



Denver Zoning Code Text Amendment Citywide Accessory Dwelling Units (ADUs)

LAND USE, TRANSPORTATION & INFRASTRUCTURE COMMITTEE REVIEW DRAFT
October 2, 2024

The Citywide ADUs project proposes amendments to the Denver Zoning Code, zoning map, and Former Chapter 59 zoning to allow ADUs in all residential areas of the city. This document is a draft of the proposed text amendment to allow ADUs in all residential zone districts. It primarily modifies existing regulations pertaining to the allowance of the detached ADU building form and land use.

Properties with Former Chapter 59 Zoning: This text amendment is proposed to apply to properties subject to the Denver Zoning Code. The City Council Sponsors for the Denver Zoning Code text amendment and Department of Community Planning and Development (CPD) intend to propose a companion amendment that would extend elements of this proposed text amendment to properties that retain Former Chapter 59 zoning, including the allowance to establish an ADU as accessory to a primary single-unit dwelling use in any zone district that allows single-unit dwellings.

More information is available at <https://www.denvergov.org/citywideadus>

Markup Document Conventions

- Text in red underline is proposed new language.
- Text in ~~red strikethrough~~ is proposed deleted language.
- Text in blue is existing language moved to another location.
- Text in ~~blue strikethrough~~ is existing language deleted from its original location.
- Only pages with changes relevant to this text amendment are included in the review file (with the exception of a few pages inserted for context). You may wish to look at other sections for additional context.
- While efforts are 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 draft. These will be corrected in the final, “clean” version of the text amendment that is filed for adoption by City Council.
- Additionally, please note that coordination will continue throughout the process to ensure constancy of approach and administration with other ongoing text amendments.

Please visit the [Citywide ADUs web page](#) and click on ‘submit a comment or question’ to provide comments. All interested persons and organizations should express their support or concerns at the public hearings before City Council and Planning Board.

Community Planning and Development
201 W. Colfax Ave., Dept. 205 | Denver, CO 80202
www.denvergov.org/cpd
p. (720) 865-2700

DIVISION 2.3 CODE ORGANIZATION

SECTION 2.3.1 ARTICLES 3 THROUGH 7: NEIGHBORHOOD CONTEXTS

The Code is organized such that each Neighborhood Context is a separate Article. The purpose is to provide, to the extent possible, all regulations applicable to that Neighborhood Context in one location of the Code. Each Neighborhood Context Article has the same Division headings to ensure consistency when referencing regulations between Articles. Each of the Division headings are described below.

2.3.1.1 Neighborhood Context Description

Each Article provides a description of the Neighborhood Context. The description is organized to describe general character; street, block and access patterns; building placement and location; building height; and mobility. The description provides the basis for the context and form based regulations.

2.3.1.2 Districts

- A. This Division establishes the menu of zone districts for the Neighborhood Context. There is a list of intent statements for each zone district in the Context.
- B. Zone District Naming Convention: The zone districts for the Suburban, Urban Edge, Urban, General Urban and Urban Center Neighborhood Contexts follow a consistent naming convention, as follows:

FIRST LETTER	SECOND LETTERS	THIRD LETTER OR THIRD NUMBER	OCCASIONAL LAST NUMBER OR LETTER	EXAMPLES
Neighborhood Context	Dominant Building Form and Character	Minimum Zone Lot Size in square feet or Maximum Building Height in stories	Special Purpose	
S = Suburban E = Urban Edge U = Urban G = General Urban C = Urban Center	SU = Single Unit TU = Two Unit RH = Row House MU = Multi Unit RO = Residential Office RX = Residential Mixed Use CC = Commercial Corridor MX = Mixed Use MS = Main Street	<u>Minimum Zone Lot Sizes</u> A = 3,000 B = 4,500 C = 5,500 D = 6,000 E = 7,000 F = 8,500 G = 9,000 H = 10,000 I = 12,000 <u>Heights*</u> 2 = 2 stories 2.5 = 2.5 stories 3 = 3 stories 5 = 5 stories 8 = 8 stories 12 = 12 stories 16 = 16 stories 20 = 20 stories * Maximum Building Height may be increased as provided in this Code.	When there is a number or letter at the end of the zone district name, that is an indicator of special regulations. Refer to the zone district regulations for more detail. Typically: 1 = Accessory dwelling units allowed throughout 2 = Accessory dwelling unit and duplexes and tandem houses allowed on certain corners x = Special provisions tailored to that zone district A = Special provisions, especially design standards or allowed building forms, tailored to that zone district	U-SU-A: Urban Neighborhood Context, allows single units and <u>accessory dwelling units</u> the with <u>a</u> minimum zone lot size is of 3,000 sf U-SU-A1: Urban Neighborhood Context, allow single units, a minimum lot size of 3,000 sf and allows accessory dwelling units G-MU-3: General Urban Neighborhood, allows up to multiple family uses with a maximum height of 3 stories C-MX-5: Urban Center Neighborhood, allows commercial and residential uses with a maximum height of 5 stories.

DIVISION 2.5 ESTABLISHMENT OF ZONE DISTRICTS

The following are the zone districts organized by context:

2.5.1.1 Suburban, Urban Edge and Urban Neighborhood Context:

SUBURBAN NEIGHBORHOOD CONTEXT		URBAN EDGE NEIGHBORHOOD CONTEXT		URBAN NEIGHBORHOOD CONTEXT	
S-SU-A	Single Unit A	E-SU-A	Single Unit A	U-SU-A	Single Unit A
S-SU-A1	Single Unit A1	E-SU-A1	Single Unit A1	U-SU-A1	Single Unit A1
S-SU-D	Single Unit D	E-SU-B	Single Unit B	U-SU-A2	Single Unit A2
S-SU-D1	Single Unit D1	E-SU-B1	Single Unit B1	U-SU-B	Single Unit B
S-SU-Fx	Single Unit Fx	E-SU-D	Single Unit D	U-SU-B1	Single Unit B1
S-SU-F	Single Unit F	E-SU-Dx	Single Unit Dx	U-SU-B2	Single Unit B2
S-SU-F1A	Single Unit F1A	E-SU-D1	Single Unit D1	U-SU-C	Single Unit C
S-SU-F1A	Single Unit F1A	E-SU-D1x	Single Unit D1x	U-SU-C1	Single Unit C1
S-SU-F1x	Single Unit F1x	E-SU-G	Single Unit G	U-SU-C2	Single Unit C2
S-SU-lx	Single Unit lx	E-SU-G1	Single Unit G1	U-SU-E	Single Unit E
S-SU-l	Single Unit l	E-TU-B	Two Unit B	U-SU-E1	Single Unit E1
S-SU-l1	Single Unit l1	E-TU-C	Two Unit C	U-SU-H	Single Unit H
S-SU-l1x	Single Unit l1x	E-RH-2.5	Row House 2.5	U-SU-H1	Single Unit H1
S-RH-2.5	Row House 2.5	E-MU-2.5	Multi Unit 2.5	U-TU-B	Two Unit B
S-MU-3	Multi Unit 3	E-RX-3	Residential Mixed Use 3	U-TU-B2	Two Unit B2
S-MU-5	Multi Unit 5	E-RX-5	Residential Mixed Use 5	U-TU-C	Two Unit C
S-MU-8	Multi Unit 8	E-CC-3x	Commercial Corridor 3x	U-RH-2.5	Row House 2.5
S-MU-12	Multi Unit 12	E-CC-3	Commercial Corridor 3	U-RH-3A	Row House 3A
S-MU-20	Multi Unit 20	E-MX-2x	Mixed Use 2x	U-RX-3	Residential Mixed Use 3
S-CC-3x	Commercial Corridor 3x	E-MX-2A	Mixed Use 2A	U-RX-5	Residential Mixed Use 5
S-CC-3	Commercial Corridor 3	E-MX-2	Mixed Use 2	U-MX-2x	Mixed Use 2x
S-CC-5x	Commercial Corridor 5x	E-MX-3A	Mixed Use 3A	U-MX-2	Mixed Use 2
S-CC-5	Commercial Corridor 5	E-MX-3	Mixed Use 3	U-MX-3	Mixed Use 3
S-MX-2x	Mixed Use 2x	E-MS-2x	Main Street 2x	U-MS-2x	Main Street 2x
S-MX-2A	Mixed Use 2A	E-MS-2	Main Street 2	U-MS-2	Main Street 2
S-MX-2	Mixed Use 2	E-MS-3	Main Street 3	U-MS-3	Main Street 3
S-MX-3A	Mixed Use 3A	E-MS-5	Main Street 5	U-MS-5	Main Street 5
S-MX-3	Mixed Use 3				
S-MX-5A	Mixed Use 5A				
S-MX-5	Mixed Use 5				
S-MX-8A	Mixed Use 8A				
S-MX-8	Mixed Use 8				
S-MX-12A	Mixed Use 12A				
S-MX-12	Mixed Use 12				
S-MS-3	Main Street 3				
S-MS-5	Main Street 5				

DIVISION 3.2 DISTRICTS (S-SU-, S-RH-, S-MU-, S-CC-, S-MX-, S-MS-)

SECTION 3.2.1 DISTRICTS ESTABLISHED

To carry out the provisions of this Article, the following zone districts have been established in the Suburban Neighborhood Context and are applied to property as set forth on the Official Map.

Suburban Neighborhood Context

S-SU-A	Single Unit A
S-SU-A1	Single Unit A1
S-SU-D	Single Unit D
S-SU-D1	Single Unit D1
S-SU-F	Single Unit F
S-SU-Fx	Single Unit Fx
S-SU-F1A	Single Unit F1A
S-SU-F1A	Single Unit F1A
S-SU-F1x	Single Unit F1x
S-SU-I	Single Unit I
S-SU-Ix	Single Unit Ix
S-SU-I1	Single Unit I1
S-SU-I1x	Single Unit I1x
S-RH-2.5	Row House 2.5
S-MU-3	Multi Unit 3
S-MU-5	Multi Unit 5
S-MU-8	Multi Unit 8
S-MU-12	Multi Unit 12
S-MU-20	Multi Unit 20
S-CC-3	Commercial Corridor 3
S-CC-3x	Commercial Corridor 3x
S-CC-5	Commercial Corridor 5
S-CC-5x	Commercial Corridor 5x
S-MX-2	Mixed Use 2
S-MX-2x	Mixed Use 2x
S-MX-2A	Mixed Use 2A
S-MX-3	Mixed Use 3
S-MX-3A	Mixed Use 3A
S-MX-5	Mixed Use 5
S-MX-5A	Mixed Use 5A
S-MX-8	Mixed Use 8
S-MX-8A	Mixed Use 8A
S-MX-12	Mixed Use 12
S-MX-12A	Mixed Use 12A
S-MS-3	Main Street 3
S-MS-5	Main Street 5

SECTION 3.2.2 RESIDENTIAL DISTRICTS (S-SU-A, ~~A1~~, -D, ~~D1~~, -F, -Fx, ~~F1A~~, ~~F1A~~, ~~F1X~~, -I, -IX, ~~I1~~, ~~I1X~~, S-RH-2.5, S-MU-3, 5, 8, 12, 20)

3.2.2.1 General Purpose

- A. The intent of the Residential districts is to promote and protect residential neighborhoods within the character of the Suburban Neighborhood Context. These regulations allow for some multi-unit districts, but not to such an extent as to detract from the overall image and character of the residential neighborhood.
- B. The building form standards, design standards, and uses work together to promote desirable residential areas. The standards of the single unit districts promote a consistent pattern of one to two story suburban houses where the wider part of the building orients to the street and access is provided by front-loaded garages. While lot sizes vary, lot coverage is typically low creating generous setbacks and yard space. The standards of the row house and multi unit districts promote existing and future patterns of multiple buildings on a single Zone Lot. These building forms include duplex, row house and apartments sometimes organized around common open space and parking areas with an internal circulation system.
- C. These standards recognize common residential characteristics within the Suburban Neighborhood Context but accommodate variation by providing a range of Residential Zone Districts.
- D. The regulations provide a consistent framework to property owners, developers, and neighborhood residents to reinforce desired development patterns, encourage affordable housing, and accommodate reinvestment in residential districts.
- E. These Residential districts capture parts of the city typically platted and developed in the mid-to late 1900s.

3.2.2.2 Specific Intent

A. Single Unit A (S-SU-A)

S-SU-A is a single unit district allowing suburban houses and detached accessory dwelling units with a minimum zone lot area of 3,000 square feet. This district requires the shallowest setbacks and highest lot coverage in the Suburban Neighborhood Context. Access may be from the street or from an alley.

B. ~~Single Unit A1 (S-SU-A1)~~

~~S-SU-A1 is a single unit district allowing suburban houses with a minimum zone lot area of 3,000 square feet and accessory dwelling units.~~

C. Single Unit D (S-SU-D)

S-SU-D is a single unit district allowing suburban houses and detached accessory dwelling units with a minimum zone lot area of 6,000 square feet.

D. ~~Single Unit D1 (S-SU-D1)~~

~~S-SU-D1 is a single unit district allowing suburban houses with a minimum zone lot area of 6,000 square feet and accessory dwelling units.~~

E. Single Unit F (S-SU-F)

S-SU-F is a single unit district allowing suburban houses and detached accessory dwelling units with a minimum zone lot area of 8,500 square feet.

F. Single Unit Fx (S-SU-Fx)

S-SU-Fx is a single unit district allowing suburban houses and detached accessory dwelling units with a minimum zone lot area of 8,500 square feet. The primary distinction between this zone district and S-SU-F is there are more limitations on home occupations.

Note: The current S-SU-F1 district is proposed to be renamed S-SU-FA to be more consistent with district naming conventions described in Section 2.3.1.2. Renaming S-SU-F1 leaves no code districts with a "1" in their name.

- G. Single Unit F1A (S-SU-F1A)**
S-SU-F1A is a single unit district allowing suburban houses, tandem houses, and detached accessory dwelling units with a minimum zone lot area of 8,500 square feet; ~~tandem houses and detached accessory dwelling units.~~
- H. Single Unit F1A (S-SU-F1A)**
~~S-SU-F1A is a single unit district allowing suburban houses with a minimum zone lot area of 8,500 square feet and detached accessory dwelling units. The primary distinction between this zone district and S-SU-F1 is that tandem houses are not an allowed building form.~~
- I. Single Unit F1x (S-SU-F1x)**
~~S-SU-F1x is a single unit district allowing suburban houses with a minimum zone lot area of 8,500 square feet and detached accessory dwelling units. The primary distinction between this zone district and S-SU-F1 is that tandem houses are not an allowed building form and there are more limitations on home occupations. The primary distinction between this zone district and S-SU-F1A is there are more limitations on home occupations.~~
- J. Single Unit I (S-SU-I)**
S-SU-I is a single unit district allowing suburban houses and detached accessory dwelling units with a minimum zone lot area of 12,000 square feet. This district requires the largest setbacks and lowest lot coverage (more unobstructed open space) in the Suburban Neighborhood Context.
- K. Single Unit Ix (S-SU-Ix)**
S-SU-Ix is a single unit district allowing suburban houses and detached accessory dwelling units with a minimum zone lot area of 12,000 square feet. This district requires the largest setbacks and lowest lot coverage in the Suburban Neighborhood Context. The primary distinction between this zone district and S-SU-I is there are more limitations on home occupations.
- L. Single Unit I1 (S-SU-I1)**
~~S-SU-I1 is a single unit district allowing suburban houses with a minimum zone lot area of 12,000 square feet and accessory dwelling units.~~
- M. Single Unit I1x (S-SU-I1x)**
~~S-SU-I1x is a single unit district allowing suburban houses with a minimum zone lot area of 12,000 square feet and accessory dwelling units. The primary distinction between this zone district and S-SU-I1 is there are more limitations on home occupations.~~
- N. Row House 2.5 (S-RH-2.5)**
S-RH-2.5 is a multi unit district ~~and allow~~ings suburban houses, duplexes, and row houses, ~~building forms~~ up to two and one half stories in height, and detached accessory dwelling units.
- O. Multi Unit 3, 5, 8, 12, 20 (S-MU-3, 5, 8, 12, 20)**
S-MU- is a multi unit district ~~and allow~~ings suburban houses, duplexes, row houses, and apartments, ~~building forms~~ up to 3, 5, 8, 12, 20 stories in height, and detached accessory dwelling units.

SECTION 3.2.3 COMMERCIAL CORRIDOR DISTRICTS (S-CC-3, -3x, -5, -5x)

3.2.3.1 General Purpose

- A. The Commercial Corridor zone districts are intended to balance the need for safe, active, and pedestrian-scaled, diverse areas with the need for convenient automobile access.
- B. The Commercial Corridor zone districts address development opportunities next to the city's most auto-dominated corridors.
- C. Commercial Corridor building form standards have minimum setbacks to allow flexibility in building, circulation and parking lot layout.

SECTION 3.3.3 PRIMARY BUILDING FORM STANDARDS

3.3.3.1 Applicability

All development, except detached accessory structures, in all the Suburban Neighborhood Context zone districts.

3.3.3.2 District Specific Standards Summary

The table below states the building forms allowed in each zone district. The table also summarizes the maximum number of structures allowed per Zone Lot, which is stated in more detail in Section 1.2.3.5 (Number of Uses and Structures Allowed per Zone Lot).

See also Division 1.4, Building Form Standards - General Provisions, for additional standards related to initial assignment of building form standards to new and existing structures and for rules governing combining or changing building forms.

Suburban (S-) Neighborhood Context Zone Districts		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*	2	No Maximum							
RESIDENTIAL ZONE DISTRICTS													
Single Unit (SU)	S-SU-A, A1, -D, D1, -F, -Fx, F1, F1A, F1x, -I, -Ix, I1, I1x	■			●								
	S-SU-F1A	■			■								
Row House (RH)	S-RH-2.5	■		■		■							
Multi Unit (MU)	S-MU-3, -5, 8, 12, 20	■		■		■			■				
MIXED USE COMMERCIAL ZONE DISTRICTS													
Commercial Corridor (CC)	S-CC-3, -3x, -5, -5x								□	□	■		
Mixed Use (MX)	S-MX-2x										■	■	
	S-MX-2, -3, -5, -8, -12								□	□	■	■	
	S-MX-2A, -3A, -5A, -8A, -12A										■	■	
Main Street (MS)	S-MS-3, -5								□	□		■	

■ = Allowed □ = Allowed subject to geographic limitations

● = Tandem House building form allowed subject to exception stated in Section 1.2.3.5.B

*No Maximum # of primary structures per zone lot in the S-RH and S-MU Zone Districts.

