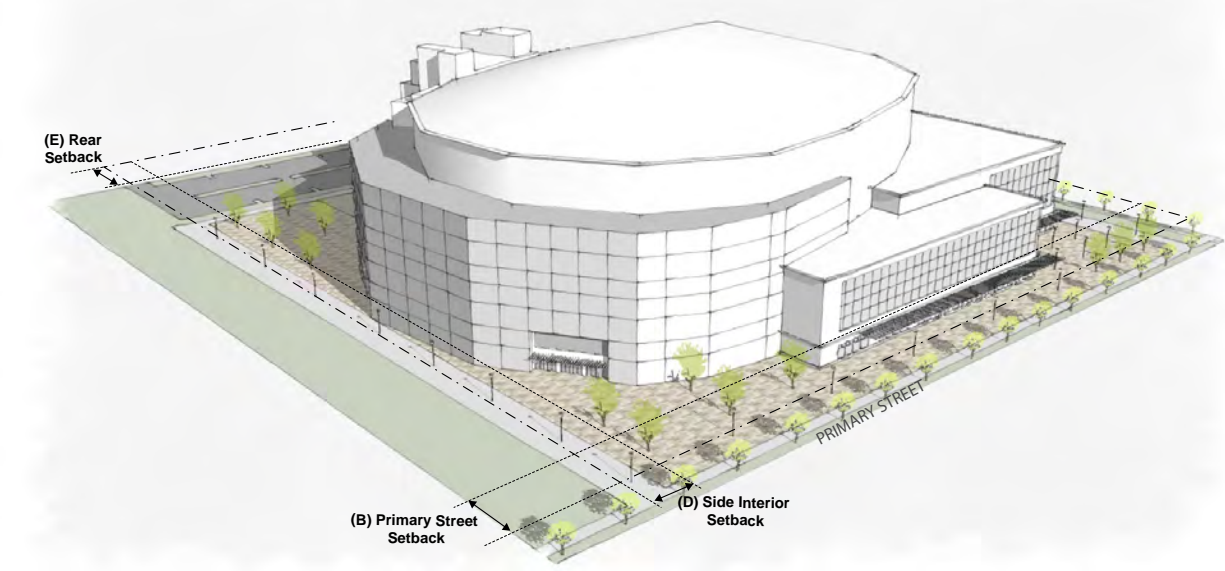
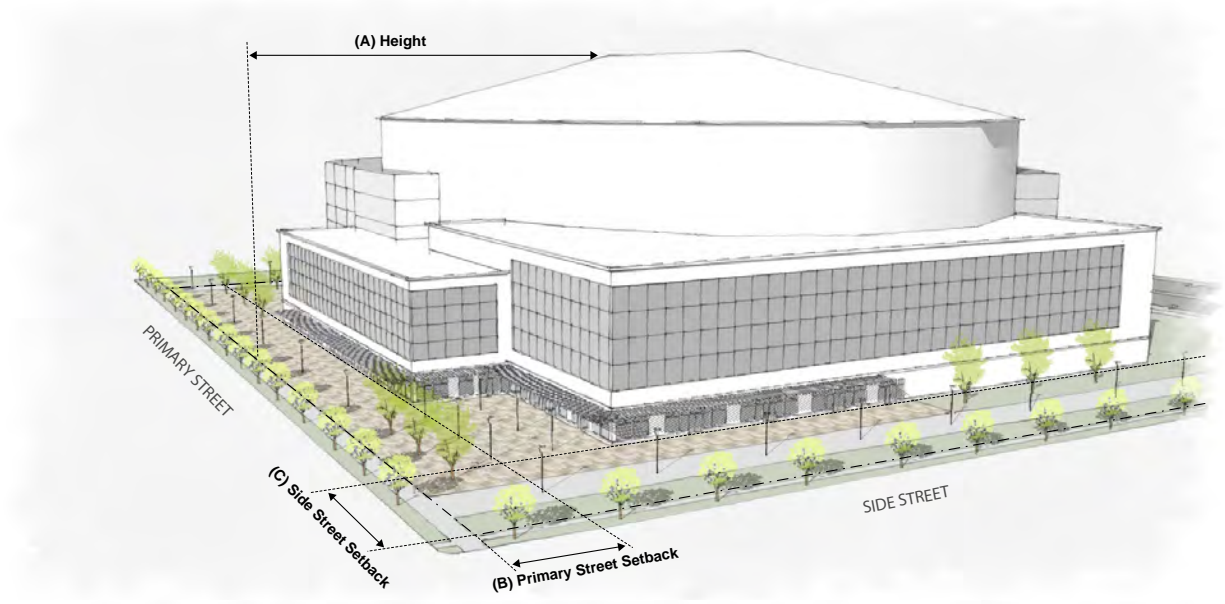
Refer to the following Divisions for other applicable design standards

- a. Parking and Loading: Division 10.4
- b. Landscaping, Fences, Walls and Screening: Division 10.5
- c. Site Grading: Division 10.6
- d. Outdoor Lighting: Division 10.7
- e. Signs: Division 10.10

C. District Specific Standards

1. General

Not to Scale. Illustrative Only.



GENERAL

HEIGHT		CMP-NWC
A	<u>Feet (max)</u>	<u>150'</u>
A	<u>Feet, within 175' of Protected District (max)</u>	<u>75'</u>

SITING		CMP-NWC
SETBACKS		
B	<u>Primary Street (min)</u>	<u>5'</u>
C	<u>Side Street (min)</u>	<u>5'</u>
D	<u>Side Interior (min)</u>	<u>0'</u>
	<u>Side Interior, adjacent to Protected District (min)</u>	<u>10'</u>
E	<u>Rear, alley/no alley (min)</u>	<u>0'/0'</u>
	<u>Rear Setback adjacent to Protected District, alley/no alley (min)</u>	<u>5'/10'</u>
	<u>Vehicle Access, 3 or more side-by-side dwelling units in one structure</u>	<u>From Alley; or Street access allowed when no Alley present (Sec. 9.2.6.4)</u>
	<u>Vehicle Access, all other permitted uses</u>	<u>Access determined as part of Site Development Plan Review</u>

DESIGN ELEMENTS		CMP-NWC
F	<u>Upper Story Setback above 5 stories or 70' (min); only applicable to a Zone Lot Line abutting Brighton Boulevard</u>	<u>25'</u>
G	<u>Upper Story Setback Above 27' adjacent to Protected District, alley/no alley and Side Interior (min)</u>	<u>20'/25'</u>
H	<u>Upper Story Setback Above 51' adjacent to Protected District, alley/no alley and Side Interior (min)</u>	<u>35'/40'</u>

USES		CMP-NWC
		<u>All permitted uses shall be allowed within this building form. See Section 9.2.7 Uses and Parking</u>

SECTION 9.2.8 DESIGN STANDARD EXCEPTIONS CMP-H, H2, EI, EI2, ENT, NWC

SECTION 9.2.9

9.2.9.1 Height Exceptions

A. Intent

To allow building features to exceed maximum height for utility purposes and/or limited recreation or building amenities in the higher intensity zone districts/larger forms.

B. Applicability and Standards:

1. The following building features are allowed to exceed height in feet, stories, bulk plane and upper story setbacks as described in the table below, subject to the standards in this section 9.2.6.1.
2. Unoccupied elevator penthouses, stair enclosures, and enclosed or unenclosed mechanical equipment including vertical or sloped screen walls for such equipment granted an exception for height in stories shall only be as large as necessary to achieve the intended function of the feature and shall not exceed the minimum required dimensions defined in the Denver Building and Fire Code.
3. An elevator lobby granted an exception for height in stories shall be no larger in area than the area of the elevator shaft which it abuts, measured to the exterior walls.
4. Unoccupied building features shall not include space for living, sleeping, eating, cooking, bathrooms, toilet compartments, closets, halls, storage, or similar space.