SUBURBAN HOUSE

			S-SU-F	S-SU-I		
	S-SU-A	S-SU-D	S-SU-Fx	S-SU-Ix	All S-RH	All S-MU
HEIGHT	<u>S-SU-A1</u>	<u>S-SU-D1</u>	<u>S-SU-F1A</u>	<u>S-SU-I1x</u>	<u>S-RH-2.5</u>	<u>S-MU-3,-5,-8,-12,-20</u>
A Stories, front 65% / rear 35% of zone lot depth (max)	2.5/2.5	2.5/2.5	2.5/2.5	3/3	2.5/2.5	3/3
A Feet, front 65% / rear 35% of zone lot depth (max)	30'/30'	30'/30'	30'/30'	30'/30'	30'/30'	32'/32'
Feet, 100% of zone lot depth, permitted height increase (max)	1' for every 5' increase in Zone Lot width over 50' up to a maximum height of 35'					
B Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line in front 65% / rear 35% of zone lot depth	10'/10'	10'/10'	10'/10'	10'/10'	10'/10'	na
Bulk Plane Slope from Side Interior and Side Street Zone Lot Line	45°	45°	45°	45°	45°	na

			S-SU-F	S-SU-I		
	S-SU-A	S-SU-D	S-SU-Fx	S-SU-Ix	All S-RH	All S-MU
SITING	<u>S-SU-A1</u>	<u>S-SU-D1</u>	<u>S-SU-F1A</u>	<u>S-SU-I1x</u>	<u>S-RH-2.5</u>	<u>S-MU-3,-5,-8,-12,-20</u>
ZONE LOT						
Zone Lot Size (min)	3,000 sf	6,000 sf	8,500 sf	12,000 sf	6,000 sf	6,000 sf
C Zone Lot Width (min)	25'	50'	62.5'	62.5'	50'	50'

	All S-SU, RH, -MU Districts		
	25' or Less	Greater than 25' and less than 62'	62' or Greater
SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH	For -MU Districts: Calculated per Sec. 13.1.5.9 or 20', whichever is less For all other Districts: Calculated per Sec. 13.1.5.9		
D Primary Street (min)	15'		
E Side Street (min)	3'	5'	5'
F Side Interior (min)	3'	5'	7.5'
G Rear, alley/no alley (min)	12'/20'	12'/20'	12'/20'
Building Coverage per Zone Lot, including all accessory structures (max)	50%	50%	50%

PARKING BY ZONE LOT WIDTH	
Parking and Drive Lot Coverage in Primary Street Setback (max)	Maximum 16-foot wide measured parallel to the Primary Street zone lot line for any length, or 33% of the zone lot area within the Primary Street setback, whichever is greater
Vehicle Access	From Alley; or Street access allowed when no Alley present (See Sec. 3.3.7.6)
H DETACHED ACCESSORY STRUCTURES	See Sec. 3.3.4

			S-SU-F	S-SU-I		
	S-SU-A	S-SU-D	S-SU-Fx	S-SU-Ix	All S-RH	All S-MU
DESIGN ELEMENTS	<u>S-SU-A</u>	<u>S-SU-D</u>	<u>S-SU-Fx</u>	<u>S-SU-Ix</u>	<u>All S-RH</u>	<u>All S-MU</u>
BUILDING CONFIGURATION						
Rooftop and/or Second Story Decks	See Section 3.3.5.2					
Attached Garage Allowed	(1) Shall not be located closer to the minimum Primary Street setback line than the Primary Street-facing façade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. (2) May follow the Detached Garage Building Form for Side Street, Side Interior and Rear setbacks provided no permitted height increase has been applied to the Attached Garage.					
I Primary Street-Facing Attached Garage Door Width in front 50% of zone lot depth (max)	35% of the entire width of the Primary Street-facing façade of the primary structure or 16', whichever is greater					
Upper Story Stepback, for any portion of building with Low-Slope Roof, above 25': Primary Street (min)	10'	10'	10'	na	10'	na

STREET LEVEL ACTIVATION	
J Pedestrian Access, Primary Street	Entry Feature
USES	All S-SU, -RH, -MU Districts
Primary Uses shall be limited to Single Unit Dwelling and permitted Congregate Living, Residential Care and Nonresidential uses. See Division 3.4 Uses and Parking.	

TANDEM HOUSE

HEIGHT

S-SU-F1A

A	Stories (max)	2.5
A	Feet (max)	30'
	Feet, permitted height increase	1' for every 5' increase in Zone Lot width over 50' up to a maximum height of 35'
B	Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line	10'
	Bulk Plane Slope from Side Interior/Side Street Zone Lot Line	45°

SITING

S-SU-F1A

ZONE LOT

	Zone Lot Size (min)	12,000 sf
C	Zone Lot Width (min)	62.5'
	Zone Lot Depth (min)	150'
	Number of Primary Structures per Zone Lot (max)	2

SETBACKS AND BUILDING COVERAGE

D	Primary Street (min)	Calculated per Sec. 13.1.5.9
E	Side Street (min)	10'
F	Side Interior, for Primary Structure #1 (min one side/min combined)	5'/15'
G	Side Interior, for Primary Structure #2 (min one side/min combined)*	5'/15'
H	Rear, for Primary Structure #1, as a % of zone lot depth (min)	50%
I	Rear, for Primary Structure #2 (min)	5'
J	Horizontal distance between closest above-grade portions of each Primary Structure (min)	6'
	Building Coverage per Zone Lot, including all accessory structures (max)	50%

PARKING BY ZONE LOT WIDTH

	Parking and Drive Lot Coverage in Primary Street Setback (max %)	50%
	Vehicle Access	From Alley; or Street access allowed when no Alley present (See Sec. 3.3.7.6)

DETACHED ACCESSORY STRUCTURES

See Sec. 3.3.4

DESIGN ELEMENTS

S-SU-F1A

BUILDING CONFIGURATION

K	Overall Structure Width, Primary or Side Street (max)	36'
L	Overall Structure Length, Primary or Side Street (max)	42'
	Rooftop and/or Second Story Decks	See Section 3.3.5.2
	Attached Garage Allowed	(1) Shall not be located closer to the minimum Primary Street setback line than the Primary Street-facing façade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. (2) May follow the Detached Garage Building Form for Side Street, Side Interior and Rear setbacks provided no permitted height increase has been applied to the Attached Garage.
	Primary Street-Facing Attached Garage Door Width in front 50% of zone lot depth (max)	35% of the entire width of the Primary Street-facing façade of the primary structure or 16', whichever is greater
	Upper Story Stepback, for any portion of building with Low-Slope Roof, above 25': Primary Street (min), for Structure #1 and for Structure #2 in front 50% of zone lot depth	10'

STREET LEVEL ACTIVATION

M	Pedestrian Access, Primary Street	Primary Structure #1: Entry Feature Primary Structure #2: No Requirement
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USES

S-SU-F1A

Primary Uses shall be limited to Single Unit Dwelling per primary structure. See Division 3.4 Uses and Parking

See Sections 3.3.5 - 3.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

*Must be offset to be visible from the street if to the rear of Primary Structure #1 (side setbacks may be reversed from Primary Structure #1)

3.3.4.4 District Specific Standards Summary

The table below states the building forms allowed in each zone district. The table also summarizes the maximum number of structures allowed per Zone Lot, which is stated in more detail in Section 1.2.3.5 (Number of Uses and Structures Allowed per Zone Lot).

See also Division 1.4, Building Form Standards - General Provisions, for additional standards related to initial assignment of building form standards to new and existing structures and for rules governing combining or changing building forms.

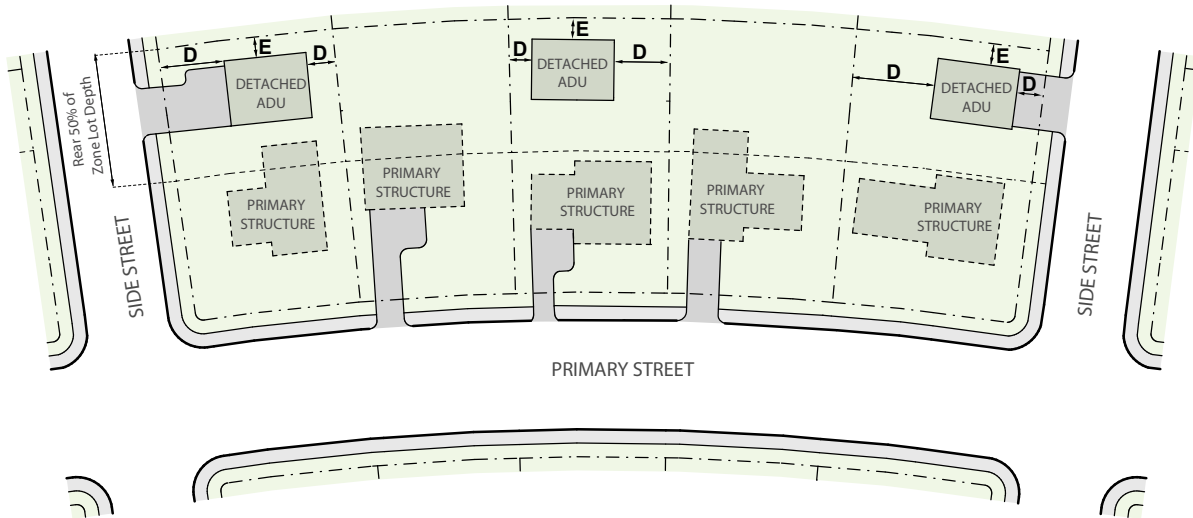
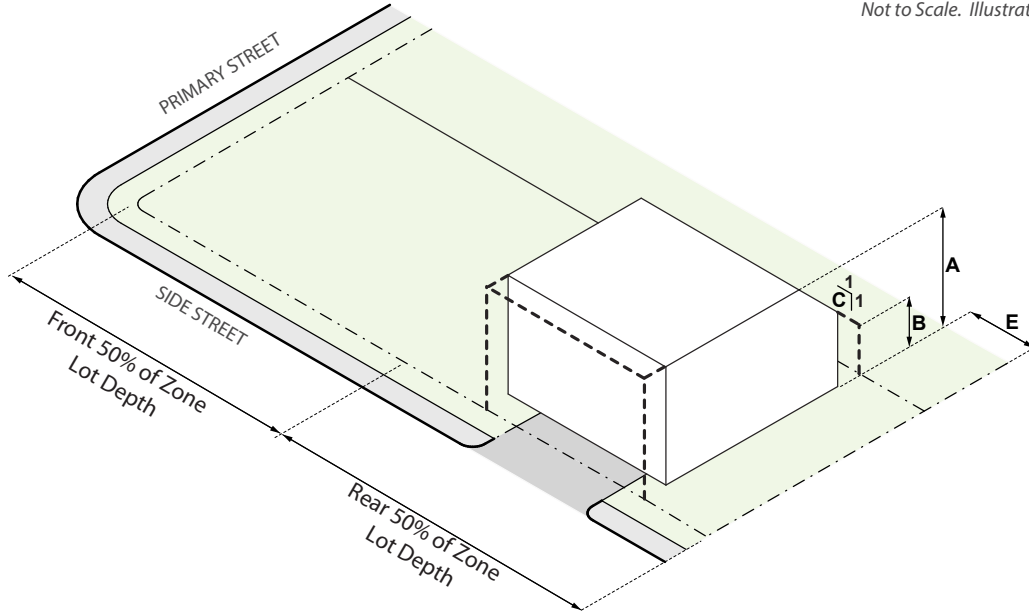
Suburban (S-) Neighborhood Context Zone Districts		Max Number of Detached Accessory Structures per Zone Lot	Building Forms			
			Detached Accessory Dwelling Unit	Detached Garage	Other Detached Accessory Structures	Detached Accessory Structures
Single Unit (SU)	S-SU-A, -D, -F, -Fx, -F+A , -I, -Ix	no max*	■	■	■	
	S-SU-A1, -D1, -F1, -F1A, F1x; -I1, -I1x	no max*	■	■	■	
Row House(RH)	S-RH-2.5	no max*	■	■	■	
Multi Unit (MU)	S-MU-3, -5, 8, 12, 20	no max*	■	■	■	
Commercial Corridor (CC)	S-CC-3, -3x, -5, -5x	no max				■
Mixed Use (MX)	S-MX-2x	no max				■
	S-MX-2, -3, -5, -8, -12	no max				■
	S-MX-2A, -3A, -5A, -8A, -12A	no max				■
Main Street (MS)	S-MS-3, -5	no max				■

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

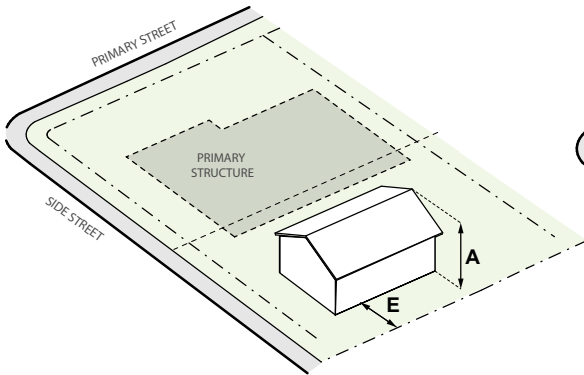
3.3.4.5 District Specific Standards

A. Detached Accessory Dwelling Unit

Not to Scale. Illustrative Only.



Option A: 1-Story



Option B: 2-Stories



DETACHED ACCESSORY DWELLING UNIT

		S-SU-A1, -D1, -F, -F1, -F1A, -F1x, -H1, Hx All S-SU			
HEIGHT		Option A: 1-story*	Option B: 2-stories*	<u>All S-RH-2.5</u>	<u>All S-MU S-MU-3, -5, -8, -12, -20</u>
A	Stories (max)	1	2	2	2
A	Feet (max)	17'	24'	24'	24'
B	Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line	10'	10'	10'	na
C	Bulk Plane Slope from Side Interior Zone Lot Line	45°	45°	45°	na

		S-SU-A1, -D1, -F, -F1, -F1A, -F1x, -H1, Hx All S-SU			
SITING		Option A: 1-story*	Option B: 2-stories*	<u>All S-RH-2.5</u>	<u>All S-MU S-MU-3, -5, -8, -12, -20</u>
SETBACKS					
Location of Structure		Located in the rear 50% of the zone lot depth			
D	Side Interior and Side Street for lots 25' wide or less (min)	3'	3'	3'	3'
D	Side Interior and Side Street for lots greater than 25' wide and less than 62' wide (min)	5'	5'	5'	5'
D	Side Interior and Side Street for lots 62' wide or greater (min)	7.5'	7.5'	5'	5'
E	Rear (min)	10'	20'	5'	5'
Additional Standards		See Section 3.3.4.3			
PARKING					
Vehicle Access		From Alley; or Street access allowed when no Alley present See 3.3.7.6 for exceptions			

		S-SU-A1, -D1, -F, -F1, -F1A, -F1x, -H1, Hx All S-SU		
DESIGN ELEMENTS		Option A or B By Zone Lot Size		<u>All S-RH-2.5, S-MU-3, -5, -8, -12, -20</u>
		7,000 sf or Less	Greater than 7,000 sf	
BUILDING CONFIGURATION				
Building Footprint (max)		864 sf sf per unit	1,000 sf sf per unit	1,000 sf per unit
Limitation on Gross Floor Area of the Accessory Dwelling Unit Use		See Section 11.8		
Rooftop and/or Second Story Decks		Not allowed - See Section 3.3.5.2		

USES		All S-SU; S , RH-2.5; All S , MU
An Accessory Dwelling Unit use must be concurrently permitted and approved for occupancy in this building form. The Accessory Dwelling Unit use may be combined with other uses Accessory to Primary Residential Uses. See Division 3.4 for permitted Uses Accessory to Primary Residential Uses.		

See Sections 3.3.4.3 and 3.3.5 - 3.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions
 *Standards in the "Option A" column may not be combined with standards in the "Option B" column. For example, If using Option B height standards to construct a two-story structure, the structure must also follow the Option B siting standards that require a minimum 20' rear setback.

SECTION 3.4.4 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 Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	S-SU-A S-SU-A† S-SU-D S-SU-D† S-SU-F S-SU-F†A S-SU-F†A S-SU-I S-RH-2.5 S-SU-I†	S-SU-Fx S-SU-Fx S-SU-lx S-SU-lx Hx	S-MU-3 S-MU-5 S-MU-8 S-MU-12 S-MU-20	S-CC-3x S-CC-3x	S-CC-3 S-CC-3	S-MX-2x S-MX-2x	S-MX-2 S-MX-2A	S-MX-3 S-MX-3A S-MX-5 S-MX-5A S-MX-8 S-MX-8A S-MX-12 S-MX-12A	S-MS-3 S-MS-5	APPLICABLE USE LIMITATIONS	
RESIDENTIAL PRIMARY USE CLASSIFICATION												
Household Living	Dwelling, Single Unit • No Parking Requirements	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.2.6
	Dwelling, Two Unit • Vehicle: 1.25/unit • MS only: 1/unit • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.2.2; \$11.2.6
	Dwelling, Multi-Unit • Vehicle - MS only: 1/unit • Vehicle: 1.25/unit • Bicycle: 1/ 5 units (80/20)	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.2.3; \$11.2.6
	Dwelling, Live / Work • Vehicle - MS only: 1/unit • Vehicle: 1.25/unit • Bicycle: 1/ 5 units (80/20)	NP	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.2.4; \$11.2.6
Residential Care	Residential Care, Type 1 • Vehicle: .5/1,000 sf GFA • Bicycle: No requirement	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	\$11.2.7; \$11.2.8
	Residential Care, Type 2 • Vehicle: .5/1,000 sf GFA • Bicycle: No requirement	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.2.7; \$11.2.9
	Residential Care, Type 3 • Vehicle: .5/1,000 sf GFA • Bicycle: No requirement	NP	NP	NP	S-MU-3, -5: NP S-MU-8, -12, -20: L-ZPCIM	L-ZPCIM	L-ZPCIM	NP	NP	L-ZPCIM	L-ZPCIM	\$11.2.7; \$11.2.10
	Residential Care, Type 4 • Vehicle: .5/1,000 sf GFA • Bicycle: No requirement	NP	NP	NP	S-MU-3, -5: NP S-MU-8, -12, -20: L-ZPCIM	L-ZPCIM	L-ZPCIM	NP	NP	L-ZPCIM	L-ZPCIM	\$11.2.7; \$11.2.11
Congregate Living	All Types • Vehicle: 1/1,000 sf GFA • Bicycle: 1/20,000 sf GFA	NP	NP	NP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
CIVIC, PUBLIC & INSTITUTIONAL PRIMARY USE CLASSIFICATION												
Basic Utilities	Utility, Major Impact* • Vehicle: .5/ 1,000 sf GFA • Bicycle: No requirement	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	\$11.3.1
	Utility, Minor Impact* • Vehicle: .5/ 1,000 sf GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.3.2

Land Use, Transportation & Infrastructure Committee
Citywide ADUs Text Amendment
Review Draft 10/2/2024

Article 3. Suburban Neighborhood Context
 Division 3.4 Uses and Required Minimum Parking

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USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	SPECIFIC USE TYPE										APPLICABLE USE LIMITATIONS	
		S-SU-Fx S-SU-F F+x	S-SU-A S-SU-A+ S-SU-D S-SU-D+ S-SU-F S-SU-F+ S-SU-F+A S-SU-F+A	S-SU-Ix S-SU-I I+x	S-SU-I	S-RH-2.5	S-MU-3 S-MU-5 S-MU-8 S-MU-12 S-MU-20	S-CC-3x S-CC-5x	S-CC-3 S-CC-5	S-MX-2x	S-MX-2A		S-MX-3 S-MX-3A S-MX-5 S-MX-5A S-MX-8 S-MX-8A S-MX-12 S-MX-12A
Community/ Public Services	Community Center* •Vehicle: .5 / 1,000 sf GFA •Bicycle: 1 / 10,000 sf GFA (0/100)	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.3.3
	Day Care Center •Vehicle: 1 / 1,000 sf GFA •Bicycle: 1 / 10,000 sf GFA (0/100)	L-ZP	L-ZP	P-ZPIN	P-ZP	P-ZP	P-ZP	P-ZP	P-ZPIN	P-ZP	P-ZP	P-ZP	§11.3.4
	Postal Facility, Neighborhood •Vehicle - MS only: 2/1,000 sf GFA •Vehicle: 2.5 / 1,000 sf GFA •Bicycle: 1 / 20,000 sf GFA (20/80)	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Postal Processing Center •Vehicle: 1 / 1,000 sf GFA •Bicycle: 1 / 20,000 sf GFA (20/80)	NP	NP	NP	NP	P-ZP	P-ZP	NP	NP	P-ZP	P-ZP		
	Public Safety Facility •Vehicle: 1 / 1,000 sf GFA •Bicycle: 1 / 10,000 sf GFA (0/100)	L-ZP	L-ZP	L-ZP	L-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	§11.3.5
	Hospital	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Correctional Institution	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Cultural/Special Purpose/Public Parks & Open Space	Cemetery*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP		
	Library •Vehicle: 1 / 1,000 sf GFA •Bicycle: 1 / 10,000 sf GFA (0/100)	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP		
	Museum •Vehicle: 1 / 1,000 sf GFA •Bicycle: 1 / 10,000 sf GFA (0/100)	NP	NP	NP	NP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP		
	City Park*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP		
	Open Space - Conservation* •No Parking Requirements	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP		
Education	Elementary or Secondary School •Vehicle- High School: 2/1,000 sf GFA •Bicycle - High School: 1 / 20,000 sf GFA (0/100) •Vehicle- All Others: 1/1,000 sf GFA •Bicycle-All Others: 1 / 10,000 sf GFA (0/100)	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.3.8	
	University or College •Vehicle: 1 / 1,000 sf GFA •Bicycle: 1 / 10,000 sf GFA (0/100)	NP	NP	NP	L-ZP	L-ZP	L-ZP	NP	L-ZP	L-ZP	L-ZP	§11.3.8; § 11.3.9	
	Vocational or Professional School •Vehicle: 1 / 1,000 sf GFA •Bicycle: 1 / 10,000 sf GFA (0/100)	NP	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.3.8	

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Public and Religious Assembly	All Types • Vehicle: .5/ 1,000 sf GFA • Bicycle: 1 / 10,000 sf GFA (0/100)	L-ZP	L-ZP	L-ZP	L-ZP	P-ZP	P-ZP	L-ZP	P-ZP	P-ZP	P-ZP	§ 11.3.10
COMMERCIAL SALES, SERVICES, & REPAIR PRIMARY USE CLASSIFICATION												
Adult Business	All Types	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	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 sf GFA • Vehicle - All Others - MS only: 2/1,000 sf GFA • Vehicle - All Others: 2.5/ 1,000 sf GFA • Bicycle: 1/20,000 sf GFA (20/80)	NP	NP	NP	NP	P-ZP	P-ZP	L-ZPIN	L-ZP	P-ZP	P-ZP	§ 11.4.2
	Arts, Recreation and Entertainment Services, Outdoor* • Vehicle - MS only: 2/1,000 sf GFA • Vehicle: 2.5/ 1,000 sf GFA • Bicycle: 1/20,000 sf GFA (20/80)	NP	NP	NP	NP	L-ZPSE	L-ZP	NP	L-ZPSE	L-ZPSE	L-ZPSE	§ 11.4.3
	Event Space with Alternate Parking and Loading* • Vehicle: No requirement • Bicycle: No requirement	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
	Sports and/or Entertainment Arena or Stadium*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
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)		L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	Not Applicable					§11.4.6	
Parking of Vehicles	Parking, Garage • No Parking Requirements	NP	NP	NP	P-ZP	P-ZP	P-ZP	NP	P-ZP	P-ZP	P-ZP	
	Parking, Surface* • No Parking Requirements	NP	NP	L-ZP	L-ZP	P-ZP	P-ZP	NP	NP	NP	NP	§ 11.4.8
Eating & Drinking Establishments	All Types • Vehicle - MS only: 2/1,000 sf GFA • Vehicle: 5/1,000 sf GFA • Bicycle: 1/5,000 sf GFA (0/100)	NP	NP	NP	NP	P-ZP	P-ZP	L-ZPSE	L-ZP	P-ZP	P-ZP	§ 11.4.9

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		S-SU-A S-SU-A+ S-SU-D S-SU-Fx S-SU-F+ S-SU-F S-SU-F+A S-SU-Ix S-SU-I+ S-SU-I S-SU-I+ Hx	S-SU-A S-SU-A+ S-SU-D S-SU-F S-SU-F+A S-SU-I S-SU-I+ S-SU-I S-SU-I+ Hx	S-SU-Fx S-SU-F+ S-SU-F S-SU-F+A S-SU-Ix S-SU-I+ S-SU-I S-SU-I+ Hx	S-SU-F S-SU-F+ S-SU-F S-SU-F+A S-SU-I S-SU-I+ S-SU-I S-SU-I+ Hx	S-MU-3 S-MU-5 S-MU-8 S-MU-12 S-MU-20	S-RH-2.5	S-MU-12	S-CC-3x S-CC-5x	S-CC-3 S-CC-5	S-MX-2x S-MX-2A	
Lodging Accommodations	Bed and Breakfast Lodging • Vehicle: 1/guest room or unit • Bicycle: 1/20,000 sf GFA (60/40)	NP	NP	NP	NP	P-ZP	P-ZP	NP	P-ZP	P-ZP	P-ZP	
	Lodging Accommodations, All Others • Vehicle: 1/guest room or unit • Bicycle: 1/20,000 sf GFA (60/40)	NP	NP	NP	NP	P-ZP	P-ZP	NP	NP	P-ZP	P-ZP	
Office	Dental / Medical Office or Clinic • Vehicle: 2/1,000 sf GFA • Bicycle: 1/20,000 sf GFA (60/40)	NP	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.4.10
	Office, All Others • Vehicle: 2/ 1,000 sf GFA • Bicycle: 1/20,000 sf GFA (60/40)	NP	NP	NP	NP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	

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		S-SU-A S-SU-A+	S-SU-D S-SU-D+	S-SU-F S-SU-F+	S-SU-I S-SU-I+	S-RH-2.5	S-MU-3 S-MU-5 S-MU-8 S-MU-12 S-MU-20	S-CC-3x S-CC-5x	S-CC-3 S-CC-5	S-MX-2x S-MX-2A	S-MX-3 S-MX-3A S-MX-5 S-MX-5A S-MX-8 S-MX-8A S-MX-12 S-MX-12A	
Retail Sales, Service & Repair (Not Including Vehicle or Equipment Sales, Service & Repair)	Animal Sales and Services, Household Pets Only • Vehicle - MS only: 2/1,000 sf GFA • Vehicle: 2.5/1,000 sf GFA • Bicycle: 1/20,000 sf GFA (20/80)	NP	NP	NP	NP	L-ZP	L-ZP	L-ZPIN	L-ZP	L-ZP	L-ZP	\$11.4.12; \$11.4.13
	Animal Sales and Services, All Others	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Food Sales or Market • Vehicle - MS only: 2/1,000 sf GFA • Vehicle: 2.5/1,000 sf GFA • Bicycle: 1/20,000 sf GFA (20/80)	NP	NP	NP	NP	P-ZP	P-ZP	L-ZP	L-ZP	P-ZP	P-ZP	\$11.4.14
	Pawn Shop	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Retail Sales, Service & Repair -- Outdoor* • Vehicle - MS only: 2/1,000 sf GFA • Vehicle: 2.5/ 1,000 sf GFA • Bicycle: 1/20,000 sf GFA (20/80)	NP	NP	NP	NP	NP	L-ZP	L-ZPIN	L-ZPIN	NP	NP	\$11.4.11 \$11.4.16
	Retail Sales, Service & Repair - Firearms Sales • Vehicle - MS only: 2/1,000 sf GFA • Vehicle: 2.5/ 1,000 sf GFA • Bicycle: 1/20,000 sf GFA (20/80)	NP	NP	NP	NP	NP	P-ZP	NP	NP	NP	P-ZP	
	Retail Sales, Service & Repair, All Others • Vehicle - MS only: 2/1,000 sf GFA • Vehicle: 2.5/ 1,000 sf GFA • Bicycle: 1/20,000 sf GFA (20/80)	NP	NP	NP	NP	P-ZP	P-ZP	L-ZP/L-ZPIN	L-ZP	P-ZP	P-ZP	\$11.4.11

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		S-SU-A S-SU-A+ S-SU-D S-SU-Fx S-SU-F S-SU-F+A S-SU-Ix S-SU-I S-SU-Hx S-SU-H+	S-SU-Fx S-SU-F+ F+x S-SU-Ix S-SU-I H+x S-SU-H+	S-RH-2.5	S-MU-3 S-MU-5 S-MU-8 S-MU-12 S-MU-20	S-CC-3x S-CC-5x	S-CC-3 S-CC-5	S-MX-2x	S-MX-2 S-MX-2A	S-MX-3 S-MX-3A S-MX-5 S-MX-5A S-MX-8 S-MX-8A S-MX-12 S-MX-12A	S-MS-3 S-MS-5		
Vehicle / Equipment Sales, Rentals, Service & Repair	Automobile Emissions Inspection Facility •Vehicle: .5/ 1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	NP	P-ZP	P-ZP	NP	L-ZP	P-ZP	P-ZP	\$11.4.17	
	Automobile Services, Light •Vehicle: .5/ 1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	NP	L-ZP	L-ZP	NP	L-ZPSE	L-ZP	L-ZP	\$11.4.18; \$11.4.19	
	Automobile Services, Heavy •Vehicle: .5/ 1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	NP	NP	L-ZP/ ZPSE	NP	NP	NP	L-ZP/ ZPSE	\$11.4.18; \$11.4.20	
	Automobile / Motorcycle / Light Truck Sales, Rentals, Leasing; Pawn Lot or Vehicle Auctioneer* •Vehicle: .5/ 1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	NP	NP	L-ZP	NP	NP	L-ZP	L-ZP	\$11.4.21	
	Heavy Vehicle/ Equipment Sales, Rentals & Service* •Vehicle: .5/ 1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	NP	NP	P-ZPSE	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	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.5.2	
	Communication Services •Vehicle: .5/ 1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	NP	S-CC-3x: L-ZP/ ZPSE S-CC-5x: P-ZP	L-ZPSE	NP	L-ZP/ ZPSE	S-MX-3, -3A: L-ZP/ ZPSE All Others: P-ZP	S-MS-3: L-ZP/ ZPSE S-MS-5: 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	L-ZP/ ZPIN/ ZPSE	L-ZP/ ZPIN/ ZPSE	L-ZP/ ZPIN/ ZPSE	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	L-ZP/ ZPIN	L-ZP/ ZPIN	L-ZP/ ZPIN	L-ZP/ ZPIN	L-ZP/ ZPIN	L-ZP/ ZPIN	L-ZP/ ZPIN	\$11.5.2
	Telecommunication Facilities - All Others* •No Parking Requirements	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	\$11.5.2
Industrial Services	Contractors, Special Trade - General •Vehicle: .5/ 1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	NP	NP	L-ZP	NP	NP	L-ZP	L-ZP	\$11.5.3	
	Contractors, Special Trade - Heavy/ Contractor Yard*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP		

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USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	APPLICABLE USE LIMITATIONS										
		S-SU-Fx S-SU-F+ F+ S-SU-Ix S-SU-I F+ S-SU-Fx S-SU-F+ F+ S-SU-Ix S-SU-I F+ S-SU-Fx S-SU-F+ F+	S-SU-A S-SU-A+ S-SU-D S-SU-D+ S-SU-F S-SU-F+A S-SU-F+ S-SU-F+A S-SU-I S-SU-I+ S-SU-Fx S-SU-F+ F+	S-MU-3 S-MU-5 S-MU-8 S-MU-12 S-MU-20	S-RH-2.5	S-CC-3x S-CC-5x	S-CC-3 S-CC-5	S-MX-2x S-MX-2A	S-MX-3 S-MX-3A S-MX-5 S-MX-5A S-MX-8 S-MX-8A S-MX-12 S-MX-12A	S-MS-3 S-MS-5		
Industrial Services	Food Preparation and Sales, Commercial •Vehicle: .5 / 1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	NP	L-ZP	L-ZP	L-ZPIN	L-ZPIN	L-ZP	L-ZP	\$ 11.5.5
	Laboratory, Research, Development and Technological Services •Vehicle: .5 / 1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	NP	NP	L-ZP	NP	NP	L-ZP	L-ZP	\$11.5.6
	Service/Repair, Commercial •Vehicle: .5 / 1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	NP	NP	L-ZP	NP	NP	L-ZP	L-ZP	\$11.5.7
Manufacturing and Production	Manufacturing, Fabrication & Assembly -- Custom •Vehicle: .5 / 1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.5.8
	Manufacturing, Fabrication & Assembly -- General •Vehicle: .5 / 1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	NP	NP	L-ZP/ ZPSE	NP	NP	L-ZP/ ZPSE	L-ZP/ ZPSE	\$11.5.9
	Manufacturing, Fabrication & Assembly -- Heavy	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Mining & Extraction and Energy Producing Systems	Oil, Gas -- Production, Drilling*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Sand or Gravel Quarry*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Wind Energy Conversion Systems* •No Parking Requirements	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	\$11.5.13
Transportation Facilities	Airport*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Helipad, Helistop, Heliport* •No Parking Requirements	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZP	L-ZP	L-ZPIN	L-ZPIN	L-ZP	L-ZP	\$11.5.14
	Railroad Facilities*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Railway Right-of-Way* •No Parking Requirements	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Terminal, Station or Service Facility for Passenger Transit System •Vehicle: .5/ 1,000 sf GFA •Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	\$11.5.16
Waste Related Services	Terminal, Freight, Air Courier Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Automobile Parts Recycling Business*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Junkyard*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Recycling Center	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Recycling Collection Station	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Wholesale, Storage, Warehouse & Distribution	Recycling Plant, Scrap Processor	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Solid Waste Facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Automobile Towing Service Storage Yard* Mini-storage Facility •Vehicle: 0.1/ 1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	NP	P-ZP	P-ZP	NP	NP	L-ZP	L-ZP	\$11.5.23

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 Division 3.4 Uses and Required Minimum Parking

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USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	APPLICABLE USE LIMITATIONS										
		S-SU-Fx S-SU-F1x S-SU-Ix S-SU-I1x	S-SU-A S-SU-A1+ S-SU-D S-SU-D1+ S-SU-F S-SU-F1+ S-SU-I S-SU-I1+	S-RH-2.5	S-MU-3 S-MU-5 S-MU-8 S-MU-12 S-MU-20	S-CC-3x S-CC-5x	S-CC-3 S-CC-5	S-MX-2x S-MX-2A	S-MX-3 S-MX-3A S-MX-5 S-MX-5A S-MX-8 S-MX-8A S-MX-12 S-MX-12A	S-MS-3 S-MS-5		
Wholesale, Storage, Warehouse & Distribution	Vehicle Storage, Commercial* • Vehicle: .5/ 1,000 sf GFA • Bicycle: No requirement	NP	NP	NP	NP	NP	L-ZPIN	NP	NP	NP	NP	\$11.5.24
	Wholesale Trade or Storage, General • Vehicle: .5/ 1,000 sf GFA • Bicycle: No requirement	NP	NP	NP	NP	NP	P-ZPIN	NP	NP	NP	NP	
	Wholesale Trade or Storage, Light • Vehicle: .5 / 1,000 sf GFA • Bicycle: No requirement	NP	NP	NP	NP	L-ZP/ ZPIN/ ZPSE	L-ZP/ ZPIN/ ZPSE	NP	NP	L-ZP/ ZPIN/ ZPSE	L-ZP/ ZPIN/ ZPSE	\$11.5.26
AGRICULTURE PRIMARY USE CLASSIFICATION												
Agriculture	Aquaculture*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Garden, Urban* • Vehicle: .5 / 1,000 sf GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.6.2
	Husbandry, Animal*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Husbandry, Plant* Plant Nursery • Vehicle: .5 / 1,000 sf GFA • Bicycle: No requirement	NP	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.6.4
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	S-SU-F1x S-SU-I1x only: L-ZP; All other: NP	S-SU-A1+ S-SU-D1+ S-SU-F1+ S-SU-F1A+ S-SU-I1+ only: L-ZP; All other: NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.7; \$11.8.2
	Domestic Employee	L	L	L	L	L	L	L	L	L	L	\$11.7; \$11.8.3
	Garden*	L	L	L	L	L	L	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	L / L-ZPIN	L / L-ZPIN	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*	L	L	L	L	L	L	L	L	L	L	\$11.7; \$10.9
	Kennel or Exercise Run*	L	L	L	L	L	L	L	L	L	L	\$11.7; \$11.8.6
	Limited Commercial Sales, Services Accessory to Multi-Unit Dwelling Use	NP	NP	NP	L-ZP	Not Applicable - See Permitted Primary Uses						\$11.7; \$11.8.7
	Outdoor Storage, Residential*	L	L	L	L	L	L	L	L	L	L	\$11.7; \$11.8.8
	Second Kitchen Accessory to Single Unit Dwelling Use	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.7; \$11.8.9
	Short-term Rental	L	L	L	L	L	L	L	L	L	L	\$11.7; \$11.8.10
	Vehicle Storage, Repair and Maintenance*	L	L	L	L	L	L	L	L	L	L	\$11.7; \$10.9
	Wind Energy Conversion Systems*	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	Not Applicable - See Permitted Primary Uses						\$11.8; \$11.5.13
Yard or Garage Sales*	L	L	L	L	L	L	L	L	L	L	\$11.8; \$11.8.11	