9.2.10.5 District Specific Standards

KEY: * = Need Not be Enclosed P = Permitted Use without Limitations L = Permitted Use with Limitations NP = Not Permitted Use ZP = Zoning Permit Review
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USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Requirement -# of spaces per unit of measurement • Bicycle Parking Requirement -# of spaces per unit of measurement (% required spaces in indoor facility/% required spaces in fixed facility)	APPLICABLE USE LIMITATIONS				
		CMP-H CMP-H2	CMP-EI CMP-EI2	CMP-ENT	<u>CMP-NWC</u>	
RESIDENTIAL PRIMARY USE CLASSIFICATION						
Household Living	Dwelling, Single Unit • No Parking Requirements	NP	P-ZP	NP	<u>P-ZP</u>	
	Dwelling, Two Unit • Vehicle: 0.75/unit • Bicycle: No requirement	NP	P-ZP	NP	<u>P-ZP</u>	
	Dwelling, Multi-Unit • Vehicle: 0.75/unit • Bicycle: 1/2 units (80/20)	P-ZPIN	EI: P-ZP EI2: P-ZPIN	P-ZP	<u>P-ZP</u>	
	Dwelling, Live / Work • <u>Vehicle: 0.75/unit</u> • <u>Bicycle: 1/2 units (80/20)</u>	NP	NP	NP	<u>P-ZP</u>	
Group Living	Assisted Living Facility • Vehicle: 0.75/unit • Bicycle: No requirement	P-ZP	P-ZP	NP	<u>P-ZP</u>	
	Community Corrections Facility	NP	NP	NP	<u>NP</u>	
	Nursing Home, Hospice • Vehicle: 0.75/unit • Bicycle: No requirement	P-ZP	P-ZPIN	NP	<u>P-ZP</u>	
	Residence for Older Adults • Vehicle: 0.75/unit • Bicycle: No requirement	P-ZP	P-ZP	NP	<u>P-ZP</u>	
	Residential Care Use, Small or Large • Vehicle: .25/unit • Bicycle: No requirement	L-ZPIN	L-ZPIN	L-ZPIN	<u>L-ZPIN</u>	§ 11.2.8
	Rooming and Boarding House • Vehicle: 2.5/ 1,000 s.f. GFA • Bicycle: No requirement	P-ZP	P-ZP	P-ZP	<u>P-ZP</u>	
	Shelter for the Homeless • No Parking Requirements	L	L-ZPIN/L	L	<u>L</u>	§ 11.2.9
	Student Housing • Vehicle: 1.25/unit • Bicycle: 1 / 5 units (100/0)	P-ZPIN	P-ZPIN	P-ZP	<u>P-ZP</u>	

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		CMP-H2	CMP-EI2	CMP-ENT	CMP-NWC	
CIVIC, PUBLIC & INSTITUTIONAL PRIMARY USE CLASSIFICATION						
Basic Utilities	Utility, Major Impact* • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	L-ZPSE	L-ZPSE	L-ZPSE	<u>L-ZPSE</u>	§ 11.3.1
	Utility, Minor Impact* • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	<u>L-ZP</u>	§ 11.3.2
Community/ Public Services	Community Center • Vehicle: No requirement Bicycle: 1/10,000 s.f. GFA (0/100)	L-ZP	L-ZP	P-ZP	<u>P-ZP</u>	§ 11.3.3
	Day Care Center • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)	P-ZP	P-ZP	P-ZP	<u>P-ZP</u>	
	Postal Facility, Neighborhood • Vehicle: <u>1.25/ 1,000 s.f. GFA</u> • Bicycle: <u>1/7,500 s.f. GFA (20/80)</u>	NP	NP	NP	<u>P-ZP</u>	
	Postal Processing Center	NP	NP	NP	<u>NP</u>	
	Public Safety Facility • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)	P-ZP	P-ZP	P-ZP	<u>P-ZP</u>	
	Hospital	P-ZP	NP	NP	<u>NP</u>	
	Correctional Institution	NP	NP	NP	<u>NP</u>	
Cultural/Special Purpose/ Public Parks & Open Space	Cemetery*	NP	NP	NP	<u>NP</u>	
	Library • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)	NP	P-ZP	P-ZP	<u>P-ZP</u>	
	Museum • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)	NP	P-ZP	P-ZP	<u>P-ZP</u>	
	City Park*	NP	NP	NP	<u>NP</u>	
	Open Space - Recreation* • No Parking Requirements	P-ZP	P-ZP	P-ZP	<u>P-ZP</u>	
	Open Space - Conservation* • No Parking Requirements	P-ZP	P-ZP	P-ZP	<u>P-ZP</u>	
	Education	Elementary or Secondary School • Vehicle: 1/1,000 s.f. GFA • Bicycle - High School: 1/ 5,000 s.f. GFA (0/100) • Bicycle-All Others: 1/ 10,000 s.f. GFA (0/100)	P-ZP	P-ZP	NP	<u>P-ZP</u>
University or College • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)		P-ZP	P-ZP	NP	<u>P-ZP</u>	
Vocational or Professional School • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)		P-ZP	P-ZP	NP	<u>P-ZP</u>	
Public and Religious Assembly	All Types • No Parking Requirements	P-ZP	P-ZP	P-ZP	<u>P-ZP</u>	

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		CMP-H CMP-H2	CMP-EI CMP-EI2	CMP-ENT	CMP-NWC	
COMMERCIAL SALES, SERVICES, & REPAIR PRIMARY USE CLASSIFICATION						
Adult Business	All Types	NP	NP	NP	<u>NP</u>	See Section 9.4.4, Use Overlay Districts, for adult business use allowance in the UO-1 District.
Arts, Recreation & Entertainment	Arts, Recreation and Entertainment Services, Indoor • Vehicle - Artist Studio: 0.3/1000 ft ² GFA • Vehicle - All Others: 1.25/ 1,000 s.f. GFA • Bicycle: 1/7,500 s.f. GFA (20/80)	NP	P-ZP	P-ZP	<u>P-ZP</u>	
	Arts, Recreation and Entertainment Services, Outdoor* • Vehicle: 1.25/ 1,000 s.f. GFA • Bicycle: 1/7,500 s.f. GFA (20/80)	NP	NP	L-ZP	<u>L-ZP</u>	§11.4.3
	Sports and/or Entertainment Arena or Stadium* • Vehicle: 1.25/ 1,000 s.f. GFA • Bicycle: 1/7,500 s.f. GFA (20/80)	NP	NP	P-ZP	<u>P-ZP</u>	
Nonresidential Uses in Existing Business Structures In Residential Zones (All Uses Shall Be Parked According to the Parking Requirement Stated in this Use Table for the Specific Nonresidential Use)		Not Applicable				
Parking of Vehicles	Parking, Garage • No Parking Requirements	P-ZP	P-ZP	P-ZP	<u>P-ZP</u>	
	Parking, Surface* • No Parking Requirements	L-ZP	L-ZP	P-ZP	<u>P-ZP</u>	§11.4.7
Eating & Drinking Establishments	All Types • Vehicle: 2.5/ 1,000 s.f. GFA • Bicycle: 1/1,500 s.f. GFA (0/100)	NP	NP	P-ZP	<u>P-ZP</u>	
Lodging Accommodations	Bed and Breakfast Lodging • Vehicle: 0.875/guest room or unit • Bicycle: 1/7,500 s.f. GFA (60/40)	P-ZP	EI: P-ZP EI2: NP	P-ZP	<u>P-ZP</u>	
	Lodging Accommodations, All Others • Vehicle: 0.5/ guest room or unit • Bicycle: 1/7,500 s.f. GFA (60/40)	P-ZPIN	EI: P-ZPIN EI2: NP	P-ZP	<u>P-ZP</u>	
Office	Dental / Medical Office or Clinic • Vehicle: 2.5/ 1,000 s.f. GFA • Bicycle: 1/7,500 s.f. GFA (60/40)	L-ZP	L-ZP/P-ZPIN	NP	<u>L-ZP</u>	§11.4.9
	Office, All Others • Vehicle: 2.5/ 1,000 s.f. GFA • Bicycle: 1/7,500 s.f. GFA (60/40)	P-ZP	P-ZP	P-ZP	<u>P-ZP</u>	