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USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	APPLICABLE USE LIMITATIONS									
		S-SU-A S-SU-A+	S-SU-D S-SU-D+	S-SU-F S-SU-F+	S-SU-F+A S-SU-F+A	S-SU-I S-SU-I+	S-RH-2.5	S-MU-3 S-MU-5 S-MU-8 S-MU-12 S-MU-20	S-CC-3x S-CC-5x	S-CC-3 S-CC-5	S-MX-2x S-MX-2A

ACCESSORY TO PRIMARY NONRESIDENTIAL USES USE CLASSIFICATION

USE CATEGORY	SPECIFIC USE TYPE	L - Applicable to all Zone Districts										APPLICABLE USE LIMITATIONS
		NP	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	
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	NP	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.7; §11.10.2
	Automobile Rental Services Accessory to Certain Retail Uses*	NP	NP	NP	NP	L	Not Applicable - See Permitted Primary Uses	NP	NP	Not Applicable - See Permitted Primary Uses	Not Applicable - See Permitted Primary Uses	\$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	L	Not Applicable - See Permitted Primary Uses						\$11.7; §11.10.4
	Car Wash Bay Accessory to Automobile Services	NP	NP	NP	NP	L-ZP	L-ZP	NP	NP	L-ZP	NP	\$11.7; §11.10.5
	College accessory to a Place for Religious Assembly	L	L	L	Not Applicable - See Permitted Primary Uses			L	Not Applicable - See Permitted Primary Uses			\$11.7; §11.10.6
	Conference Facilities Accessory to Hotel Use	NP	NP	NP	NP	L	L	NP	NP	L	L	\$11.7; §11.10.7
	Drive Through Facility Accessory to Eating/Drinking Establishments and to Retail Sales, Service, and Repair Uses*	NP	NP	NP	NP	L-ZP	L-ZP	NP	L-ZP	L-ZP	L-ZP	\$11.7; §11.10.8
	Emergency Vehicle Access Point Garden*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	\$11.7; §11.10.10
	Keeping of Animals	L/L-ZPIN	L/L-ZPIN	L/L-ZPIN	L/L-ZPIN	L/L-ZP/L-ZPIN	L/L-ZP/L-ZPIN	L/L-ZPIN	L/L-ZP/L-ZPIN	L/L-ZP/L-ZPIN	L/L-ZP/L-ZPIN	\$11.7; § 11.10.11
	Limited Commercial Sales, Services	L	L	L	L	L	L	L	L	L	L	\$11.7; §11.10.12
	Nonresidential Uses in Existing Business Structures In Residential Zones - Accessory Uses	L	L	L	L	Not Applicable						\$11.7; §11.4.6
	Occasional Sales, Services Accessory to Places of Religious Assembly*	L	L	L	L	L	L	L	L	L	L	\$11.7; §11.10.13
	Outdoor Gathering Area*	L/L-ZP/L-ZPIN	L/L-ZP/L-ZPIN	L/L-ZP/L-ZPIN	L/L-ZP/L-ZPIN	L/L-ZP/L-ZPIN	L/L-ZP/L-ZPIN	L/L-ZP/L-ZPIN	L/L-ZP/L-ZPIN	L/L-ZP/L-ZPIN	L/L-ZP/L-ZPIN	\$11.7; §11.10.14
	Outdoor Entertainment Accessory to an Eating/Drinking Establishment Use*	NP	NP	NP	NP	L-ZPIN/ZPSE	L-ZPIN/ZPSE	NP	NP	L-ZPIN/ZPSE	L-ZPIN/ZPSE	\$11.7; §11.10.15
	Outdoor Retail Sale and Display*	NP	NP	NP	NP	L-ZP/ZPSE	L-ZP/ZPSE	NP	L-ZP/ZPSE	L-ZP/ZPSE	L-ZP/ZPSE	\$11.7; §11.10.16
	Outdoor Storage, General*	NP	NP	NP	NP	L-ZP	L-ZP	NP	NP	L-ZP	NP	\$11.7; §11.10.17
	Outdoor Storage, Limited*	NP	NP	NP	NP	L	L	L	L	L	L	\$11.7; §11.10.18
	Rental or Sales of Adult Material Accessory to a Permitted Bookstore Retail Sales Use	NP	NP	NP	NP	L	L	L	L	L	L	\$11.7; §11.10.19

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USE CATEGORY	SPECIFIC USE TYPE											APPLICABLE USE LIMITATIONS																			
	• Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	S-SU-A	S-SU-A+	S-SU-D	S-SU-D+	S-SU-F	S-SU-F+	S-SU-F+	S-SU-I	S-SU-I+	S-RH-2.5	S-MU-3	S-MU-5	S-MU-8	S-MU-12	S-MU-20	S-CC-3x	S-CC-3	S-CC-5	S-MX-2	S-MX-2A	S-MX-3	S-MX-3A	S-MX-5	S-MX-5A	S-MX-8	S-MX-8A	S-MX-12	S-MX-12A	S-MS-3	S-MS-5

TEMPORARY USE CLASSIFICATION

Temporary Uses (Parking is Not Required for Temporary Uses Unless Specifically Stated in this Table or in an Applicable Use Limitations)	Unlisted Temporary Uses	L - Applicable to all Zone Districts										\$11.11.1
		NP	NP	NP	L-ZP	Not Applicable - See Permitted Primary Uses						
Ambulance Service - Temporary	NP	NP	NP	NP	L-ZP	Not Applicable - See Permitted Primary Uses						
Amusement / Entertainment - Temporary*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	\$11.11.2
Bazaar, Carnival, Circus or Special Event*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.11.4
Building or yard for construction materials*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.11.5
Concrete, Asphalt, and Rock Crushing Facility*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.11.6
Fence for Demolition or Construction Work	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.11.7
Health Care Center	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	\$11.11.8
Noncommercial Concrete Batching Plant*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.11.9
Outdoor Retail Sales - Pedestrian / Transit Mall*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Outdoor Retail Sales*	NP	NP	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	NP	\$11.11.11
Outdoor Sales, Seasonal*	NP	NP	NP	NP	NP	L-ZP	L-ZP	L-ZP/ZPIN	L-ZP/ZPIN	L-ZP	L-ZP	\$11.11.12
Parking Lot Designated for a Special Event*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.11.13
Retail Food Establishment, Mobile*	NP	NP	NP	NP	NP	L-ZP	L-ZP	NP	L-ZP	L-ZP	NP	\$11.11.14
Temporary Construction Office	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.11.15
Temporary Office - Real Estate Sales	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.11.16
Temporary Managed Community*	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	\$11.11.17
Tent for Religious Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	

DIVISION 4.2 DISTRICTS (E-SU-, E-TU-, E-RH-, E-CC-, E-MX-, E-RX-, E-MS-)

SECTION 4.2.1 DISTRICTS ESTABLISHED

To carry out the provisions of this Article, the following zone districts have been established in the Urban Edge Neighborhood Context and are applied to property as set forth on the Official Map.

Urban Edge Neighborhood Context

E-SU-A	Single Unit A
E-SU-A1	Single Unit A1
E-SU-B	Single Unit B
E-SU-B1	Single Unit B1
E-SU-D	Single Unit D
E-SU-Dx	Single Unit Dx
E-SU-D1	Single Unit D1
E-SU-D1x	Single Unit D1x
E-SU-G	Single Unit G
E-SU-G1	Single Unit G1
E-TU-B	Two Unit B
E-TU-C	Two Unit C
E-RH-2.5	Row House 2.5
E-MU-2.5	Multi Unit 2.5
E-CC-3	Commercial Corridor 3
E-CC-3x	Commercial Corridor 3x
E-MX-2	Mixed Use 2
E-MX-2A	Mixed Use 2A
E-MX-2x	Mixed Use 2x
E-MX-3	Mixed Use 3
E-MX-3A	Mixed Use 3A
E-RX-3	Residential Mixed Use 3
E-RX-5	Residential Mixed Use 5
E-MS-2	Main Street 2
E-MS-2x	Main Street 2x
E-MS-3	Main Street 3
E-MS-5	Main Street 5

SECTION 4.2.2 RESIDENTIAL DISTRICTS (E-SU-A, ~~A1~~, -B, ~~B1~~, -D, -DX, ~~D1~~, ~~D1X~~, -G, ~~G1~~, E-TU-B, -C, E-RH-2.5, E-MU-2.5)

4.2.2.1 General Purpose

- A. The intent of the Residential districts is to promote and protect residential neighborhoods within the character of the Urban Edge Neighborhood Context. These regulations allow for some multi-unit districts, but not to such an extent as to detract from the overall image and character of the residential neighborhood.
- B. The building form standards, design standards, and uses work together to promote desirable residential areas. The standards of the single unit districts accommodate the varied pattern of suburban and urban house forms. While lot sizes vary, lot coverage is typically low creating generous setbacks and yard space. The standards of the two unit and row house districts promote existing and future patterns of lower scale multi unit building forms that typically address the street in the same manner as an urban house building form.

- C. These standards recognize common residential characteristics within the Urban Edge Neighborhood Context but accommodate variation by providing eight Residential Zone Districts.
- D. The regulations provide a consistent framework to property owners, developers, and neighborhood residents to reinforce desired development patterns, encourage affordable housing, and accommodate reinvestment in residential districts.

4.2.2.2 Specific Intent

A. Single Unit A (E-SU-A)

E-SU-A is a single unit district allowing only urban houses and detached accessory dwelling units with a minimum zone lot area of 3,000 square feet. This district requires the shallowest setbacks and highest lot coverage in the Urban Edge Neighborhood Context.

B. ~~Single Unit A1 (E-SU-A1)~~

~~E-SU-A1 is a single unit district allowing only urban houses with a minimum zone lot area of 3,000 square feet and detached accessory dwelling units.~~

C. Single Unit B (E-SU-B)

E-SU-B is a single unit district allowing only urban houses and detached accessory dwelling units with a minimum zone lot area of 4,500 square feet.

D. ~~Single Unit B1 (E-SU-B1)~~

~~E-SU-B1 is a single unit district allowing only urban houses with a minimum zone lot area of 4,500 square feet and detached accessory dwelling units.~~

E. Single Unit D (E-SU-D)

E-SU-D is a single unit district allowing only urban houses and detached accessory dwelling units with a minimum zone lot area of 6,000 square feet.

F. Single Unit Dx (E-SU-Dx)

E-SU-Dx is a single unit district allowing suburban houses, and urban houses, and detached accessory dwelling units with a minimum zone lot area of 6,000 square feet.

G. ~~Single Unit D1 (E-SU-D1)~~

~~E-SU-D1 is a single unit district allowing only urban houses with a minimum zone lot area of 6,000 square feet and detached accessory dwelling units.~~

H. ~~Single Unit D1x (E-SU-D1x)~~

~~E-SU-D1x is a single unit district allowing suburban houses and urban houses with a minimum zone lot area of 6,000 square feet and accessory dwelling units. Setbacks and lot coverage standards accommodate front and side yards similar to E-SU-Dx and allow a detached accessory dwelling unit in the rear yard.~~

I. Single Unit G (E-SU-G)

E-SU-G is a single unit district allowing suburban houses, and urban houses, and detached accessory dwelling units with a minimum zone lot area of 9,000 square feet. The wider lots result in the largest side setbacks in the Urban Edge Neighborhood Context.

J. ~~Single Unit G1 (E-SU-G1)~~

~~E-SU-G1 is a single unit district allowing suburban houses and urban houses with a minimum zone lot area of 9,000 square feet and accessory dwelling units. Setbacks accommodate front and side yards similar to E-SU-G and allow a detached accessory dwelling unit in the rear yard.~~

K. Two Unit B (E-TU-B)

E-TU-B ~~is a two unit district~~ allowing up to two units urban houses, duplexes, tandem houses, and detached accessory dwelling units on with a minimum zone lot area of 4,500 square feet and accessory dwelling units. Allowed building forms are the urban house, detached accessory dwelling unit, duplex, and tandem house building forms.

L. Two Unit C (E-TU-C)

E-TU-B ~~is a two unit district~~ allow~~ings up to two units~~ urban houses, duplexes, tandem houses, and ~~detached accessory dwelling units on with~~ a minimum zone lot area of 5,500 square feet ~~and accessory dwelling units. Allowed building forms are the urban house, detached accessory dwelling unit, duplex, and tandem house building forms.~~

M. Row House 2.5 (E-RH-2.5)

E-RH-2.5 is a multi unit district ~~and allow~~ings suburban houses, urban houses, ~~detached accessory dwelling unit~~, duplexes, tandem houses, and row houses ~~building forms~~ up to two and a half stories in height, ~~and detached accessory dwelling units.~~

N. Multi Unit 2.5 (E-MU-2.5)

E-MU-2.5 is a multi unit district ~~and allow~~ings urban houses, ~~detached accessory dwelling unit~~, duplexes, tandem houses, row houses, garden courts, town houses, and apartments ~~building forms~~ up to two and a half stories in height depending on building form, ~~and detached accessory dwelling units.~~

SECTION 4.2.3 COMMERCIAL CORRIDOR DISTRICTS (E-CC-3, -3x)

4.2.3.1 General Purpose

- A. The Commercial Corridor zone districts are intended to balance the need for safe, active, and pedestrian-scaled, diverse areas with the need for convenient automobile access.
- B. Commercial Corridor zone districts address development opportunities next to the city’s most auto-dominated corridors.
- C. Commercial Corridor buildings generally have a deep build-to requirement to allow for some measure of parking between the building and the street. Predictable flexibility is provided for building and parking location for larger scale buildings.
- D. The Commercial Corridor district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character; encourages affordable housing, and improves the transition between commercial development and adjacent residential neighborhoods.

4.2.3.2 Specific Intent

A. Commercial Corridor – 3 (E-CC-3)

E-CC-3 applies primarily to auto-oriented arterial street corridors where a building scale of 1 to 3 stories is desired.

B. Commercial Corridor – 3x (E-CC-3x)

E-CC-3x applies primarily to auto-oriented arterial street corridors where a building scale of 1 to 3 stories is desired with less intense uses than E-CC-3.

SECTION 4.2.4 MIXED USE DISTRICTS (E-MX-2, -2A, -2X, -3, -3A)

4.2.4.1 General Purpose

- A. The Mixed Use zone districts are intended to promote safe, active, and pedestrian-scaled, diverse areas and enhance the convenience and ease of walking, shopping and public gathering within and around the city’s neighborhoods.
- B. There is a diverse menu of Mixed Use zone districts in the Urban Edge Neighborhood Context to recognize the diverse pattern of mixed use places in these neighborhoods.

SECTION 4.3.3 PRIMARY BUILDING FORM STANDARDS

4.3.3.1 Applicability

All development, except detached accessory structures, in all the Urban Edge Neighborhood Context zone districts

4.3.3.2 District Specific Standards Summary

The table below states the building forms allowed in each zone district. The table also summarizes the maximum number of structures allowed per Zone Lot, which is stated in more detail in Section 1.2.3.5 (Number of Uses and Structures Allowed per Zone Lot).

See also Division 1.4, Building Form Standards - General Provisions, for additional standards related to initial assignment of building form standards to new and existing structures and for rules governing combining or changing building forms.