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		CMP-H2	CMP-EI2	CMP-ENT	CMP-NWC	
Retail Sales, Service & Repair (Not Including Vehicle or Equipment Sales, Service & Repair)	Animal Sales and Services, Household Pets Only • Vehicle: 1.25/ 1,000 s.f. GFA • Bicycle: 1/ 7,500 s.f. GFA (20/80)	NP	NP	NP	P-ZP	
	Animal Sales and Services, All Others • Vehicle: 1.25/ 1,000 s.f. GFA • Bicycle: 1/ 7,500 s.f. GFA (20/80)	NP	NP	NP	L-ZP	§11.4.12
	Body Art Establishment • Vehicle: 1.25/ 1,000 s.f. GFA • Bicycle: 1/ 7,500 s.f. GFA (20/80)	NP	NP	NP	L-ZP	§11.4.13
	Food Sales or Market* • Vehicle: 1.25/ 1,000 s.f. GFA • Bicycle: 1/ 7,500 s.f. GFA (20/80)	NP	NP	NP	P-ZP	
	Liquor Store, Including Drugstores Licensed to Sell Liquor • Vehicle: 1.25/1,000 s.f. GFA • Bicycle: 1/ 7,500 s.f. GFA (20/80)	NP	NP	NP	L-ZP	§11.4.15
	Pawn Shop	NP	NP	NP	NP	
	Retail Sales, Service & Repair -- Outdoor* • Vehicle: 1.25/1,000 s.f. GFA • Bicycle: 1/ 7,500 s.f. GFA (20/80)	NP	NP	NP	L-ZP	§11.4.17
	Retail Sales, Service & Repair - Firearms Sales • Vehicle: 1.25/ 1,000 s.f. GFA • Bicycle: 1/ 7,500 s.f. GFA (20/80)	NP	NP	NP	P-ZP	
Retail Sales, Service & Repair, All Others • Vehicle: 1.25/ 1,000 s.f. GFA • Bicycle: 1/7,500 s.f. GFA (20/80)	PIN	NP	P-ZP	P-ZP		
Vehicle / Equipment Sales, Rentals, Service & Repair	Automobile Emissions Inspection Facility	NP	NP	NP	NP	
	Automobile Services, Light	NP	NP	NP	NP	
	Automobile Services, Heavy	NP	NP	NP	NP	
	Automobile / Motorcycle / Light Truck Sales, Rentals, Leasing; Pawn Lot or Vehicle Auctioneer*	NP	NP	NP	NP	
	Heavy Vehicle/ Equipment Sales, Rentals & Service*	NP	NP	NP	NP	
INDUSTRIAL, MANUFACTURING & WHOLESALE PRIMARY USE CLASSIFICATION						
Communications and Information	Antennas Not Attached to a Tower* • No Parking Requirements	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.5.2
	Communication Services • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	P-ZP	P-ZP	P-ZP	P-ZP	§11.5.1
	Telecommunications Towers* • No Parking Requirements	L-ZP/ZPIN/ ZPSE	L-ZP/ZPIN/ ZPSE	L-ZP/ZPIN/ ZPSE	L-ZP/ZPIN/ ZPSE	§11.5.2
	Telecommunications Tower - Alternative Structure • No Parking Requirements	L-ZP/ZPIN	L-ZP/ZPIN	L-ZP/ZPIN	L-ZP/ZPIN	§11.5.2
	Telecommunication Facilities -- All Others* • No Parking Requirements	L-ZP	L-ZP	L-ZP	L-ZP	§11.5.2

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		CMP-H2	CMP-EI2			
Industrial Services	Contractors, Special Trade - General	NP	NP	NP	NP	
	Contractors, Special Trade - Heavy/ Contractor Yard*	NP	NP	NP	NP	
	Food Preparation and Sales, Commercial • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	NP	NP	NP	L-ZP	§11.5.5
	Laboratory, Research, Development and Technological Services • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	P-ZPIN	EI: P-ZPIN EI2: NP	L-ZP	P-ZP	§11.5.6
	Service/Repair, Commercial	NP	NP	NP	NP	
Manufacturing and Production	Manufacturing, Fabrication & Assembly -- Custom • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	NP	NP	NP	L-ZP	§11.5.8
	Manufacturing, Fabrication & Assembly -- General • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	NP	NP	NP	L-ZP/ZPSE	§11.5.9
	Manufacturing, Fabrication & Assembly -- Heavy	NP	NP	NP	NP	
Mining & Extraction and Energy Producing Systems	Oil, Gas -- Production, Drilling*	NP	NP	NP	NP	
	Sand or Gravel Quarry*	NP	NP	NP	NP	
	Wind Energy Conversion Systems* • No Parking Requirements	L-ZP	L-ZP	L-ZP	L-ZP	§11.5.13
Transportation Facilities	Airport*	NP	NP	NP	NP	
	Helipad, Helistop, Heliport* • No Parking Requirements	L-ZP	L-ZP	L-ZP	L-ZP	§11.5.14 CMP-H,H2: See Sec. 9.2.3.2 for Process
	Railroad Facilities* • Vehicle: .3/ 1,000 s.f. GFA • Bicycle: No requirement	NP	NP	NP	L-ZP	§11.5.15
	Railway Right-of-Way* • No Parking Requirements	P-ZP	P-ZP	P-ZP	P-ZP	
	Terminal, Station or Service Facility for Passenger Transit System	NP	NP	NP	P-ZP	
	Terminal, Freight, Air Courier Services	NP	NP	NP	NP	
Waste Related Services	Automobile Parts Recycling Business	NP	NP	NP	NP	
	Junkyard*	NP	NP	NP	NP	
	Recycling Center • Vehicle: .3/ 1,000 s.f. GFA • Bicycle: No requirement	NP	NP	NP	L-ZP	§11.5.20
	Recycling Collection Station • Vehicle: .3/ 1,000 s.f. GFA • Bicycle: No requirement	NP	NP	NP	P-ZP	
	Recycling Plant, Scrap Processor	NP	NP	NP	NP	
	Solid Waste Facility	NP	NP	NP	NP	
Wholesale, Storage, Warehouse & Distribution	Automobile Towing Service Storage Yard*	NP	NP	NP	NP	
	Mini-storage Facility	NP	NP	NP	NP	
	Vehicle Storage, Commercial*	NP	NP	NP	NP	
	Wholesale Trade or Storage, General	NP	NP	NP	NP	
	Wholesale Trade or Storage, Light • Vehicle: .3/ 1,000 s.f. GFA • Bicycle: No requirement	NP	NP	NP	L-ZP	§11.5.26

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		CMP-H CMP-H2	CMP-EI CMP-EI2	CMP-ENT	CMP-NWC	
AGRICULTURE PRIMARY USE CLASSIFICATION						
Agriculture	Aquaculture* • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	NP	NP	NP	L-ZP	§11.6.1
	Garden, Urban* • Vehicle: .5 / 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	§11.6.2
	Husbandry, Animal* • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	NP	NP	NP	L-ZP	§11.6.3
	Husbandry, Plant*	NP	NP	NP	NP	
	Plant Nursery • Vehicle: .5 / 1,000 s.f. GFA • Bicycle: No requirement	NP	NP	L-ZP	L-ZP	§11.6.5
ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION						
Accessory to Primary Residential Uses (Parking is Not Required for Accessory Uses Unless Specifically Stated in this Table or in an Applicable Use Limitation)	Unlisted Accessory Uses	L - Applicable to all Zone Districts				§11.7
	Accessory Dwelling Unit • Vehicle: 1 / Unit • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	§11.7; §11.8.2
	Domestic Employee	L	L	L	L	§11.8.3
	Garden*	L	L	L	L	§11.7; §11.8.4
	Keeping of Household Animals*	L / L-ZPIN	L / L-ZPIN	L / L-ZPIN	L / L-ZPIN	§11.7; §11.8.5
	Keeping and Off-Street Parking of Vehicles, Motorcycles, Trailers & Recreational Vehicles*	NP	NP	NP	NP	§11.7; §10.9
	Kennel or Exercise Run*	L	L	L	L	§11.7; §11.8.6
	Limited Commercial Sales, Services Accessory to Multi-Unit Dwelling Use	L-ZP	L-ZP	L-ZP	L-ZP	§11.7; §11.8.7
	Second Kitchen Accessory to Single Unit Dwelling Use	L-ZP	L-ZP	L-ZP	L-ZP	§11.7; §11.8.8
	Vehicle Storage, Repair and Maintenance Accessory to a Dwelling Use*	L	L	L	L	§11.7; §10.9
	Wind Energy Conversion Systems*	Not Applicable - See Permitted Primary Uses				
Yard or Garage Sales*	L	L	L	L	§11.7; §11.8.9	
HOME OCCUPATIONS ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION						
Home Occupations	Child Care Home, Large	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	§11.9; §11.9.3
	All Other Types	L-ZP	L-ZP	L-ZP	L-ZP	§11.9; §11.9.4
	Unlisted Home Occupations	L-ZPIN - Applicable to all Zone Districts				§11.9; §11.9.5