Urban Edge (E-) Neighborhood Context Zone Districts		Building Forms											
		Suburban House	Urban House	Duplex	Tandem House	Row House	Garden Court	Town House	Apartment	Drive Thru Services	Drive Thru Restaurant	General	Shopfront
Max Number of Primary Structures Per Zone Lot		1*	1*	1*	2	No Maximum							
RESIDENTIAL ZONE DISTRICTS													
Single Unit (SU)	E-SU-A, -B, -D		■		●								
	E-SU-A1, -B1, -D1		■		●								
	E-SU-Dx, -G	■	■		●								
	E-SU-D1x, -G1	■	■		●								
Two Unit (TU)	E-TU-B, -C		■	■	■								
Row House (RH)	E-RH-2.5	■	■	■	■	■							
Multi Unit (MU)	E-MU-2.5	■	■	■	■		■	■	■				
COMMERCIAL MIXED USE ZONE DISTRICTS													
Residential Mixed Use (RX)	E-RX-3, -5							■				■	
Commercial Corridor (CC)	E-CC-3, -3x								□	□	■		
Mixed Use (MX)	E-MX-2x							■			■	■	
	E-MX-2, -2A, 3, 3A							■	□	□	■	■	
Main Street (MS)	E-MS-2x							■				■	
	E-MS-2, -3, -5							■	□	□		■	

■ = Allowed □ = Allowed subject to geographic limitations

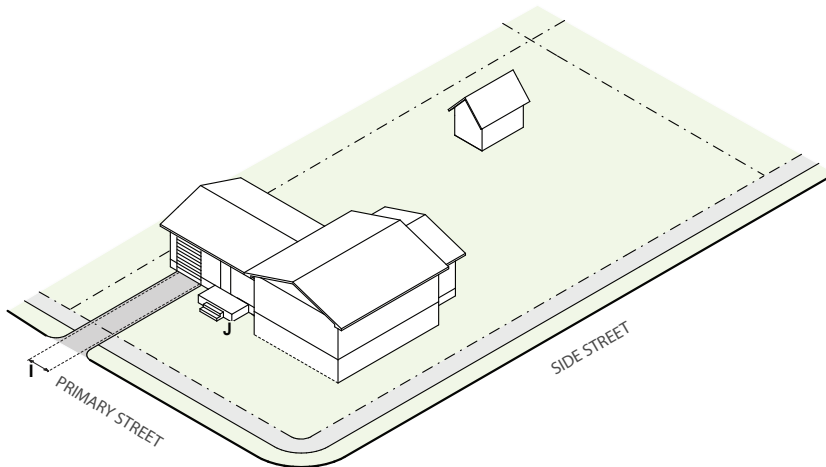
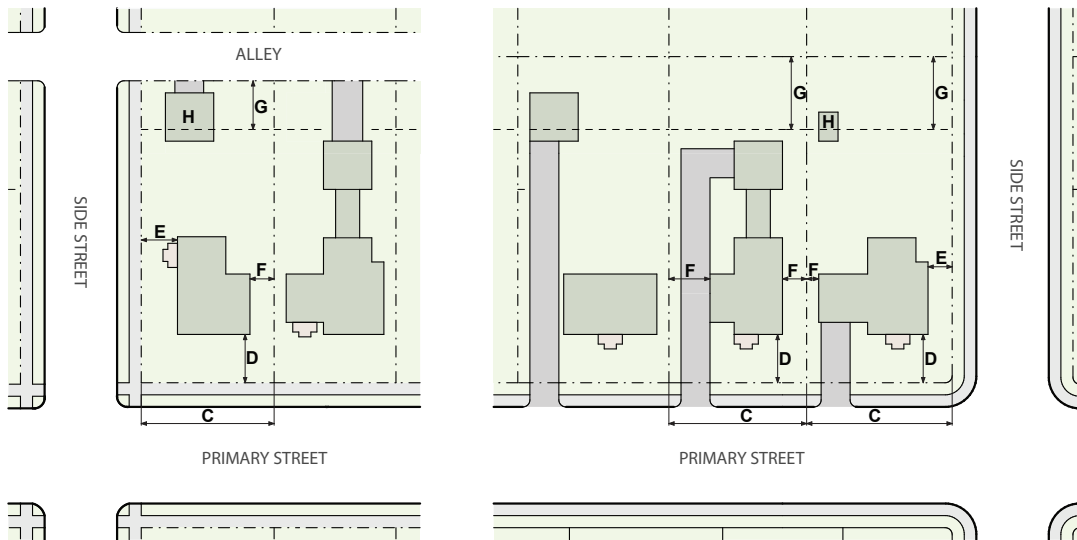
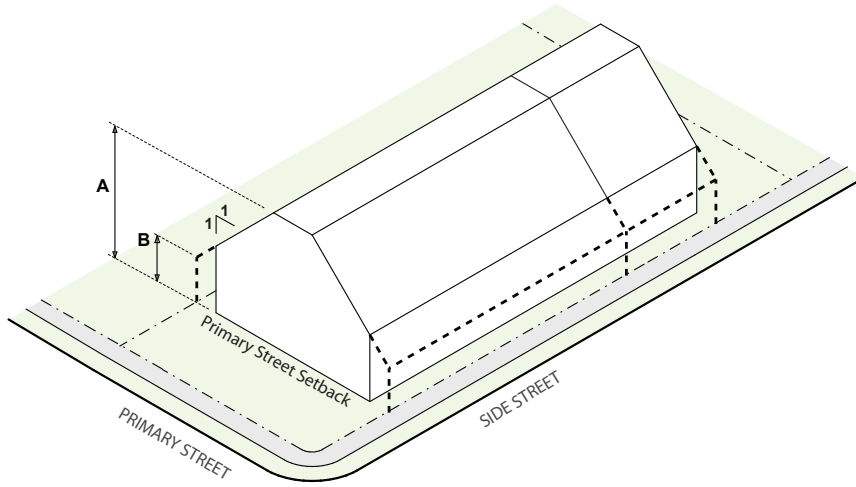
● = Tandem House building form allowed subject to exception stated in Section 1.2.3.5.B

*See Section 1.2.3.5 for exceptions

4.3.3.3 District Specific Standards

A. Suburban House

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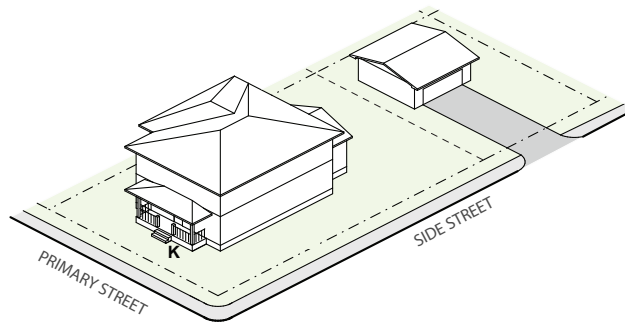
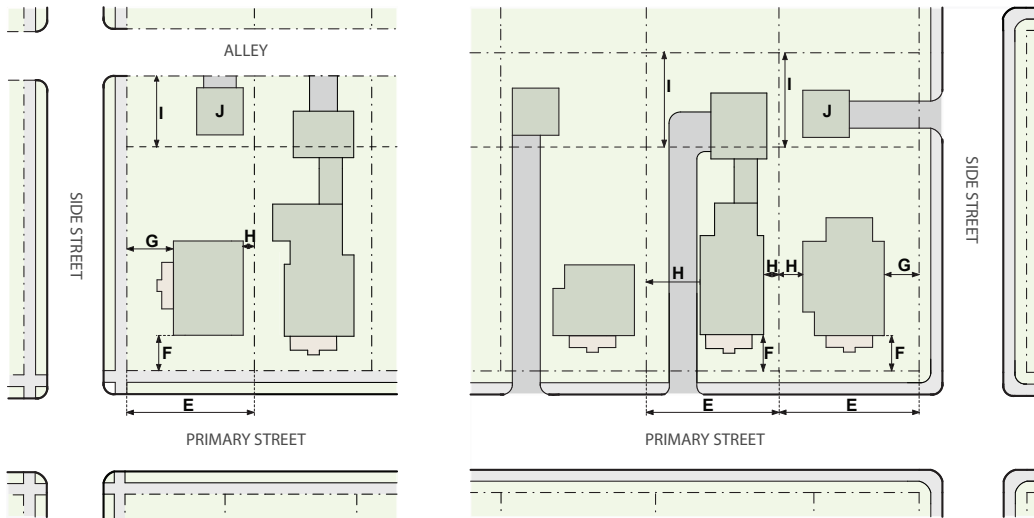
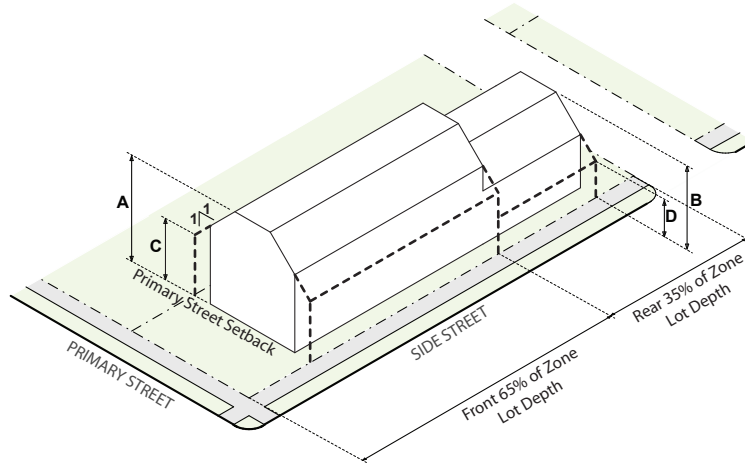
SUBURBAN HOUSE

HEIGHT		E-SU-Dx E-SU-D1x	E-SU-G E-SU-G1	E-RH-2.5 E-MU-2.5
A	Stories, front 65% / Rear 35% of zone lot depth (max)	2.5/2.5	2.5/2.5	2.5/2.5
A	Feet, front 65% / rear 35% of zone lot depth (max)	30'/30'	30'/30'	30'/30'
	Feet, permitted height increase	1' for every 5' increase in Zone Lot width over 50' up to a maximum height of 35'		
B	Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line in front 65% / rear 35% of zone lot depth	10'/10'	10'/10'	10'/10'
	Bulk Plane Slope from Side Interior and Side Street Zone Lot Line	45°	45°	45°
SITING		E-SU-Dx E-SU-D1x	E-SU-G E-SU-G1	E-RH-2.5 E-MU-2.5
ZONE LOT				
	Zone Lot Size (min)	6,000 sf	9,000 sf	6,000 sf
C	Zone Lot Width (min)	50'	62.5'	50'
SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH		All E-SU, -RH, -MU Districts		
		61' or Less	Greater than 61'	
D	Primary Street (min)	For -MU Districts: Calculated per Sec. 13.1.5.9 or 20', whichever is less For all other Districts: Calculated per Sec. 13.1.5.9		
E	Side Street (min)	5'	5'	
F	Side Interior (min)	5'	7.5'	
G	Rear, alley/no alley (min)	12'/20'	12'/20'	
	Building Coverage per Zone Lot, including all accessory structures (max)	37.5%	37.5%	
PARKING BY ZONE LOT WIDTH		61' or Less	62' or Greater	
	Parking and Drive Lot Coverage in Primary Street Setback (max)	33%	33%	
	Vehicle Access	From Alley; or Street access allowed when no Alley present (See Sec. 4.3.7.6)		
H	DETACHED ACCESSORY STRUCTURES	See Sec. 4.3.4		
DESIGN ELEMENTS		All E-SU, -RH, -MU Districts		
BUILDING CONFIGURATION				
	Rooftop and/or Second Story Decks	See Section 4.3.5.2		
	Attached Garage Allowed	(1) Shall not be located closer to the minimum Primary Street setback line than the Primary Street-facing façade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. (2) May follow the Detached Garage Building Form for Side Street, Side Interior and Rear setbacks provided no permitted height increase has been applied to the Attached Garage		
I	Primary Street-Facing Attached Garage Door Width in front 50% of zone lot depth(max)	35% of the entire width of the Primary Street-facing façade of the primary structure or 16', whichever is greater		
	Upper Story Stepback, for any portion of building with Low-Slope Roof, above 25': Primary Street (min)	10'		
STREET LEVEL ACTIVATION				
J	Pedestrian Access, Primary Street	Entry Feature		
USES		All E-SU, -RH, -MU Districts		
		Primary Uses shall be limited to Single Unit Dwelling and permitted Congregate Living, Residential Care and Nonresidential uses. See Division 4.4 Uses and Parking		

See Sections 4.3.5 - 4.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

B. Urban House

Not to Scale. Illustrative Only.



URBAN HOUSE

		All E-SU, TU, RH, MU							
		E-SU-A	E-SU-B	E-SU-D	E-SU-Dx	E-SU-G			E-RH-2.5
HEIGHT		E-SU-A†	E-SU-B†	E-SU-D†	E-SU-D†x	E-SU-G†	E-TU-B	E-TU-C	E-MU-2.5
	Stories, front 65% / rear 35% of zone lot depth (max)	2.5/1	2.5/1	2.5/1	2.5/1	2.5/1	2.5/1	2.5/1	2.5/1
A/B	Feet, front 65% / rear 35% of zone lot depth (max)	30'/17'	30'/17'	30'/17'	30'/17'	30'/17'	30'/17'	30'/17'	30'/17'
	Feet, front 65% of zone lot depth, permitted height increase	1' for every 5' increase in Zone Lot width over 50' up to a maximum height of 35'							
	Feet, rear 35% of zone lot depth, permitted height increase	1' for every 3' increase in side setback up to a maximum height of 19'							
C/D	Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot in front 65% / rear 35% of zone lot depth	17'/10'	17'/10'	17'/10'	17'/10'	17'/10'	17'/10'	17'/10'	17'/10'
	Bulk Plane Slope from Side Interior and Side Street Zone Lot	45°	45°	45°	45°	45°	45°	45°	45°

		E-SU-D, -Dx, E-SU-G, E-RH-2.5							
		E-SU-A	E-SU-B	E-SU-D	E-SU-Dx	E-SU-G			E-RH-2.5
SITING		E-SU-A†	E-SU-B†	E-SU-D†	E-SU-D†x	E-SU-G†	E-TU-B	E-TU-C	E-MU-2.5
ZONE LOT									
	Zone Lot Size (min)	3,000 sf	4,500 sf	6,000 sf	6,000 sf	9,000 sf	4,500 sf	5,500 sf	4,500 sf
E	Zone Lot Width (min)	25'	35'	50'	50'	62.5'	35'	50'	35'

		All E-SU, TU, RH, MU Districts			
SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH		30' or less	Greater than 30' and up to 40'	Greater than 40' and less than 75'	75' or Greater
F	Primary Street (min)	For -MU Districts: Calculated per Sec. 13.1.5.9 or 20', whichever is less For all other Districts: Calculated per Sec. 13.1.5.9			
G	Side Street (min)	3'	5'	5'	7.5'
H	Side Interior (min)	3'	3' min one side/ 10' min combined	5'	10'
I	Rear, alley/no alley (min)	12'/20'	12'/20'	12'/20'	12'/20'
	Building Coverage per Zone Lot, including all accessory structures (max)	50%	37.5%	37.5%	37.5%

PARKING BY ZONE LOT WIDTH		
	Parking and Drive Lot Coverage in Primary Street Setback (max)	Maximum 16-foot wide measured parallel to the Primary Street zone lot line for any length, or 33% of the zone lot area within the Primary Street setback, whichever is greater
	Vehicle Access	From Alley; or Street access allowed when no Alley present (See Sec 4.3.7.6)
J	DETACHED ACCESSORY STRUCTURES	See Sec. 4.3.4

		All E-SU, TU, RH, MU							
		E-SU-A	E-SU-B	E-SU-D	E-SU-Dx	E-SU-G			E-RH-2.5
DESIGN ELEMENTS		E-SU-A†	E-SU-B†	E-SU-D†	E-SU-D†x	E-SU-G†	E-TU-B	E-TU-C	E-MU-2.5
BUILDING CONFIGURATION									
	Rooftop and/or Second Story Decks	See Section 4.3.5.2							
	Attached Garage Allowed	(1) Shall not be located closer to the minimum Primary Street setback line than the Primary Street-facing façade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. (2) May follow the Detached Garage building form for Side Street, Side Interior and Rear setbacks provided no permitted height increase has been applied to the Attached Garage							
	Primary Street-Facing Attached Garage Door Width in front 50% of zone lot depth(max)	35% of the entire width of the Primary Street-facing façade of the primary structure or 16', whichever is greater							
	Upper Story Stepback, for any portion of building with Low-Slope Roof, above 25': Primary Street (min)	10'	10'	10'	10'	10'	10'	10'	10'

STREET LEVEL ACTIVATION		
K	Pedestrian Access, Primary Street	Entry Feature

USES		All E-SU, TU, RH, MU Districts							
	Amendment: 10	Primary Uses shall be limited to Single Unit Dwelling and permitted Congregate Living, Residential Care and Nonresidential uses. See Division 4.4 Uses and Parking							
See Sections 4.3.5 - 4.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions									

4.3.4.4 District Specific Standards Summary

The table below states the building forms allowed in each zone district. The table also summarizes the maximum number of structures allowed per Zone Lot, which is stated in more detail in Section 1.2.3.5 (Number of Uses and Structures Allowed per Zone Lot).

See also Division 1.4, Building Form Standards - General Provisions, for additional standards related to initial assignment of building form standards to new and existing structures and for rules governing combining or changing building forms.

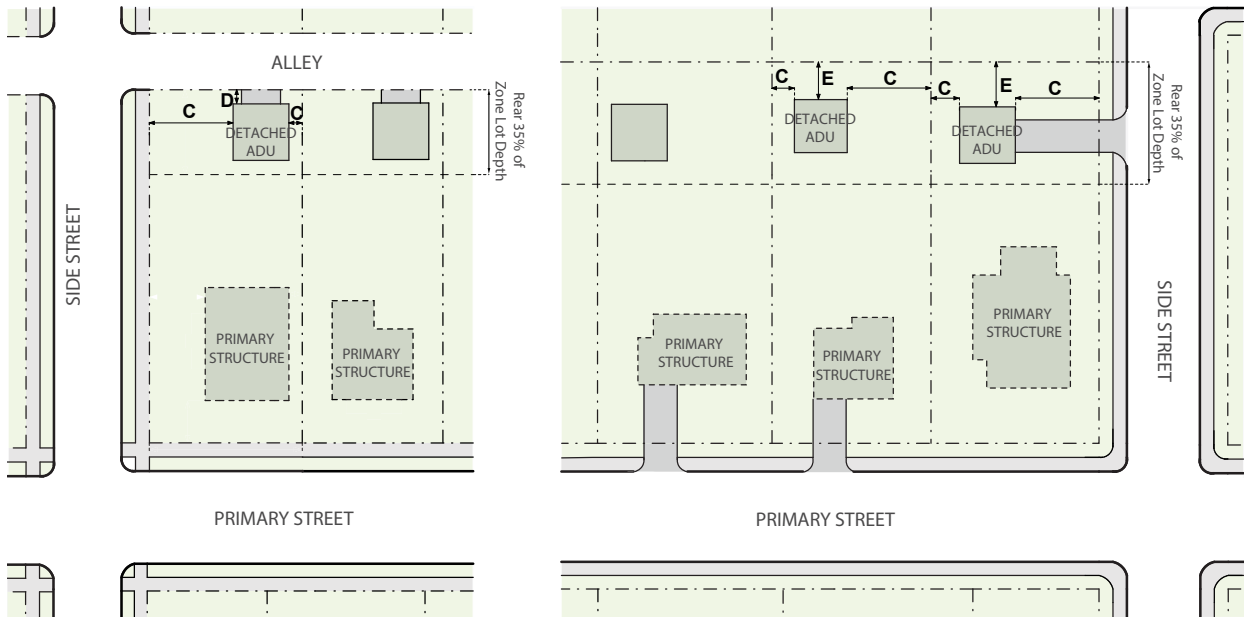
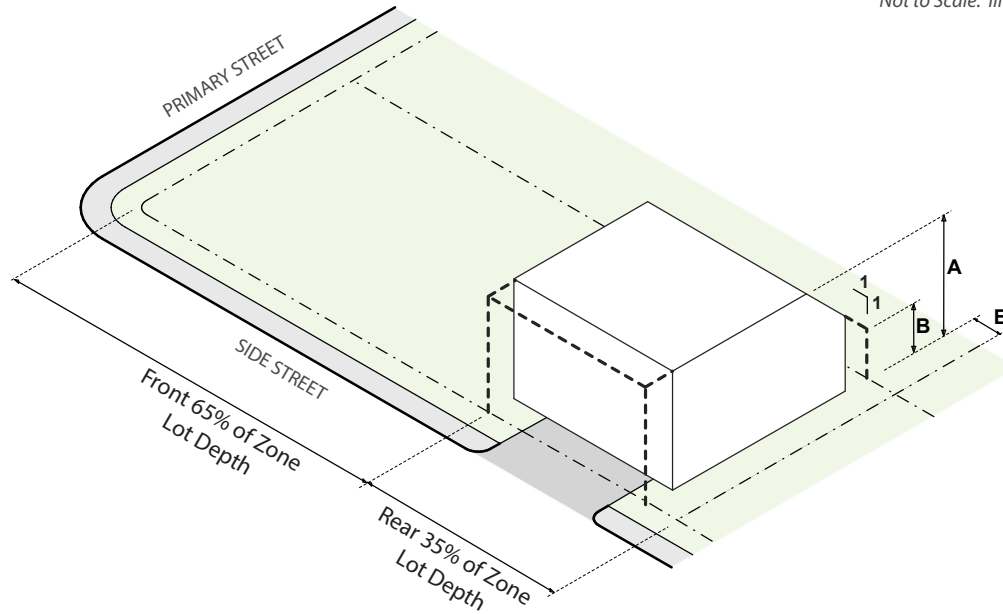
Urban Edge (E-) Neighborhood Context Zone Districts		Max Number of Detached Accessory Structures per Zone Lot	Building Forms			
			Detached Accessory Dwelling Unit	Detached Garage	Other Detached Accessory Structures	Detached Accessory Structures
Single Unit (SU)	E-SU-A, -B, -D, -Dx, -G	no max*	■	■	■	
	E-SU-A1, -B1, -D1, -G†	no max*	■	■	■	
	E-SU-Dx	no max*	■	■	■	
	E-SU-D1x	no max*	■	■	■	
Two Unit (TU)	E-TU-B, -C	no max*	■	■	■	
Row House (RH)	E-RH-2.5	no max*	■	■	■	
Multi Unit (MU)	E-MU-2.5	no max*	■	■	■	
Residential Mixed Use (RX)	E-RX-3, -5	no max*				■
Commercial Corridor (CC)	E-CC-3, -3x	no max				■
Mixed Use (MX)	E-MX-2x	no max				■
	E-MX-2, -2A, -3, -3A	no max				■
Main Street (MS)	E-MS-2x	no max				■
	E-MS-2, -3, -5	no max				■