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		CMP-H CMP-H2	CMP-EI CMP-EI2	CMP-ENT	CMP-NWC	
ACCESSORY TO PRIMARY NONRESIDENTIAL USES USE CLASSIFICATION						
Accessory to Primary Non-residential Uses (Parking is Not Required for Accessory Uses Unless Specifically Stated in this Table or in an Applicable Use Limitation)	Unlisted Accessory Uses	L - Applicable to all Zone Districts				§11.7; §11.10.1
	Amusement Devices Accessory to Eating / Drinking Establishments, College / University and Theater Uses	L-ZP	L-ZP	L-ZP	<u>L-ZP</u>	§11.7; §11.10.2
	Automobile Rental Services Accessory to Certain Retail Uses*	L	L	L	<u>L</u>	§11.7; §11.10.3
	Book or gift store; media recording and production facilities accessory to public libraries, museums, places of religious assembly, colleges or universities	L	L	L	<u>L</u>	§ 11.7; §11.10.4
	Car Wash Bay Accessory to Automobile Services	L-ZP	L-ZP	L-ZP	<u>NP</u>	§11.7; §11.10.5
	College Accessory to a Place for Religious Assembly	L	L	NP	<u>L</u>	§11.7; §11.10.6
	Conference Facilities Accessory to Hotel Use	L	L	L	<u>L</u>	§11.7; §11.10.7
	Drive Through Facility Accessory to Eating / Drinking Establishments and to Retail Sales, Service, and Repair Uses*	L-ZP	L-ZP	L-ZP	<u>L-ZP</u>	§11.7; §11.10.8
	Garden*	L	L	L	<u>L</u>	§11.7; §11.10.9
	Keeping of Animals	L/L-ZP/ L-ZPIN	L/L-ZP/ L-ZPIN	L/L-ZP/ L-ZPIN	<u>L/L-ZP/ L-ZPIN</u>	§11.7; § 11.10.10
	Nonresidential Uses in Existing Business Structures In Residential Zones - Accessory Uses	Not Applicable				
	Occasional Sales, Services Accessory to Places of Religious Assembly*	L	L	L	<u>L</u>	§11.7; §11.10.11
	Outdoor Eating and Serving Area Accessory to Eating / Drinking Establishments Use*	L-ZP	L-ZP	L-ZP	<u>L-ZP</u>	§11.7; §11.10.12
	Outdoor Entertainment Accessory to Eating / Drinking Establishments Use*	L-ZPIN/ ZPSE	L-ZPIN/ZPSE	L-ZPIN/ ZPSE	<u>L-ZPIN/ ZPSE</u>	§11.7; §11.10.13
	Outdoor Retail Sale and Display*	L-ZP	L-ZP	L-ZP	<u>L-ZP</u>	§11.7; §11.10.14
	Outdoor Storage, General*	NP	NP	NP	<u>NP</u>	
	Outdoor Storage, Limited*	L-ZP	L-ZP	L-ZP	<u>L-ZP</u>	§11.7; §11.10.16
	Rental or Sales of Adult Material Accessory to a Permitted Bookstore Retail Sales Use	L	L	L	<u>L</u>	§11.7; §11.10.17

KEY: * = Need Not be Enclosed P = Permitted Use without Limitations L = Permitted Use with Limitations NP = Not Permitted Use ZP = Zoning Permit Review
ZPIN = Subject to Zoning Permit Review with Informational Notice ZPSE = Subject to Zoning Permit with Special Exception Review
When no ZP, ZPIN, ZPSE listed = No Zoning Permit required

USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Requirement -# of spaces per unit of measurement • Bicycle Parking Requirement -# of spaces per unit of measurement (% required spaces in indoor facility/% required spaces in fixed facility)	CMP-H CMP-EI CMP-H2 CMP-EI2 CMP-ENT <u>CMP-NWC</u>	APPLICABLE USE LIMITATIONS			
TEMPORARY USE CLASSIFICATION						
Temporary Uses	Unlisted Temporary Uses	L - Applicable in all Zone Districts		§11.11.1		
	Ambulance Service - Temporary	Not Applicable - See Permitted Primary Uses		§11.11.2		
	Amusement / Entertainment - Temporary*	L-ZP	L-ZP	L-ZP	<u>L-ZP</u>	§11.11.3
	Bazaar, Carnival, Circus or Special Event*	L-ZP	L-ZP	L-ZP	<u>L-ZP</u>	§11.11.4
	Building or Yard for Construction Materials*	L-ZP	L-ZP	L-ZP	<u>L-ZP</u>	§11.11.5
	Concrete, Asphalt, and Rock Crushing Facility*	L-ZP	L-ZP	L-ZP	<u>L-ZP</u>	§11.11.6
	Fence for Demolition or Construction Work	L-ZP	L-ZP	L-ZP	<u>L-ZP</u>	§11.11.7
	Health Care Center	P-ZP	P-ZP	P-ZP	<u>P-ZP</u>	§11.11.8
	Noncommercial Concrete Batching Plant*	L-ZP	L-ZP	L-ZP	<u>L-ZP</u>	§11.11.9
	Outdoor Retail Sales - Pedestrian / Transit Mall*	L-ZP	L-ZP	L-ZP	<u>L-ZP</u>	§11.11.10
	Outdoor Retail Sales*	L-ZP	L-ZP	L-ZP	<u>L-ZP</u>	§11.11.11
	Outdoor Sales, Seasonal*	L-ZP	L-ZP	L-ZP	<u>L-ZP</u>	§11.11.12
	Parking Lot Designated for a Special Event*	L-ZP	L-ZP	L-ZP	<u>L-ZP</u>	§11.11.13
	Retail Food Establishment, Mobile*	L-ZP	L-ZP	L-ZP	<u>L-ZP</u>	§11.11.14
	Temporary Construction Office	L-ZP	L-ZP	L-ZP	<u>L-ZP</u>	§11.11.15
	Temporary Office - Real Estate Sales	L-ZP	L-ZP	L-ZP	<u>L-ZP</u>	§11.11.16
	Tent for Religious Services	L-ZP	L-ZP	L-ZP	<u>L-ZP</u>	§11.11.17

SECTION 10.10.7 CAMPUS ZONE DISTRICTS SIGN STANDARDS

10.10.7.1 General

- A. Signs may be erected, altered and maintained only for and by a use by right in the district in which the signs are located; shall be located on the same zone lot as the use by right and shall be clearly incidental, customary and commonly associated with the operation of the use by right; provided, however, that no sign of any type shall be erected or maintained for or by a single unit dwelling except signs permitted according to Sections 10.10.3.1.A, 10.10.3.1.B, 10.10.3.1.E, 10.10.3.1.G, 10.10.3.1.I and signs identifying home occupations as regulated by Section 11.9.2.4.
- B. The sign standards contained within this Section apply to the following Zone Districts: CMP-H, CMP-H2, CMP-EI, CMP-EI2, and CMP-ENT, and CMP-NWC.

10.10.7.2 Permanent Signs

Permanent signs shall comply with the following standards:

	CMP-H CMP-EI	CMP-H2 CMP-EI2	CMP-ENT <u>CMP-NWC</u>
Contents	Identification by letter, numeral, symbol or design of the use by right by name, use, hours of operations, services offered and events.	Identification by letter, numeral, symbol or design of the use by right or conditional use by name, use, hours of operation, services offered and events.	Identification by letter, numeral, symbol or design of the use by right by name, use, hours of operation, services and products offered, events and prices of products and services; and/or any sign or signs that do not come within the definition of off-site commercial sign.
Sign Types	Wall, window, ground and projecting, except that projecting signs are prohibited for uses without direct street access on the ground story.	Wall, window, ground, projecting, and arcade, , except that projecting signs are prohibited for uses without direct street access on the ground story.	Wall, window, ground, projecting, and arcade, except that projecting signs are prohibited for uses without direct street access on the ground story.
Maximum Number	Projecting Signs Only: Each user may display 1 projecting sign adjacent to every street upon which the user has frontage and an entry, or 1 projecting sign at the corner of a building where the user has 2 frontages, provided that the approval of the manager of public works has been given pursuant to the provisions of Section 49-436 of the Revised Municipal Code. All Other Signs, including a Mix of Projecting and Other Sign Types: 2 signs for each front line of the zone lot on which the use by right is located.	Projecting Signs Only: Each user may display 1 projecting sign adjacent to every street upon which the user has frontage and an entry, or 1 projecting sign at the corner of a building where the user has 2 frontages, provided that the approval of the manager of public works has been given pursuant to the provisions of Section 49-436 of the Revised Municipal Code. All Other Signs, including a Mix of Projecting and Other Sign Types: Each use may have the greater number of the following: 5 signs; or 2 signs for each front line of the zone lot on which the use is located.	Projecting Signs Only: Each user may display 1 projecting sign adjacent to every street upon which the user has frontage and an entry, or 1 projecting sign at the corner of a building where the user has 2 frontages, provided that the approval of the manager of public works has been given pursuant to the provisions of Section 49-436 of the Revised Municipal Code. All Other Signs, including a Mix of Projecting and Other Sign Types: Each use may have the greater number of the following: 5 signs; or 3 signs for each front line of the zone lot on which the use by right or conditional use is located.

	CMP-H CMP-EI	CMP-H2 CMP-EI2	CMP-ENT CMP-NWC
<p>Maximum Sign Area</p>	<p>University or College: The following regulations shall apply to the contiguous Campus only: 2 square feet of sign area for each 5 linear feet of street frontage of the zone lot; provided, however, that the total area of all signs along any 1 street front shall not exceed 150 square feet of sign area, and no sign over 50 square feet shall be located within 100 feet of the zone lot line or campus boundary.</p> <p>Hospitals: 2 square feet of sign area for each 5 linear feet of street frontage of the zone lot not, however, to exceed 96 square feet of sign area to be applied to any 1 street front and not more than 2 street fronts, 1 contiguous with the other, shall be used.</p> <p>Lodging Accommodations: On zone lots having a linear street frontage of 100 feet or less, 100 square feet; on zone lots having a linear street frontage of more than 100 feet, 1 square foot of sign for each linear foot of street front; provided, however, computations shall be made and sign area shall be determined on each street frontage separately and, provided further, that in no event shall more than 300 square feet of sign area be applied to any 1 street front. No sign shall exceed 300 square feet in size.</p> <p>All Others: 20 square feet or two square feet of sign area for each 1,000 square feet of zone lot area; however, not to exceed 96 square feet of total sign area for each zone lot and provided that no 1 sign shall exceed 32 square feet.</p>	<p>Dwelling, Multiple Unit: 20 square feet or 1 square foot of sign area for each dwelling unit in a multiple unit dwelling not, however, to exceed 96 square feet of total sign area for any use and not more than 32 square feet of sign area to be applied to any 1 street front.</p> <p>University or College: The following regulations shall apply to the contiguous Campus only. 2 square feet of sign area for each 5 linear feet of street frontage of the zone lot; provided, however, that the total area of all signs along any 1 street front shall not exceed 150 square feet of sign area, and no sign over 50 square feet shall be located within 100 feet of the zone lot line or campus boundary.</p> <p>Hospitals: 2 square feet of sign area for each 5 linear feet of street frontage of the zone lot not, however, to exceed 96 square feet of sign area to be applied to any 1 street front and not more than 2 street fronts, 1 contiguous with the other, shall be used.</p> <p>Lodging Accommodations: On zone lots having a linear street frontage of 100 feet or less, 100 square feet; on zone lots having a linear street frontage of more than 100 feet, 1 square foot of sign for each linear foot of street front; provided, however, computations shall be made and sign area shall be determined on each street frontage separately and, provided further, that in no event shall more than 300 square feet of sign area be applied to any 1 street front. No sign shall exceed 300 square feet in size.</p> <p>All Others: 20 square feet or the total permitted sign area for each use by right or conditional use shall be determined by one of the following provisions; not, however, to exceed 192 square feet of total sign area for any 1 use and not more than 96 square feet of sign area to be applied to any 1 street front:</p> <ul style="list-style-type: none"> • For a zone lot having but 1 use by right or conditional use. 2 square feet of sign area for each 5 linear feet of street frontage of the zone lot; provided, however, that in computing the area of such signs not more than 2 street fronts, 1 contiguous with the other shall be used. • For a zone lot having 2 or more uses by right or conditional uses. 20 square feet plus 1 square foot of sign area for each 2 horizontal linear feet of that portion of the building frontage occupied by the use by right or conditional use. 	<p>Dwelling, Multiple Unit: One square foot of sign area for each dwelling unit in a multiple unit dwelling; not, however, to exceed 192 square feet of total sign area for any use and not more than 64 square feet of sign area to be applied to any 1 street frontage.</p> <p><u>Lodging Accommodations: On zone lots having a linear street frontage of 100 feet or less, 100 square feet; on zone lots having a linear street frontage of more than 100 feet, 1 square foot of sign for each linear foot of street front; provided, however, computations shall be made and sign area shall be determined on each street frontage separately and, provided further, that in no event shall more than 300 square feet of sign area be applied to any 1 street front. No sign shall exceed 300 square feet in size.</u></p> <p>All Others: 80 square feet, or the total permitted sign area for each use by right shall be determined by one of the following provisions; provided, however, that no sign shall exceed 200 square feet in area nor shall the total sign area of any use exceed 600 square feet:</p> <ul style="list-style-type: none"> • For a zone lot having but 1 use by right. 1.5 square feet of sign area for each linear foot of front line of the zone lot for the first 100 feet of the front line and 1 square foot of sign area for each linear foot of zone lot front line thereafter; provided, however, in computing the area of such signs, the measurements of not more than 2 front lines, 1 contiguous with the other, shall be used. • For a zone lot having 2 or more uses by right. For each use by right 2.5 square feet of sign area for each horizontal linear foot of that portion of building frontage occupied by the use by right, for the first 100 feet of building frontage, then .5 square foot of sign area for each horizontal linear foot of building frontage thereafter.