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

4.3.4.5 District Specific Standards

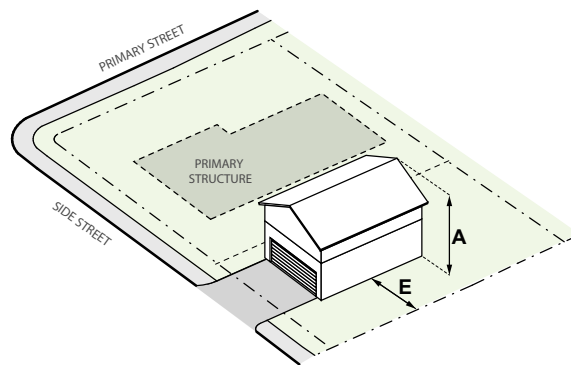
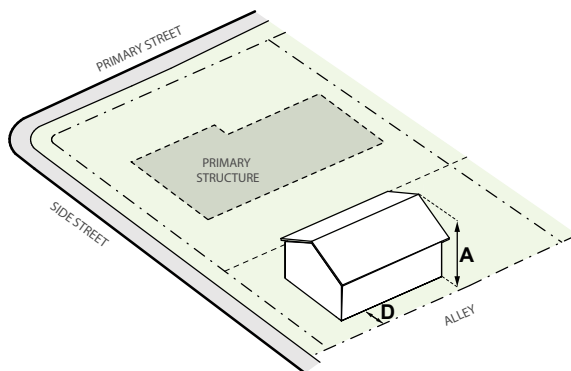
A. Detached Accessory Dwelling Unit

Not to Scale. Illustrative Only.



Option A: 1-Story

Option B: 2-Stories



DETACHED ACCESSORY DWELLING UNIT

	All E-SU, E-SU-A1, E-SU-B1, E-SU-D1, E-SU-D1x, E-SU-G1 Option A: 1-story* Option B: 2-stories*			All E-TU, RH, MU E-TU-B, E-TU-C, E-RH-2.5, E-MU-2.5
HEIGHT				
A Stories (max)	1	2		2
A Feet (max)	17'	24'		24'
B Bulk Plane Vertical Height at Side Interior Zone Lot Line		Lots 40' wide or less: 12'		
		Lots greater than 40' wide: 10'		
Bulk Plane Slope from Side Interior Zone Lot Line		45°		

	All E-SU, E-SU-A1, E-SU-B1, E-SU-D1, E-SU-D1x, E-SU-G1 Option A: 1-story* Option B: 2-stories*			All E-TU, RH, MU E-TU-B, E-TU-C, E-RH-2.5, E-MU-2.5
SITING				
ZONE LOT				
Exception from Maximum Building Coverage				See Section 4.3.7.5
Additional Standards				See Section 4.3.4.3
SETBACKS				
Location of Structure		Located in the rear 35% of the zone lot depth		
		Option A: 1-story*	Option B: 2-stories*	
C Side Interior and Side Street for lots 40' wide or less (min)	3'	3'		3'
C Side Interior and Side Street for lots greater than 40' wide (min)	5'	5'		5'
D Rear, Alley abutting Rear Zone Lot Line (min)	5'	5'		5'
E Rear, no Alley abutting Rear Zone Lot Line (min)	5'	12'		5'
PARKING				
Vehicle Access		From Alley; or Street access allowed when no Alley present See Sec. 4.3.7.6 for exceptions		

	All E-SU, E-SU-A1, E-SU-B1, E-SU-D1, E-SU-D1x, E-SU-G1 By Zone Lot Size		All E-TU, RH, MU E-TU-B, E-TU-C, E-RH-2.5, E-MU-2.5
	7,000 sf or Less	Greater than 7,000 sf	
DESIGN ELEMENTS			
BUILDING CONFIGURATION			
Building Footprint (max)	864 sf per unit	1,000 sf per unit	1,000 sf per unit
Limitation on Gross Floor Area of a Accessory Dwelling Unit Use		See Section 11.8	
Rooftop and/or Second Story Decks, no Alley abutting Rear Zone Lot Line		Not allowed - See Section 4.3.5.2	
Rooftop and/or Second Story Decks, Alley abutting Rear Zone Lot Line		Allowed - See Section 4.3.5.2	

	All E-SU, TU, RH, MU E-SU-A1, E-SU-B1, E-SU-D1, -D1x, E-SU-G1, E-TU-B, -C, E-RH-2.5, E-MU-2.5
USES	
	An Accessory Dwelling Unit use must be concurrently permitted and approved for occupancy in this building form. The Accessory Dwelling Unit use may be combined with other uses Accessory to Primary Residential Uses. See Division 4.4 for permitted Uses Accessory to Primary Residential Uses

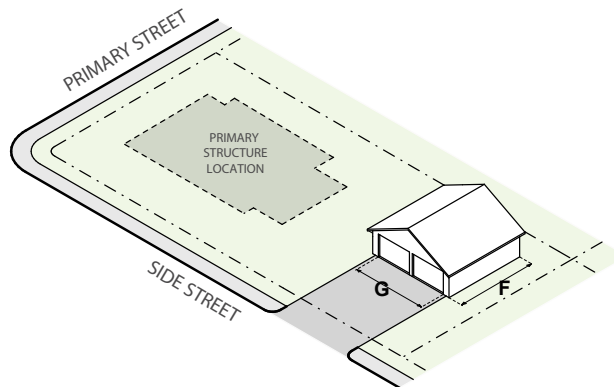
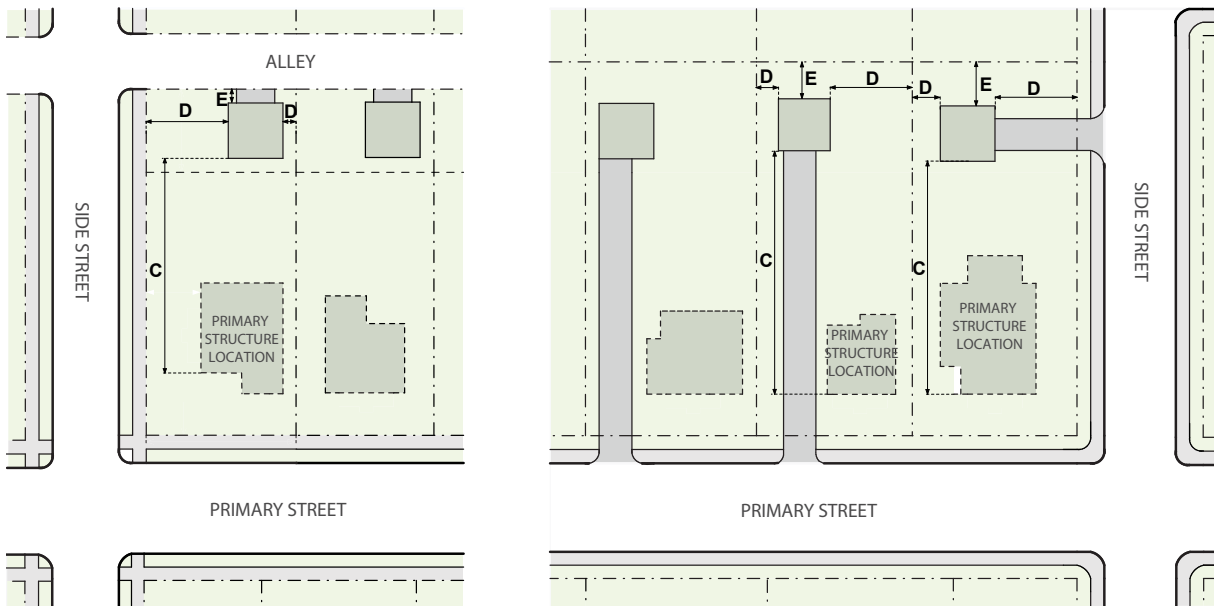
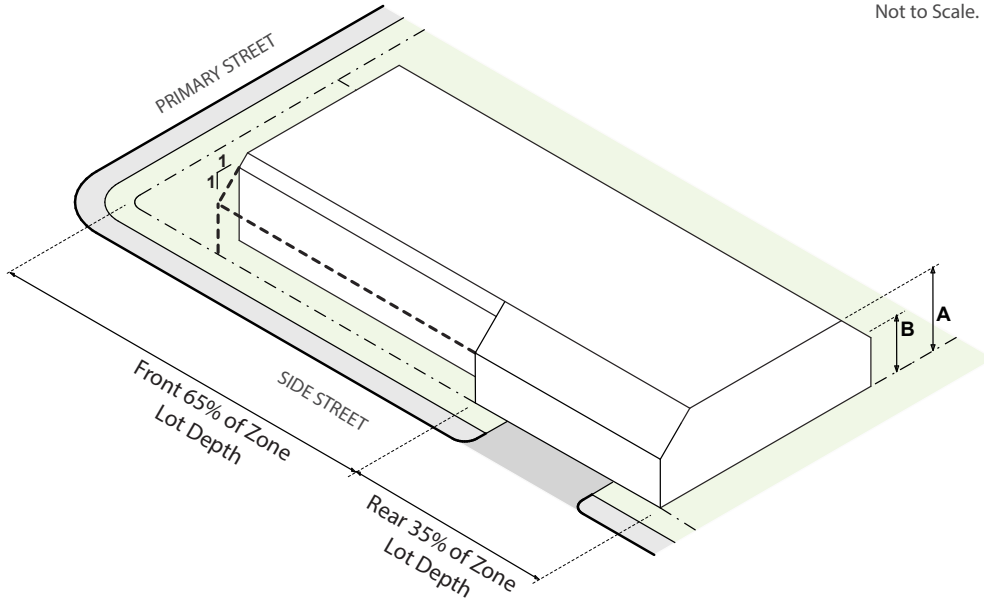
See Sections 4.3.5 - 4.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

*Standards in the "Option A" column may not be combined with standards in the "Option B" column. For example, If using Option B height standards to construct a two-story structure, the structure must also follow the Option B siting standards that require a minimum 12' rear setback where there is no Alley abutting the Rear Zone Lot Line.

- Amendment: 2
- Amendment: 10

B. Detached Garage

Not to Scale. Illustrative Only.



DETACHED GARAGE

HEIGHT	All E-SU, TU, RH, MU							
	E-SU-A	E-SU-B	E-SU-D	E-SU-Dx	E-SU-G	E-TU-B	E-TU-C	E-RH-2.5
	E-SU-A1	E-SU-B1	E-SU-D1	E-SU-D1x	E-SU-G1	E-TU-B	E-TU-C	E-MU-2.5
A Stories (max)	1	1	1	1	1	1	1	1
A Feet (max)	17'	17'	17'	17'	17'	17'	17'	17'
B Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line	10'	10'	10'	10'	10'	10'	10'	10'
Bulk Plane Slope from Side Interior and Side Street Zone Lot Line	45°	45°	45°	45°	45°	45°	45°	45°

SITING	All E-SU, TU, RH, MU							
	E-SU-A	E-SU-B	E-SU-D	E-SU-Dx	E-SU-G	E-TU-B	E-TU-C	E-RH-2.5
	E-SU-A1	E-SU-B1	E-SU-D1	E-SU-D1x	E-SU-G1	E-TU-B	E-TU-C	E-MU-2.5
ZONE LOT								
Exception from Maximum Building Coverage	See Section 4.3.7.5							
Additional Standards	See Sections 4.3.4.3							

SETBACKS	
C 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; see Section 13.1.5.12 for applicable location standard when there are multiple Primary Structures on one Zone Lot
D Side Street (min)	5'
D Side Interior (min), for structure entirely in rear 35% of zone lot*	0'
D Side Interior (min), for structure not entirely in rear 35% of zone lot	5'
Side Interior (min), for structure not entirely in rear 35% of zone lot, where Zone Lot Width is 30' or less	3'
E Rear, no alley (min)	5'
E Rear, where garage doors face alley (min)	5'
E Rear, where garage doors do not face alley (min)	0'

PARKING	
Vehicle Access	From Alley; or Street access allowed when no Alley present See Sec. 4.3.7.6 for exceptions

DESIGN ELEMENTS	All E-SU					All E-TU		All E-RH-2.5, E-MU-2.5
	E-SU-A	E-SU-B	E-SU-D	E-SU-Dx	E-SU-G	E-TU-B	E-TU-C	
	E-SU-A1	E-SU-B1	E-SU-D1	E-SU-D1x	E-SU-G1	E-TU-B	E-TU-C	
BUILDING CONFIGURATION								
Building Footprint (max)	1,000-sf	1,000-sf	1,000 sf	1,000-sf	1,000-sf	864 sf** per unit	864-sf** per unit	864 sf** per unit
F Overall Structure Length (max)	36'	36'	36'	36'	36'	36' per unit	36' per unit	no max
G Allowed Number of Primary Street Facing Vehicular Access Doors in the front 50% of the lot depth (max)	3	3	3	3	3	3	3	3
G Cumulative Width of All Primary Street Facing Vehicular Access Doors in the front 50% of the lot depth (max)	28'	28'	28'	28'	28'	28'	28'	no max

USES	All E-SU, -TU, -RH, -MU
	Accessory Uses Only, excluding accessory dwelling unit where permitted. See Division 4.4 for permitted Accessory Uses

See Sections 4.3.5 - 4.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

*Setbacks less than 5' may be subject to more restrictive building and fire code review - Side facing gable roof ends are not permitted where setbacks are less than 5'

**When used with a Primary Single Unit Dwelling Use, the permitted building footprint for a detached garage may be increased to 1,000 sf

- Amendment: 2
- Amendment: 10

SECTION 4.4.4 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 Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	E-SU-A E-SU-A+ E-SU-B E-SU-B+ E-SU-D E-SU-D+ E-SU-Dx E-SU-D+x E-SU-G E-SU-G+										APPLICABLE USE LIMITATIONS
		E-TU-B E-TU-C	E-RH-2.5 E-MU-2.5	E-RX-3 E-RX-5	E-CC-3x E-CC-3	E-MX-2x E-MS-2x	E-MX-2A E-MS-2	E-MX-3A E-MX-3	E-MS-3 E-MS-5			
RESIDENTIAL PRIMARY USE CLASSIFICATION												
Household Living	Dwelling, Single Unit •No Parking Requirements	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.2.6
	Dwelling, Two Unit •Vehicle: 1/unit •Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.2.2; §11.2.6
	Dwelling, Multi-Unit •Vehicle: 1/unit •Bicycle: 1/ 5 units (80/20)	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.2.3; §11.2.6
	Dwelling, Live / Work •Vehicle: 1/unit •Bicycle: 1/ 5 units (80/20)	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.2.4; §11.2.6
Residential Care	Residential Care, Type 1 •Vehicle: .5/1,000 sf GFA •Bicycle: No requirement	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	§11.2.7; §11.2.8
	Residential Care, Type 2 •Vehicle: .5/1,000 sf GFA •Bicycle: No requirement	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.2.7; §11.2.9
	Residential Care, Type 3 •Vehicle: .5/1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	L-ZPCIM	L-ZPCIM	L-ZPCIM	NP	NP	L-ZPCIM	L-ZPCIM	§11.2.7; §11.2.10
	Residential Care, Type 4 •Vehicle: .5/1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	NP	L-ZPCIM	L-ZPCIM	NP	NP	L-ZPCIM	L-ZPCIM	§11.2.7; §11.2.11
Congregate Living	All Types •Vehicle: 1/1,000 sf GFA •Bicycle: 1/20,000 sf GFA	NP	NP	E-RH-2.5: NP E-MU-2.5: P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	

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		CIVIC, PUBLIC & INSTITUTIONAL PRIMARY USE CLASSIFICATION											
Basic Utilities	Utility, Major Impact* • Vehicle: .5/ 1,000 sf GFA • Bicycle: No requirement	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	§ 11.3.1
	Utility, Minor Impact* • Vehicle: .5/ 1,000 sf GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.3.2
Community/ Public Services	Community Center* • Vehicle: .5 / 1,000 sf GFA • Bicycle: 1/ 10,000 sf GFA (0/100)	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.3.3
	Day Care Center • Vehicle: 1/ 1,000 sf GFA • Bicycle: 1/ 10,000 sf GFA (0/100)	L-ZP	L-ZP	P-ZPIN	P-ZPIN	P-ZP	P-ZP	P-ZPIN	P-ZP	P-ZP	P-ZP	P-ZP	§ 11.3.4
	Postal Facility, Neighborhood • Vehicle - MS only: 2/1,000 sf GFA • Vehicle: 2.5/ 1,000 sf GFA • Bicycle: 1/ 20,000 sf GFA (60/40)	NP	NP	NP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Postal Processing Center • Vehicle: 1/ 1,000 sf GFA • Bicycle: 1/ 20,000 sf GFA (60/40)	NP	NP	NP	P-ZP	P-ZP	P-ZP	NP	NP	P-ZP	P-ZP	P-ZP	
	Public Safety Facility • Vehicle: 1/ 1,000 sf GFA • Bicycle: 1/ 10,000 sf GFA (0/100)	L-ZP	L-ZP	L-ZP	L-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	§ 11.3.5
	Hospital	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Correctional Institution	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Cultural/Special Purpose/Public Parks & Open Space	Cemetery*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Library • Vehicle: 1/ 1,000 sf GFA • Bicycle: 1/ 10,000 sf GFA (0/100)	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Museum • Vehicle: 1/ 1,000 sf GFA • Bicycle: 1/ 10,000 sf GFA (0/100)	NP	NP	NP	NP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	City Park* Open Space - Conservation* • No Parking Requirements	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	

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		Education	Elementary or Secondary School • Vehicle- High School: 2/1,000 sf GFA • Bicycle - High School: 1/20,000 sf GFA (0/100) • Vehicle- All Others: 1/1,000 sf GFA • Bicycle-All Others: 1/10,000 sf GFA (0/100)	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP
Education	University or College • Vehicle: 1/ 1,000 sf GFA • Bicycle: 1/ 10,000 sf GFA (0/100)	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.3.8
	Vocational or Professional School • Vehicle: 1/ 1,000 sf GFA • Bicycle: 1/ 10,000 sf GFA (0/100)	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.3.8
Public and Religious Assembly	All Types • Vehicle: .5/ 1,000 sf GFA • Bicycle: 1/ 10,000 sf GFA (0/100)	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.3.10
COMMERCIAL SALES, SERVICES, & REPAIR PRIMARY USE CLASSIFICATION																									
Adult Business	All Types	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	See Section 9.4.4, Use Overlay Districts, for adult business use allowance in the UO-1 District.