	CMP-H CMP-EI	CMP-H2 CMP-EI2	CMP-ENT CMP-NWC
Maximum Height Above Grade	<p>Wall and window signs: 25 feet Ground signs: 12 feet</p> <p>Projecting signs: The bottom of any projecting sign must be at least 8 feet above the sidewalk or ground story finished floor level, whichever is higher. The top of any projecting sign may be no higher than 15 feet above the sidewalk or ground story finished floor level, whichever is higher.</p>	<p>Wall, window and arcade signs:</p> <ul style="list-style-type: none"> Dwellings, multiple unit and all uses by right other than lodging accommodations, office and bank: 25 feet. Lodging accommodations, office and bank: The roof line of the building to which the sign is attached. <p>Ground signs: 25 feet.</p> <p>Projecting signs: The bottom of any projecting sign must be at least 8 feet above the sidewalk or ground story finished floor level, whichever is higher. The top of any projecting sign may be no higher than 15 feet above the sidewalk or ground story finished floor level, whichever is higher.</p>	<p>Wall and window signs: The roof line of the building to which the sign is attached. Ground and arcade signs: 32 feet.</p> <p>Projecting signs: The bottom of any projecting sign must be at least 8 feet above the sidewalk or ground story finished floor level, whichever is higher. The top of any projecting sign may be no higher than 15 feet above the sidewalk or ground story finished floor level, whichever is higher.</p>
Location	<p>Wall and window signs: Shall be set in from the boundary lines of the zone lot on which it is located, the same distance as a building containing a use by right; provided, however, wall signs may project into the required setback space the permitted depth of the sign.</p> <p>Ground signs: Shall be set in at least 5 feet from every boundary line of the zone lot.</p> <p>Projecting Signs:</p> <ul style="list-style-type: none"> Projecting graphics may project no more than 5 feet out from a building. Projecting signs shall not exceed the height of the parapet of the building on which mounted. Projecting signs shall not be placed less than 8 feet apart. 	<p>Wall, window and arcade signs: Shall be set back from the boundary lines of the zone lot on which located the same distance as a building containing a use by right or conditional use; provided, however, wall signs may project into the required setback space the permitted depth of the sign.</p> <p>Ground signs: Shall be set in at least 5 feet from every boundary line of the zone lot. In no case shall there be more than 1 ground sign applied to any street front.</p> <p>Projecting Signs:</p> <ul style="list-style-type: none"> Projecting graphics may project no more than 5 feet out from a building. Projecting signs shall not exceed the height of the parapet of the building on which mounted. Projecting signs shall not be placed less than 8 feet apart. 	<p>Shall be set back at least 5 feet from every boundary line of the zone lot in districts requiring a setback for structures; otherwise need not be set back from the boundary lines of the zone lot. Wall signs may project into the required setback space the permitted depth of the sign. In districts not requiring a building setback, wall signs attached to walls which are adjacent to a street right-of-way line may project into the right-of-way in accordance with Section 49-436. In no case shall there be more than 5 signs applied to any street front.</p> <p>Projecting Signs:</p> <ul style="list-style-type: none"> Projecting graphics may project no more than 5 feet out from a building. Projecting signs shall not exceed the height of the parapet of the building on which mounted. Projecting signs shall not be placed less than 8 feet apart.
Illumination	<p>All Sign Types: May be illuminated but only from a concealed light source. Flashing signs are prohibited.</p> <p>Additional Standards for Projecting Signs:</p> <ul style="list-style-type: none"> Illumination of projecting signs shall be permitted by direct, indirect, neon tube, light emitting diode (LED), and fluorescent illumination for users with over 20 linear feet of frontage. Users with fewer than 20 linear feet of frontage may have direct external illumination only. Fully internally-illuminated plastic sign boxes with internal light sources are prohibited Projecting signs may use a variety of illuminated colors. 	<p>All Sign Types: May be illuminated but only from a concealed light source. Flashing signs are prohibited.</p> <p>Additional Standards for Projecting Signs:</p> <ul style="list-style-type: none"> Illumination of projecting signs shall be permitted by direct, indirect, neon tube, light emitting diode (LED), and fluorescent illumination for users with over 20 linear feet of frontage. Users with fewer than 20 linear feet of frontage may have direct external illumination only. Fully internally-illuminated plastic sign boxes with internal light sources are prohibited. Projecting signs may use a variety of illuminated colors. 	<p>All Sign Types: May be illuminated. All direct illumination shall not exceed 25 watts per bulb. Flashing signs are prohibited.</p> <p>Additional Standards for Projecting Signs:</p> <ul style="list-style-type: none"> Illumination of projecting signs shall be permitted by direct, indirect, neon tube, light emitting diode (LED), and fluorescent illumination for users with over 20 linear feet of frontage. Users with fewer than 20 linear feet of frontage may have direct external illumination only. Fully internally-illuminated plastic sign boxes with internal light sources are prohibited. Projecting signs may use a variety of illuminated colors.
Animation	Animated signs are prohibited.	Animated signs are prohibited.	Animated signs are prohibited.

10.10.7.3 Temporary Signs

Subject to the conditions hereinafter set forth and upon application to and issuance of a zoning permit therefore, signs identifying or advertising new construction, remodeling, rebuilding, development, sale, lease or rental of either a use by right or a designated land area; each such permit shall be valid for a period of not more than 12 calendar months and shall not be renewed for more than one successive period at the same location.

- A. Permitted sign types:
 1. CMP-H, CMP-H2, CMP-EI, CMP-EI2: Wall and ground.
 2. CMP-ENT, CMP-NWC: Wall, ground and window.
- B. Permitted maximum number: 1 sign for each zone lot or designated land area on which the sign is located.
- C. Permitted sign area:
 1. CMP-H2 and CMP-EI2: 20 square feet or 2 square feet of sign area for each acre of zone lot or designated land area not to exceed 150 square feet.
 2. CMP-H and CMP-EI: 15 square feet plus 1 square foot per acre not to exceed 100 square feet for each zone lot or designated land area.
 3. CMP-ENT, CMP-NWC: The greater number of the following: 100 square feet; or 1 square foot of sign area for each 2 linear feet of street frontage of the zone lot; provided however, that the total area of all signs on the zone lot shall not exceed 200 square feet.
- D. Permitted maximum height above grade:
 1. CMP-H, CMP-H2, CMP-EI, CMP-EI2: 12 feet.
 2. CMP-ENT, CMP-NWC: 25 feet.
- E. Permitted location of temporary signs: Shall be set in at least 5 feet from every boundary line of the zone lot or designated land area.
- F. Permitted illumination of temporary signs:
 1. CMP-H, CMP-H2, CMP-EI, CMP-EI2: May be illuminated but only from a concealed light source, and shall not remain illuminated between the hours of 11:00 p.m. and 6:00 a.m.
 2. CMP-ENT, CMP-NWC: May be illuminated and all direct illumination shall not exceed 25 watts per bulb.
- G. Prohibited: Flashing signs are prohibited and animated signs are prohibited.

10.10.7.4 Joint Identification Signs - CMP-H2 and, CMP-EI2, and CMP-NWC

Subject to the conditions hereinafter set forth and upon application to and issuance a zoning permit therefore, joint identification signs are permitted for 3 or more primary uses on the same zone lot as the signs, excluding parking. The following joint identification signs are in addition to all other signs:

- A. Permitted sign types: Wall and ground.
- B. Permitted maximum number: 1 wall sign or 1 ground sign for each front line of the zone lot.
- C. Permitted sign area: 1 square foot of sign area for each 2 linear feet of street frontage; provided, however, that the total sign area shall not exceed 200 square feet.
- D. Permitted maximum height above grade: 20 feet.

DIVISION 11.3 CIVIC, PUBLIC AND INSTITUTIONAL PRIMARY USE LIMITATIONS

The Use and Parking Tables in Articles 3 through 9 reference any limitations applicable to permitted primary, accessory, or temporary uses. This Division contains limitations applicable to specific uses within the primary Civic, Public and Institutional Primary Use Classification across multiple Zone Districts and neighborhood contexts.

BASIC UTILITIES USE CATEGORY

SECTION 11.3.1 UTILITY, MAJOR IMPACT

11.3.1.1 All Residential Zone Districts; All Mixed Use Commercial Zone Districts

In all Residential Zone Districts and in all Mixed Use Commercial Zone Districts, except CMP-NWC Zone District, where permitted with limitations, Major Impact Utility uses are limited to water reservoir, which need not be enclosed.

11.3.1.2 All Open Space Context Zone Districts and O-1 Zone District

In all Open Space Context Zone Districts and the O-1 Zone District, where permitted with limitations, Major Impact Utility uses are limited to water reservoir or, in the OS-B and O-1 Zone District only, water filtration plant is also permitted.

11.3.1.3 I-A, -B Zone Districts; All Downtown Neighborhood Context Zone Districts; CMP-NWC Zone District

In the I-A, -B Zone Districts, and all Downtown Neighborhood Context Zone Districts, and the CMP-NWC Zone District where permitted with limitations:

A. Sanitary Service

All sanitary service utilities shall be located a minimum 500 feet from any Residential Zone District. This requirement may be reduced by the Zoning Administrator if the applicant can prove by a preponderance of evidence that a smaller separation will have no significant effect on the nearby Residential Zone District.

B. Solid Waste Facility

All solid waste facilities must be located in a completely enclosed structure and must be located a minimum of 500 feet from any Residential Zone District.

C. Above-Ground Power, Gas, and Other Facilities

The expansion of transmission line capacity shall not require a zoning permit provided such expansion may be accomplished within an existing right-of-way or with existing structures or poles.