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		E-SU-A+	E-SU-B+	E-SU-D+	E-SU-D+x	E-SU-G+	E-TU-C	E-RH-2.5	E-MU-2.5	E-RX-3	E-RX-5	E-CC-3x	E-CC-3	E-MX-2x	E-MX-2A	E-MX-3A	E-MS-3	E-MS-5				
Arts, Recreation & Entertainment	Arts, Recreation and Entertainment Services, Indoor • Vehicle - Artist Studio: 0.3/1000 sf GFA • Vehicle - All Others - MS only: 2/1,000 sf GFA • Vehicle - All Others: 2.5/1,000 sf GFA • Bicycle: 1/20,000 sf GFA (20/80)	NP	NP	NP	P-ZP	P-ZP	P-ZP	L-ZPIN	L-ZP	P-ZP	P-ZP	P-ZP	L-ZPIN	L-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	§ 11.4.2
	Arts, Recreation and Entertainment Services, Outdoor* • Vehicle - MS only: 2/1,000 sf GFA • Vehicle: 2.5/ 1,000 sf GFA • Bicycle: 1/20,000 sf GFA (20/80)	NP	NP	NP	NP	L-ZPSE	L-ZP	NP	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	§ 11.4.3
	Event Space with Alternate Parking and Loading* • Vehicle: No requirement • Bicycle: No requirement	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Sports and/or Entertainment Arena or Stadium*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
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)		L-ZPIN	L-ZPIN	L-ZPIN	Not Applicable															§11.4.6		
Parking of Vehicles	Parking, Garage • No Parking Requirements	NP	NP	NP	P-ZP	P-ZP	P-ZP	NP	P-ZP	P-ZP	P-ZP	NP	P-ZP	P-ZP	P-ZP	NP	P-ZP	P-ZP	P-ZP	P-ZP		
	Parking, Surface* • No Parking Requirements	NP	L-ZP	L-ZP	NP	P-ZP	P-ZP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	§ 11.4.8	
Eating & Drinking Establishments	All Types • Vehicle - MS only: 2/1,000 sf GFA • Vehicle: 4.5/ 1,000 sf GFA • Bicycle: 1/5,000 sf GFA (0/100)	NP	NP	NP	P-ZP	P-ZP	P-ZP	L-ZPSE	L-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	§ 11.4.9	
Lodging Accommodations	Bed and Breakfast Lodging • Vehicle: 1/guest room or unit • Bicycle: 1/ 20,000 sf GFA (60/40)	NP	NP	NP	P-ZP	P-ZP	P-ZP	NP	P-ZP	P-ZP	P-ZP	NP	P-ZP	P-ZP	P-ZP	NP	P-ZP	P-ZP	P-ZP	P-ZP		
	Lodging Accommodations, All Others • Vehicle: 1/ guest room or unit • Bicycle: 1/ 20,000 sf GFA (60/40)	NP	NP	NP	P-ZP	P-ZP	P-ZP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP		

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		E-SU-A E-SU-A†	E-SU-B E-SU-B†	E-SU-D E-SU-D†	E-SU-Dx E-SU-D†x	E-SU-G E-SU-G†	E-TU-B E-TU-C	E-RH-2.5 E-MU-2.5	E-RX-3 E-RX-5	E-CC-3x E-CC-3	E-MX-2x E-MS-2x		E-MX-2A E-MX-2 E-MX-3
Office	Dental / Medical Office or Clinic • Vehicle: 2/ 1,000 sf GFA • Bicycle: 1/20,000 sf GFA (20/80)	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.4.10
	Office, All Others • Vehicle: 2/ 1,000 sf GFA • Bicycle: 1/20,000 sf GFA (20/80)	NP	NP	NP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
Retail Sales, Service & Repair (Not Including Vehicle or Equipment Sales, Service & Repair)	Animal Sales and Services, Household Pets Only • Vehicle - MS only: 2/1,000 sf GFA • Vehicle: 2.5/ 1,000 sf GFA • Bicycle: 1/20,000 sf GFA (20/80)	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZPIN	L-ZP	L-ZP	L-ZP	L-ZP	§11.4.11; §11.4.12
	Animal Sales and Services, All Others	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Food Sales or Market • Vehicle - MS only: 2/1,000 sf GFA • Vehicle: 2.5/ 1,000 sf GFA • Bicycle: 1/20,000 sf GFA (20/80)	NP	NP	NP	L-ZP	P-ZP	P-ZP	L-ZP	L-ZP	P-ZP	P-ZP	P-ZP	§11.4.11; §11.4.14
	Pawn Shop	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Retail Sales, Service & Repair -- Outdoor* • Vehicle - MS only: 2/1,000 sf GFA • Vehicle: 2.5/ 1,000 sf GFA • Bicycle: 1/20,000 sf GFA (20/80)	NP	NP	NP	NP	NP	L-ZP	L-ZPIN	L-ZPIN	L-ZPIN	NP	NP	§11.4.11; §11.4.16
	Retail Sales, Service & Repair - Firearms Sales • Vehicle - MS only: 2/1,000 sf GFA • Vehicle: 2.5/ 1,000 sf GFA • Bicycle: 1/20,000 sf GFA (20/80)	NP	NP	NP	NP	NP	P-ZP	NP	NP	NP	NP	P-ZP	
Retail Sales, Service & Repair, All Others • Vehicle - MS only: 2/1,000 sf GFA • Vehicle: 2.5/ 1,000 sf GFA • Bicycle: 1/20,000 sf GFA (20/80)	NP	NP	NP	P-ZP	P-ZP	P-ZP	L-ZP/L-ZPIN	L-ZP	P-ZP	P-ZP	P-ZP	§11.4.11	

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Vehicle / Equipment Sales, Rentals, Service & Repair	Automobile Emissions Inspection Facility •Vehicle: .5/ 1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	NP	P-ZP	P-ZP	NP	L-ZP	P-ZP	P-ZP	§ 11.4.17	
	Automobile Services, Light •Vehicle: .5/ 1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	NP	L-ZP	L-ZP	NP	L-ZPSE	L-ZP	L-ZP	§11.4.18; §11.4.19	
	Automobile Services, Heavy •Vehicle: .5/ 1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	NP	NP	L-ZP/ ZPSE	NP	NP	NP	L-ZP/ ZPSE	§11.4.18; §11.4.20	
	Automobile / Motorcycle / Light Truck Sales, Rentals, Leasing; Pawn Lot or Vehicle Auctioneer* •Vehicle: .5/ 1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	L-ZP	NP	L-ZP	NP	NP	L-ZP	L-ZP	§ 11.4.21	
	Heavy Vehicle/ Equipment Sales, Rentals & Service* •Vehicle: .5/ 1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	NP	NP	P-ZPSE	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	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.5.2	
	Communication Services •Vehicle: .5/ 1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	L-ZP/ ZPSE	L-ZP/ ZPSE	L-ZP/ ZPSE	NP	L-ZP/ ZPSE	L-ZP/ ZPSE	E-MS-3: L-ZP/ ZPSE; E-MS-5 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	L-ZP/ ZPIN/ ZPSE	L-ZP/ ZPIN/ ZPSE	L-ZP/ ZPIN/ ZPSE	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	L-ZP/ ZPIN	L-ZP/ ZPIN	L-ZP/ ZPIN	L-ZP/ ZPIN	L-ZP/ ZPIN	L-ZP/ ZPIN	L-ZP/ ZPIN	§ 11.5.2
	Telecommunication Facilities -- All Others* •No Parking Requirements	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	§ 11.5.2

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USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt: # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	E-SU-A	E-SU-B	E-SU-D	E-SU-Dx	E-SU-G	E-SU-G†	E-TU-B	E-TU-C	E-RH-2.5	E-MU-2.5	E-RX-3	E-RX-5	E-CC-3x	E-CC-3	E-MX-2x	E-MX-2A	E-MX-3A	E-MX-3	E-MS-3	E-MS-5	APPLICABLE USE LIMITATIONS			
		E-SU-A†	E-SU-B†	E-SU-D†	E-SU-Dx†	E-SU-G†	E-SU-G†x	E-TU-B	E-TU-C	E-RH-2.5	E-MU-2.5	E-RX-3	E-RX-5	E-CC-3x	E-CC-3	E-MX-2x	E-MX-2A	E-MX-3A	E-MX-3	E-MS-3	E-MS-5				
Industrial Services	Contractors, Special Trade - General • Vehicle: .5/ 1,000 sf GFA • Bicycle: No requirement	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	L-ZP	NP	NP	NP	L-ZP	L-ZP	NP	NP	§ 11.5.3		
	Contractors, Special Trade - Heavy/ Contractor Yard*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP			
	Food Preparation and Sales, Commercial • Vehicle: .5 / 1,000 sf GFA • Bicycle: No requirement	NP	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZPIN	L-ZPIN	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	NP	§ 11.5.5	
	Laboratory, Research, Development and Technological Services • Vehicle: .5 / 1,000 sf GFA • Bicycle: No requirement	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	L-ZP	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	NP	§ 11.5.6
Manufacturing and Production	Service/Repair, Commercial • Vehicle: .5 / 1,000 sf GFA • Bicycle: No requirement	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	L-ZP	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	NP	§ 11.5.7	
	Manufacturing, Fabrication & Assembly -- Custom • Vehicle: .5 / 1,000 sf GFA • Bicycle: No requirement	NP	NP	NP	NP	L-ZPIN	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	NP	§ 11.5.8	
	Manufacturing, Fabrication & Assembly -- General • Vehicle: .5 / 1,000 sf GFA • Bicycle: No requirement	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	L-ZP/ ZPSE	NP	NP	NP	L-ZP/ ZPSE	L-ZP/ ZPSE	L-ZP/ ZPSE	L-ZP/ ZPSE	NP	§ 11.5.9	
Mining & Extraction and Energy Producing Systems	Manufacturing, Fabrication & Assembly -- Heavy	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP		
	Oil, Gas -- Production, Drilling* Sand or Gravel Quarry*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP		
	Wind Energy Conversion Systems* • No Parking Requirements	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	NP	§ 11.5.13
Transportation Facilities	Airport*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP		
	Helipad, Helistop, Heliport* • No Parking Requirements	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZPIN	L-ZPIN	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	NP	§ 11.5.14
	Railroad Facilities*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP		
	Railway Right-of-Way* • No Parking Requirements	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Terminal, Station or Service Facility for Passenger Transit System • Vehicle: .5/ 1,000 sf GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	NP
Waste Related Services	Terminal, Freight, Air Courier Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP		
	Automobile Parts Recycling Business*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP		
	Junkyard*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP		
	Recycling Center Recycling Collection Station	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP		

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USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	E-SU-A E-SU-A1 E-SU-B E-SU-B1 E-SU-D E-SU-D1 E-SU-Dx E-SU-D1x E-SU-G E-SU-G1										APPLICABLE USE LIMITATIONS	
		E-TU-B E-TU-C	E-RH-2.5 E-MU-2.5	E-RX-3 E-RX-5	E-CC-3x E-CC-3	E-MX-2x E-MS-2x	E-MX-2A E-MX-2	E-MX-3A E-MX-3	E-MS-3 E-MS-5				
Waste Related Services	Recycling Plant, Scrap Processor	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Solid Waste Facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Wholesale, Storage, Warehouse & Distribution	Automobile Towing Service Storage Yard*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Mini-storage Facility • Vehicle: 0.1/ 1,000 sf GFA • Bicycle: No requirement	NP	NP	NP	NP	P-ZP	P-ZP	NP	NP	L-ZP	NP	NP	§ 11.5.23
	Vehicle Storage, Commercial* • Vehicle: .5/ 1,000 sf GFA • Bicycle: No requirement	NP	NP	NP	NP	NP	L-ZPIN	NP	NP	NP	NP	NP	§ 11.5.24
	Wholesale Trade or Storage, General • Vehicle: .5/ 1,000 sf GFA • Bicycle: No requirement	NP	NP	NP	NP	NP	P-ZPIN	NP	NP	NP	NP	NP	
	Wholesale Trade or Storage, Light • Vehicle: .5 / 1,000 sf GFA • Bicycle: No requirement	NP	NP	NP	NP	L-ZP/ ZPIN/ ZPSE	L-ZP/ ZPIN/ ZPSE	NP	NP	L-ZP/ ZPIN/ ZPSE	L-ZP/ ZPIN/ ZPSE	L-ZP/ ZPIN/ ZPSE	§ 11.5.26
AGRICULTURE PRIMARY USE CLASSIFICATION													
Agriculture	Aquaculture*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Garden, Urban*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.6.2
	Husbandry, Animal*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Husbandry, Plant*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Plant Nursery • Vehicle: .5 / 1,000 sf GFA • Bicycle: No requirement	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.6.5

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USE CATEGORY	SPECIFIC USE TYPE	E-SU-A	E-SU-A+	E-SU-B	E-SU-B+	E-SU-D	E-SU-D+	E-SU-Dx	E-RH-	E-MX-	E-MX-	E-MX-	E-MX-	E-SU-G	E-TU-B	E-MU-	E-RX-3	E-SU-G+	E-TU-C	2.5	E-RX-5	E-CC-3x	E-CC-3	2x	E-MS-	E-MX-2	3A	E-MS-3	E-MS-5	APPLI-CABLE USE LIMITA-TIONS
	• Vehicle Parking Reqmt: # spaces per unit of measurement																													
	• Bicycle Parking Reqmt: # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)																													

ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION

USE CATEGORY	SPECIFIC USE TYPE	L - Applicable to all Zone Districts										APPLI-CABLE USE LIMITA-TIONS	
		E-SU-A1,-B1,-D1,-D1+,-G1 only: L-ZP All other: NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP		
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	E-SU-A1,-B1,-D1,-D1+,-G1 only: L-ZP All other: NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.7, § 11.8.2
	Domestic Employee	L	L	L	L	L	L	L	L	L	L	L	§ 11.7; § 11.8.3
	Garden*	L	L	L*	L	L	L	L	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	L/L-ZPIN	L/L-ZPIN	L/L-ZPIN	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*	L	L	L	L	L	L	L	L	L	L	L	§ 11.7; § 10.9
	Kennel or Exercise Run*	L	L	L	L	L	L	L	L	L	L	L	§ 11.7; § 11.8.6
	Limited Commercial Sales, Services Accessory to Multi-Unit Dwelling Use	NP	NP	NP	L-ZP	Not Applicable - See Permitted Primary Uses						§ 11.7; § 11.8.7	
	Outdoor Storage, Residential*	L	L	L	L	L	L	L	L	L	L	L	§ 11.7; § 11.8.8
	Second Kitchen Accessory to Single Unit Dwelling Use	L-ZP	L-ZP	L-ZP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	NP	NP	§ 11.7; § 11.8.9
	Short-term Rental	L	L	L	L	L	L	L	L	L	L	L	§ 11.7; § 11.8.10
	Vehicle Storage, Repair and Maintenance*	L	L	L	L	L	L	L	L	L	L	L	§ 11.7; § 10.9
Wind Energy Conversion Systems*	L-ZP/ZPSE	L-ZP/ZPSE	L-ZP/ZPSE	L-ZP/ZPSE	Not Applicable - See Permitted Primary Uses						§ 11.7, § 11.5.13		
Yard or Garage Sales*	L	L	L	L	L	L	L	L	L	L	L	§ 11.7; § 11.8.11	

HOME OCCUPATIONS ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION

Home Occupations (Parking is Not Required for Home Occupations Unless Specifically Stated in this Table or in an Applicable Use Limitations)	Child Care Home, Large	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	§ 11.9; § 11.9.3
	All Other Types	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	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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USE CATEGORY	SPECIFIC USE TYPE	E-SU-A	E-SU-B	E-SU-D	E-SU-Dx	E-SU-G	E-TU-B	E-TU-C	E-RH-2.5	E-MU-2.5	E-RX-3	E-RX-5	E-CC-3x	E-CC-3	E-MX-2x	E-MX-2A	E-MX-3A	E-MS-3	E-MS-5	APPLICABLE USE LIMITATIONS
	• Vehicle Parking Reqmt: # spaces per unit of measurement	E-SU-A1	E-SU-B1																	
	• Bicycle Parking Reqmt: # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	E-SU-D1	E-SU-D1x																	