11.3.1.4 I-A, -B Zone Districts; CMP-NWC Zone District

In the I-A, -B, and CMP-NWC Zone Districts, where permitted with limitations

A. Spacing Required

The following major impact utilities shall be located a minimum of 500 feet from any Residential Zone District:

1. Sewage disposal plant.
2. Incinerator, publicly operated.
3. Electric generation plant, excluding nuclear powered plants.

SECTION 11.5.26 WHOLESALE TRADE OR STORAGE, LIGHT

11.5.26.1 All CC, MX, MS, CMP Zone Districts

In all CC, MX, MS, CMP Zone Districts, where permitted with limitations:

- A. A Wholesale Trade or Storage, Light use proposed on a zone lot greater than 25,000 square feet or is proposed to operate between 10:00 p.m. and 5:00 a.m. shall be reviewed according to Section 12.4.9, Zoning Permit with Special Exception Review.

- B. A Wholesale Trade or Storage, Light use proposed on zone lots fronting 56th Avenue, Tower Road, or Pena Boulevard, or within 300 feet of any boundary with any portion of Adams County other than the Rocky Mountain Arsenal, shall be reviewed according to Section 12.4.2, Zoning Permit Review with Informational Notice, in order to permit review and comment by adjacent jurisdictions.

DIVISION 11.6 AGRICULTURAL PRIMARY USE LIMITATIONS

The Use and Parking Tables in Articles 3 through 9 reference any limitations and standards applicable to permitted primary, accessory, or temporary uses. This Division contains limitations and standards applicable to specific uses within the Agricultural Primary Use Classification across multiple Zone Districts and neighborhood contexts.

SECTION 11.6.1 AQUACULTURE

In all Zone Districts, where permitted with limitations, the outdoor storage of waste material from fish processing is prohibited.

SECTION 11.6.2 GARDEN, URBAN

11.6.2.1 All Zone Districts

In all Zone Districts, where permitted with limitations, bee keeping is permitted as accessory to the Urban Garden use, subject to compliance with the standards for accessory bee-keeping stated in Section 11.8.5, Keeping of Household Animals, except that the bee keeping use need not be sited within the rear 50% of the zone lot, and except that in an Industrial Context Zone District ~~or~~, Open Space Context Zone District, or CMP-NWC Zone District, the number of permitted bee hives may be increased to a maximum of 2 hives per 6,000 square feet of gross zone lot area.

SECTION 11.6.3 HUSBANDRY, ANIMAL

11.6.3.1 I-MX, -A, -B Zone Districts

In the I-MX, -A, -B Zone Districts, where permitted with limitations, a Husbandry, Animal use shall be located at least 500 feet from a Residential Zone District.

11.6.3.2 OS-B Zone Districts

In the OS-B Zone District, where permitted with limitations, a Husbandry, Animal use is limited to the raising and/or grazing of livestock animals and any confinements for such animals, provided such use is located at least 500 feet from a Residential Zone District.

SECTION 11.6.4 HUSBANDRY, PLANT

11.6.4.1 All Zone Districts

In all Zone Districts, where permitted with limitations, growing of marijuana is permitted only as a "husbandry, plant" use, and shall occur only within a completely enclosed structure.

11.6.4.2 I-A Zone District

In the I-A Zone District, where permitted with limitations, when not operated inside a completely enclosed structure, the Plant Husbandry use shall be located at least 500 feet from a Residential Zone District.

SECTION 11.6.5 PLANT NURSERY

11.6.5.1 In All Zone Districts

In all Zone Districts, where permitted with limitations:

- A. The outdoor storage of waste material from accessory fish processing (Aquaculture) is prohibited.
- B. Bee keeping is permitted as accessory to a Plant Nursery use, subject to compliance with the standards for accessory bee-keeping stated in Section 11.8.5, Keeping of Household Animals, except that the bee keeping use need not be sited within the rear 50% of the zone lot, and except that in an Industrial Context Zone District ~~or~~, Open Space Context Zone District, or CMP-

NWC Zone District, the number of permitted bee hives may be increased to a maximum of 2 hives per 6,000 square feet of gross zone lot area.

- C. When not operated inside a completely enclosed structure, the Plant Nursery use shall be located at least 500 feet from a Residential Zone District.

11.6.5.2 I-MX Zone Districts

In the I-MX Zone District, where permitted with limitations, a Plant Nursery use shall be operated within a completely enclosed structure.

11.6.5.3 I-A, -B, OS-B, O-1, and DIA Zone Districts

In the I-A, -B, OS-B, O-1, and DIA Zone Districts, where permitted with limitations, an unenclosed Plant Nursery use shall be located at least 500 feet from a Residential Zone District.

SECTION 11.10.9 GARDEN

11.10.9.1 All Zone Districts

In all Zone Districts, where accessory garden uses are permitted with limitations:

- A. The growing of marijuana in an accessory garden is prohibited when the marijuana is made available for use in a marijuana establishment requiring a license by the City or made available for sale. Any growing of marijuana in an accessory garden shall occur inside a completely enclosed structure and shall not exceed the number of plants allowed under the laws and rules and regulations of the City.
- B. Bee keeping is permitted as incidental to the accessory Garden use, subject to compliance with the standards for accessory bee-keeping stated in Section 11.8.5, Keeping of Household Animals, except that the bee keeping use need not be sited within the rear 50% of the zone lot, and except that in an Industrial Context Zone District ~~or~~, Open Space Context Zone District, or CMP-NWC Zone District, the number of permitted bee hives may be increased to a maximum of 2 hives per 6,000 square feet of gross zone lot area.
- C. In a Residential Zone District, retail or wholesale sales of goods or products derived from a Garden are permitted when such use is accessory to a primary nonresidential use, including but not limited to a permitted Public, Institutional and Civic Use. In all other Zone Districts, retail or wholesale sales of goods or products derived from a Garden are permitted when such use is accessory to a primary nonresidential use.

SECTION 11.10.10 KEEPING OF ANIMALS

11.10.10.1 All Zone Districts

In all Zone Districts, where accessory keeping of animals is permitted with limitations:

A. Animals Permitted Without a Zoning Permit

Keeping of no more than 8 chickens and ducks combined per zone lot, and no more than 2 Dwarf Goats, except any number of their offspring younger than 6 months, per zone lot may be kept, provided:

1. No structure used to house the animals may be closer than 15 feet to: (1) a structure on an abutting zone lot containing a dwelling unit, and (2) a dwelling unit not the residence of the animal keeper(s) and located in a primary structure on the same zone lot; and
2. Slaughtering of the animals as part of keeping such animals is prohibited.

B. Animals Permitted With a Zoning Permit

The Zoning Administrator may allow the accessory keeping of animals of a type or number other than permitted in Section 11.10.10.1.A above, upon finding that the use complies with Section 11.7.1, General Provisions Applicable to All Accessory Uses, and subject to the following additional limitations:

1. Section 12.4.2, Zoning Permit Review with Informational Notice, is required when the subject property is in a:
 - a. Residential Zone District;
 - b. MS-2x and MX-2x Zone District; or
 - c. Mixed Use Commercial Zone District where the subject property is adjacent to a Residential Zone District.
2. For all other requests, Section 12.4.1, Zoning Permit Review, is required.
3. The Zoning Administrator may not approve the keeping of animals otherwise prohibited by federal, state, or other city law;

2. Liquefied petroleum gases shall be stored no closer to any boundary line of a zone lot on which they are located than that permitted by the Denver Fire Code.
3. Explosives shall be stored no closer to any boundary line of the zone lot on which they are located than that permitted by the Denver Fire Code.

SECTION 11.10.16 OUTDOOR STORAGE, LIMITED

11.10.16.1 All Zone Districts

In all Zone Districts, where permitted with limitations, Limited Outdoor Storage uses shall comply with the following limitations:

- A. Shall only be permitted following approval of a site development plan illustrating the extent of the permitted area for limited outdoor storage and compliance with these limitations.
- B. Shall be limited in area to no more than 10% of the gross floor area of the Primary Structure on the Zone Lot.
- C. Stored materials and products shall not be more than 12 feet in height. This height limitation shall not apply to stored materials and products in the CMP-NWC Zone District.
- D. Shall be fully screened from view from the public right-of-way, public Off-Street Parking Areas, or adjacent Residential Zone Districts by a 100 percent opaque visual barrier or screen. Chain-link fencing with slats inserted may be considered acceptable for this screening, except where located abutting or across the street from a Residential Zone District. See also Section 10.5.5, Fences and Walls.
- E. **Location on Zone Lot**
The location of limited outdoor storage on a zone lot is subject to the following conditions:
 1. Shall be located at least 15 feet from the public right-of-way and any abutting Residential Zone District;
 2. Shall be located behind the Primary Street facing facade of a Primary Structure on the same zone lot;
 3. May be located to the side of a building, provided it is not located within the required side interior or side street setback.
- F. Vehicles awaiting repair may be stored up to 14 days within the required screened limited outdoor storage area.
- G. Shopping cart storage areas located within a surface parking lot for the convenience of the primary land use's customers are exempt from the location and screening standards in Sections 11.10.16.1.B, D, and E above.
- H. No materials or wastes shall be deposited upon a zone lot in such form or manner that they may be transferred off the zone lot by natural causes or forces.
- I. All materials or wastes that may cause fumes or dust, or which constitute a fire hazard, or which may be edible by or otherwise be attractive to rodents or insects, shall be stored outdoors only in closed containers.
- J. The following limitation shall apply to the above-ground storage of certain materials:
 1. No flammable gases or solids, combustible or flammable liquids or explosives shall be stored in bulk above ground except that:
 - a. Railroad locomotive fueling, fuel tanks for energy or heating devices or appliances, tanks containing compressed natural gas and the fueling of vehicles operated in

DIVISION 11.11 TEMPORARY USE LIMITATIONS

The Use and Parking Tables in Articles 3 through 9 reference any limitations applicable to permitted primary, accessory, or temporary uses. This Division contains limitations applicable to specific temporary uses across multiple Zone Districts and neighborhood contexts. Temporary uses are permitted according to Section 12.4.1, Zoning Permit Review, and subject to compliance with this Division's use-specific standards, as applicable.

SECTION 11.11.1 UNLISTED TEMPORARY USES

11.11.1.1 All Zone Districts

In all Zone Districts, where permitted with limitations:

- A. The Zoning Administrator may allow and impose limitations on unlisted temporary uses according to this subsection 11.11.1.
- B. All such determinations shall be reviewed according to the procedures and review criteria stated Section 12.4.6, Code Interpretations and Determination of Unlisted Uses.

SECTION 11.11.2 AMBULANCE SERVICE

11.11.2.1 All Zone Districts

In all Zone Districts, where permitted with limitations:

- A. Not more than 2 ambulances at any one location;
- B. Vehicles to be parked in completely enclosed structure when not in use;
- C. No mechanical or maintenance work is to be done on premises and no gasoline is to be stored there;
- D. No office is to be maintained in connection with the temporary ambulance service use; and
- E. Each permit shall be valid for a period of not more than 6 months, but may be renewed; provided, however, that failure to comply with any of these standards shall be cause for revocation of any permit.

SECTION 11.11.3 AMUSEMENT / ENTERTAINMENT USES

11.11.3.1 All Industrial Context Zone Districts; O-1 Zone District; CMP-H and CMP-NWC Zone Districts

In all Industrial Context Zone Districts, the O-1 Zone District, and the CMP-H Zone District, and the CMP-NWC Zone District, where permitted with limitations, a temporary amusement, entertainment or recreational use on the payment of a fee or admission charge shall comply with the following standards:

- A. The temporary use shall not be enclosed.
- B. The temporary use shall be a minimum of 500 feet from a Residential Zone District. This requirement may be reduced or eliminated by the Zoning Administrator if the applicant proves by a preponderance of the evidence that the proposed use, site design, its traffic generation, and other external effects indicates a smaller separation will have no significant effect on the nearby Residential Zone District.
- C. Each permit shall be valid for a period of not more than 6 calendar months, but may be renewed.

- N. Operators shall not cause any liquid wastes used in the operation, with the exception of clean ice melt, to be discharged from the retail food establishment, mobile.
- O. Operations shall be located at least 50 feet from any Residential Zone District.
- P. Operations are prohibited on undeveloped zone lots and zone lots with unoccupied structures or unpaved surfaces.

SECTION 11.11.15 TEMPORARY CONSTRUCTION OFFICE

11.11.15.1 All Zone Districts

In all Zone Districts, where permitted with limitations, temporary construction offices needed for a specific construction project are permitted provided each permit shall be valid for a period of not more than 12 calendar months and shall not be renewed for more than three successive periods at the same location; however, site cleanup shall be completed within 30 days after completion of the project, regardless of the length of the permit.

SECTION 11.11.16 TEMPORARY OFFICE - REAL ESTATE SALES

11.11.16.1 All Residential and Mixed Use Commercial Zone Districts

In all Residential Zone Districts and Mixed Use Commercial Zone Districts, where permitted with limitations, temporary offices, for the sale or rental of dwelling units within one (1) specific project under construction, rehabilitation or recently completed, and both incidental and necessary for the sale or rental of real property in the Zone District are permitted subject to compliance with the following standards:

- A. Such permit shall be valid for a period of not more than 6 calendar months and shall not be renewed for more than four successive periods for the same project.
- B. Each permit shall specify the location of the temporary office and the area, within the same Zone District, of the permitted operation, no part of which area shall be a distance of more than 2 miles from the temporary office.

SECTION 11.11.17 TENT FOR RELIGIOUS SERVICES

11.11.17.1 All Industrial Zone Districts; CMP-NWC Zone District

In all Industrial Zone Districts and CMP-NWC, where permitted with limitations, tents for religious services shall comply with the following limitations:

- A. Must be 500 feet from a Residential Zone District.
- B. Applications shall be reviewed by the Denver Fire Department.
- C. Each such permit shall be valid for a period of one month and may be renewed.

2. For the purpose of computing the size of an area for compliance herewith, there shall be excluded from the minimum area calculation the following:
 - a. That portion of public rights-of-way in excess of 60 feet in width;
 - b. Water reservoirs, including supporting land, owned by the city, the state, the Denver Water Board, or any agency of the federal government;
 - c. All land owned by Denver School District No. 1 which is used for school purposes; and
 - d. All land owned by the city, the state, or any agency of the federal government which is used for public park or recreational purposes.

D. Minimum Area Requirements for Rezoning

Subject to the foregoing limitations, an area proposed to bear the following zoning classifications shall contain at least the following area:

ZONE DISTRICT CLASSIFICATION PROPOSED	MINIMUM AREA REQUIRED
SU	4 acres or at least two facing block faces except as required below: <ul style="list-style-type: none"> • Rezone from "A", "B", "C", etc. SU zone to "A1", "B1", "C1" etc. SU Zone District: minimum 1 block • Rezone from "A", "B", "C", etc. SU zone to "A2", "B2", "C2" etc. SU Zone District: 8 acres
TU	4 acres or at least two facing block faces except as required below: <ul style="list-style-type: none"> • Rezone from "A", "B", "C", etc. TU zone to "A1", "B2", "C1" etc. TU Zone District: 8 acres

TH	2 acres, or at least one face block
RH	2 acres, or at least one face block
MU	2 acres, or at least two facing block faces or one block
RO	No requirement

CC	No requirement
RX	No requirement
MX	No requirement
MS	No requirement
CCN	No requirement

D-C	Must abut an existing D-C District
D-TD	Must abut an existing D-TD district
D-LD	Must abut an existing D-LD district
D-CV	Must abut an existing D-CV district

I-MX	No requirement
I-A	8 acres
I-B	8 acres
CMP-H, H2	6 acres or no minimum if abutting an existing CMP-H or CMP-H2 district
CMP-EI, EI2	CMP-EI: 6 acres or no minimum if abutting an existing CMP-EI district CMP-EI2: 70,000 square feet or no minimum if adjacent to or across the street from an existing CMP-EI or CMP-EI2 district
CMP-ENT	6 acres
CMP-NWC	No requirement