ACCESSORY TO PRIMARY NONRESIDENTIAL USES USE CLASSIFICATION

USE CATEGORY	DESCRIPTION	L - Applicable to all Zone Districts										REQUIREMENTS	
		NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP		
Accessory to Primary Nonresidential 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	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.7; § 11.10.2
	Automobile Rental Services Accessory to Certain Retail Uses*	NP	NP	NP	Not Applicable - See Permitted Primary Uses	L	Not Applicable - See Permitted Primary Uses	NP	NP	Not Applicable - See Permitted Primary Uses	Not Applicable - See Permitted Primary Uses	Not Applicable - See Permitted Primary Uses	§ 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	Not Applicable - See Permitted Primary Uses								§ 11.7; § 11.10.4
	Car Wash Bay Accessory to Automobile Services	NP	NP	NP	L-ZP	L-ZP	L-ZP	NP	NP	L-ZP	NP	NP	§ 11.7; § 11.10.5
	College accessory to a Place for Religious Assembly	L	L	L	Not Applicable - See Permitted Primary Uses			L	Not Applicable - See Permitted Primary Uses				§ 11.7; § 11.10.6
	Conference Facilities Accessory to Hotel Use	NP	NP	NP	L	L	L	NP	NP	L	L	L	§ 11.7; § 11.10.7
	Drive Through Facility Accessory to Eating/Drinking Establishments and to Retail Sales, Service, and Repair Uses*	NP	NP	NP	NP	L-ZP	L-ZP	NP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.7; § 11.10.8
	Emergency Vehicle Access Point	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Garden*	L	L	L	L	L	L	L	L	L	L	L	§ 11.7; § 11.10.10
	Keeping of Animals	L/L-ZPIN	L/L-ZPIN	L/L-ZPIN	L/L-ZPIN	L/L-ZP/L-ZPIN	L/L-ZP/L-ZPIN	L/L-ZP/L-ZPIN	L/L-ZPIN	L/L-ZP/L-ZPIN	L/L-ZP/L-ZPIN	L/L-ZP/L-ZPIN	§ 11.7; § 11.10.11
	Limited Commercial Sales, Services	L	L	L	L	L	L	L	L	L	L	L	§ 11.7; § 11.10.12
Nonresidential Uses in Existing Business Structures In Residential Zones - Accessory Uses	L	L	L	Not Applicable - See Permitted Primary Uses	Not Applicable						§ 11.4.6		

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		E-SU-A+	E-SU-B+	E-SU-D+	E-SU-D+x	E-SU-G+	E-TU-B	E-TU-C	E-RH-2.5	E-MU-2.5	E-RX-3	E-RX-5	E-CC-3x	E-CC-3	E-MX-2x	E-MX-2A	E-MX-3A	E-MS-3	E-MS-5				
Accessory to Primary Nonresidential Uses (Parking is Not Required for Accessory Uses Unless Specifically Stated in this Table or in an Applicable Use Limitation)	Occasional Sales, Services Accessory to Places of Religious Assembly*	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	§ 11.7; § 11.10.13		
	Outdoor Gathering Area*	L/ L-ZP/ L-ZPIN	L/ L-ZP/ L-ZPIN	L/ L-ZP/ L-ZPIN	L/L-ZP/ L-ZPIN	L/L-ZP/ L-ZPIN	L/L-ZP/ L-ZPIN	L/L-ZP/ L-ZPIN	L/L-ZP/ L-ZPIN	L/L-ZP/ L-ZPIN	L/L-ZP/ L-ZPIN	L/L-ZP/ L-ZPIN	L/L-ZP/ L-ZPIN	L/L-ZP/ L-ZPIN	L/L-ZP/ L-ZPIN	L/L-ZP/ L-ZPIN	L/L-ZP/ L-ZPIN	L/L-ZP/ L-ZPIN	L/L-ZP/ L-ZPIN	L/L-ZP/ L-ZPIN	L/L-ZP/ L-ZPIN	§ 11.7; § 11.10.14	
	Outdoor Entertainment Accessory to an Eating/Drinking Establishment Use*	NP	NP	NP	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	NP	NP	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	NP	NP	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	§ 11.7; § 11.10.15	
	Outdoor Retail Sale and Display*	NP	NP	NP	L-ZP/ZPSE	L-ZP/ZPSE	L-ZP/ZPSE	L-ZP/ZPSE	NP	NP	L-ZP/ZPSE	L-ZP/ZPSE	L-ZP/ZPSE	L-ZP/ZPSE	NP	NP	L-ZP/ZPSE	L-ZP/ZPSE	L-ZP/ZPSE	L-ZP/ZPSE	L-ZP/ZPSE	§ 11.7; § 11.10.16	
	Outdoor Storage, General*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	§ 11.7; § 11.10.18
	Outdoor Storage, Limited*	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.7; § 11.10.18
	Rental or Sales of Adult Material Accessory to a Permitted Bookstore Retail Sales Use	NP	NP	NP	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	§ 11.7; § 11.10.19	
TEMPORARY USE CLASSIFICATION																							
Temporary Uses (Parking is Not Required for Temporary Uses Unless Specifically Stated in this Table or in an Applicable Use Limitations)	Unlisted Temporary Uses	L - Applicable to all Zone Districts																			§ 11.11.1		
	Ambulance Service - Temporary	NP	NP	NP	L-ZP	Not Applicable - See Permitted Primary Uses															§ 11.11.2		
	Amusement / Entertainment - Temporary*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP		
	Bazaar, Carnival, Circus or Special Event*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.11.4	
	Building or yard for construction materials*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.11.5	
	Concrete, Asphalt, and Rock Crushing Facility*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.11.6	
	Fence for Demolition or Construction Work	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.11.7	
	Health Care Center	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	§ 11.11.8	
	Noncommercial Concrete Batching Plant*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.11.9	
	Outdoor Retail Sales - Pedestrian / Transit Mall*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Outdoor Retail Sales*	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.11.11	
	Outdoor Sales, Seasonal*	NP	NP	NP	L-ZPIN	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.11.12	
	Parking Lot Designated for a Special Event*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.11.13	
	Retail Food Establishment, Mobile*	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.11.14	
	Temporary Construction Office	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.11.15	
	Temporary Office - Real Estate Sales	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.11.16	
	Temporary Managed Community*	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	§ 11.11.17	
Tent for Religious Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP		

DIVISION 5.2 DISTRICTS (U-SU-, U-TU-, U-RH-, U-MX-, U-RX-, U-MS)

SECTION 5.2.1 DISTRICTS ESTABLISHED

To carry out the provisions of this Article, the following zone districts have been established in the Urban Neighborhood Context and are applied to property as set forth on the Official Map.

Urban Neighborhood Context

U-SU-A	Single Unit A
U-SU-A1	Single Unit A1
U-SU-A2	Single Unit A2
U-SU-B	Single Unit B
U-SU-B1	Single Unit B1
U-SU-B2	Single Unit B2
U-SU-C	Single Unit C
U-SU-C1	Single Unit C1
U-SU-C2	Single Unit C2
U-SU-E	Single Unit E
U-SU-E1	Single Unit E1
U-SU-H	Single Unit H
U-SU-H1	Single Unit H1
U-TU-B	Two Unit B
U-TU-B2	Two Unit B2
U-TU-C	Two Unit C
U-RH-2.5	Row House 2.5
U-RH-3A	Row House 3A
U-MX-2	Mixed Use 2
U-MX-2x	Mixed Use 2x
U-MX-3	Mixed Use 3
U-RX-3	Residential Mixed Use 3
U-RX-5	Residential Mixed Use 5
U-MS-2	Main Street 2
U-MS-2x	Main Street 2x
U-MS-3	Main Street 3
U-MS-5	Main Street 5

SECTION 5.2.2 RESIDENTIAL DISTRICTS (U-SU-A, ~~-A1~~, -A2, -B, ~~-B1~~, -B2, -C ~~-C1~~, -C2, -E, ~~-E1~~, -H, ~~-H1~~, U-TU-B, -B2, -C, U-RH-2.5, -3A)

5.2.2.1 General Purpose

- A. The intent of the Residential districts is to promote and protect residential neighborhoods within the character of the Urban Neighborhood Context. These regulations allow for some multi-unit districts, but not to such an extent as to detract from the overall image and character of the residential neighborhood.
- B. The building form standards, design standards, and uses work together to promote desirable residential areas. The standards of the single unit districts accommodate the pattern of one to two and a half story urban house forms where the narrow part of the building orients to the street and access is from alley loaded garages. Lot sizes are consistent within an area and lot coverage is typically medium to high accommodating a consistent front and side yard. There are single unit districts that allow detached accessory dwelling units in the rear yard, maintaining the single unit character at the street. The standards of the two unit and row house districts

promote existing and future patterns of lower scale multi unit building forms that address the street in the same manner as an urban house building form.

- C. These standards recognize common residential characteristics within the Urban Neighborhood Context but accommodate variation by providing eleven Residential Zone Districts.
- D. The regulations provide a consistent framework to property owners, developers, and neighborhood residents to reinforce desired development patterns, encourage affordable housing, and accommodate reinvestment in residential districts.

5.2.2.2 Specific Intent

A. Single Unit A (U-SU-A)

U-SU-A is a single unit district allowing urban houses and detached accessory dwelling units with a minimum zone lot area of 3,000 square feet. Blocks typically have a pattern of 25 foot wide lots. This district requires the shallowest setbacks and allows the highest lot coverage in the Urban Neighborhood Context.

B. ~~Single Unit A1 (U-SU-A1)~~

~~U-SU-A1 is a single unit district allowing urban houses with a minimum zone lot area of 3,000 square feet and detached accessory dwelling units. Blocks typically have a pattern of 25 foot wide lots. This district requires the shallowest setbacks and allows the highest lot coverage in the Urban Neighborhood Context. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-A but allowing a detached accessory dwelling unit building form in the rear yard.~~

C. Single Unit A2 (U-SU-A2)

U-SU-A2 is a single unit district allowing urban houses and detached accessory dwelling units with a minimum zone lot area of 3,000 square feet. ~~Detached accessory dwelling units, dD~~u-plexes and tandem houses are also allowed on certain corner lots only. Blocks typically have a pattern of 25 foot wide lots. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-A.

D. Single Unit B (U-SU-B)

U-SU-B is a single unit district allowing urban houses and detached accessory dwelling units with a minimum zone lot area of 4,500 square feet. Blocks typically have a pattern of 37.5 foot wide lots.

E. ~~Single Unit B1 (U-SU-B1)~~

~~U-SU-B1 is a single unit district allowing urban houses with a minimum zone lot area of 4,500 square feet and detached accessory dwelling units. Blocks typically have a pattern of 37.5 foot wide lots. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-B but allowing a detached accessory dwelling unit building form in the rear yard.~~

F. Single Unit B2 (U-SU-B2)

U-SU-B2 is a single unit district allowing urban houses and detached accessory dwelling units with a minimum zone lot area of 4,500 square feet. ~~Detached accessory dwelling units, dD~~u-plexes and tandem houses are also allowed on certain corner lots. Blocks typically have a pattern of 37.5 foot wide lots. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-B.

G. Single Unit C (U-SU-C)

U-SU-C is a single unit district allowing urban houses and detached accessory dwelling units with a minimum zone lot area of 5,500 square feet. Blocks typically have a consistent pattern of 50 foot wide lots.

- H. Single Unit C1 (U-SU-C1)**
U-SU-C1 is a single unit district allowing urban houses with a minimum zone lot area of 5,500 square feet and detached accessory dwelling units. Blocks typically have a consistent pattern of 50 foot wide lots. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-C but allowing a detached accessory dwelling unit building form in the rear yard.
- I. Single Unit C2 (U-SU-C2)**
U-SU-C2 is a single unit district allowing urban houses and detached accessory dwelling units with a minimum zone lot area of 5,500 square feet. ~~Detached accessory dwelling units, duplexes and tandem houses~~ are also allowed on certain corner lots. Blocks typically have a consistent pattern of 50 foot wide lots. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-C.
- J. Single Unit E (U-SU-E)**
U-SU-E is a single unit district allowing urban houses and detached accessory dwelling units with a minimum zone lot area of 7,000 square feet.
- K. Single Unit E1 (U-SU-E1)**
~~U-SU-E1 is a single unit district allowing urban houses with a minimum zone lot area of 7,000 square feet and detached accessory dwelling units. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-E but allowing a detached accessory dwelling unit building form in the rear yard.~~
- L. Single Unit H (U-SU-H)**
U-SU-H is a single unit district allowing urban houses and detached accessory dwelling units with a minimum zone lot area of 10,000 square feet. This district requires the largest setbacks and lowest building coverage (more unobstructed open space) in the Urban Neighborhood Context.
- M. Single Unit H1 (U-SU-H1)**
~~U-SU-H1 is a single unit district allowing urban houses with a minimum zone lot area of 10,000 square feet and detached accessory dwelling units. Setbacks and building coverage standards accommodate front and side yards similar to U-SU-H but allowing a detached accessory dwelling unit building form in the rear yard.~~
- N. Two Unit B (U-TU-B)**
U-TU-B is a two unit district ~~allowings up to two units on duplexes, tandem houses, and detached accessory dwelling units with~~ a minimum zone lot area of 4,500 square feet ~~and accessory dwelling units~~. Urban houses are also allowed on certain smaller Zone Lots. ~~Allowed building forms are the urban house, detached accessory dwelling unit, duplex and tandem house building forms.~~
- O. Two Unit B2 (U-TU-B2)**
U-TU-B2 allows up to two units on a minimum zone lot area of 4,500 square feet and accessory dwelling units with additional units allowed on corner lots subject to location restrictions. Urban houses are also allowed on certain smaller Zone Lots. Allowed building forms are the urban house, detached accessory dwelling unit, duplex and tandem house building forms. Row houses are also allowed on certain corner lots.
- P. Two Unit C (U-TU-C)**
U-TU-C is a two unit district ~~allowings up to two units on duplexes, tandem houses, and detached accessory dwelling units with~~ a minimum zone lot area of 5,500 square feet ~~and accessory dwelling units~~. Urban houses are also allowed on certain smaller Zone Lots. ~~Allowed building forms are the urban house, detached accessory dwelling unit, duplex and tandem house building forms.~~

Q. Row House 2.5 (U-RH-2.5)

U-RH-2.5 is a multi unit district ~~that allow~~^{ings} urban houses, duplexes, tandem houses, and row houses up to ~~a~~ two and a half stories ~~y in height row house building form, and detached accessory dwelling units. It also allows the~~ urban house, detached accessory dwelling unit, duplex, and tandem house building forms.

R. Row House 3A (U-RH-3A)

U-RH-3A is a multi unit district ~~that allow~~^{ings} urban houses, duplexes, tandem houses, and row houses up to ~~a~~ two and a half stories ~~y in height row house building form, and detached accessory dwelling units. Apartments are allowed up to three stories, on certain corner lots. It also allows the~~ urban house, detached accessory dwelling unit, duplex, and tandem house building forms.

SECTION 5.2.3 MIXED USE DISTRICTS (U-MX-2, -2X, -3)

5.2.3.1 General Purpose

- A. The Mixed Use zone districts are intended to promote safe, active, and pedestrian-scaled, diverse areas through the use of building forms that clearly define and activate the public street edge.
- B. The Mixed Use zone districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city's neighborhoods.
- C. The Mixed Use zone district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, encourages affordable housing, and improves the transition between commercial development and adjacent residential neighborhoods.
- D. Compared to the Main Street districts, the Mixed Use districts are focused on creating mixed, diverse neighborhoods. The Mixed Use districts are intended for corridors, embedded neighborhood business areas and larger sites.
- E. In the Urban Neighborhood Context, the Mixed Use zone districts promote a pedestrian-active street front. Buildings are pulled up to the street with parking at the side or rear of the building; however, the front setback range is deeper than the front setback range for the Main Street districts. The required percentage of building facade that must be located in the front setback is less than the percentage for the Main Street districts.

5.2.3.2 Specific Intent

A. Mixed Use – 2 (U-MX-2)

U-MX-2 applies to areas or intersections served primarily by local streets embedded within an existing or proposed neighborhood where a building scale of 1 to 2 stories is desired.

B. Mixed Use - 2x (U-MX-2x)

U-MX-2x applies to small sites served primarily by local streets embedded within an existing or proposed neighborhood. These are typically one or two parcels and are limited to low scale building forms and low intensity uses.

C. Mixed Use – 3 (U-MX-3)

U-MX-3 applies to areas or intersections served primarily by local or collector streets where a building scale of 1 to 3 stories is desired.

SECTION 5.3.3 PRIMARY BUILDING FORM STANDARDS

5.3.3.1 Applicability

All development, except detached accessory structures, in all the Urban Neighborhood Context zone districts

5.3.3.2 District Specific Standards

The table below states the building forms allowed in each zone district. The table also summarizes the maximum number of structures allowed per Zone Lot, which is stated in more detail in Section 1.2.3.5 (Number of Uses and Structures Allowed per Zone Lot).

See also Division 1.4, Building Form Standards - General Provisions, for additional standards related to initial assignment of building form standards to new and existing structures and for rules governing combining or changing building forms.

Urban (U-) Neighborhood Context Zone Districts		Building Forms											
		Suburban House	Urban House	Duplex	Tandem House	Row House	Garden Court	Town House	Apartment	Drive Thru Services	Drive Thru Restaurant	General	Shopfront
Max Number of Primary Structures per Zone Lot*		1	1	1	2	No Maximum							
RESIDENTIAL ZONE DISTRICTS													
Single Unit (SU)	U-SU-A, -B, -C, -E, -H		■		●								
	U-SU-A1, B1, C1, E1, H1		■		●								
	U-SU-A2, -B2, -C2		■	□	□								
Two Unit (TU)	U-TU-B, -C		■	■	■								
	U-TU-B2		■	■	■	□							
Row House (RH)	U-RH-2.5		■	■	■	■							
	U-RH-3A		■	■	■	■		□					
COMMERCIAL MIXED USE ZONE DISTRICTS													
Residential Mixed Use (RX)	U-RX-3, -5							■				■	
Mixed Use (MX)	U-MX-2x							■			■	■	
	U-MX-2, -3							■	□	□	■	■	
Main Street (MS)	U-MS-2x							■				■	
	U-MS-2, -3, -5							■	□	□		■	

*See Section 1.2.3.5 for exceptions

■ = Allowed

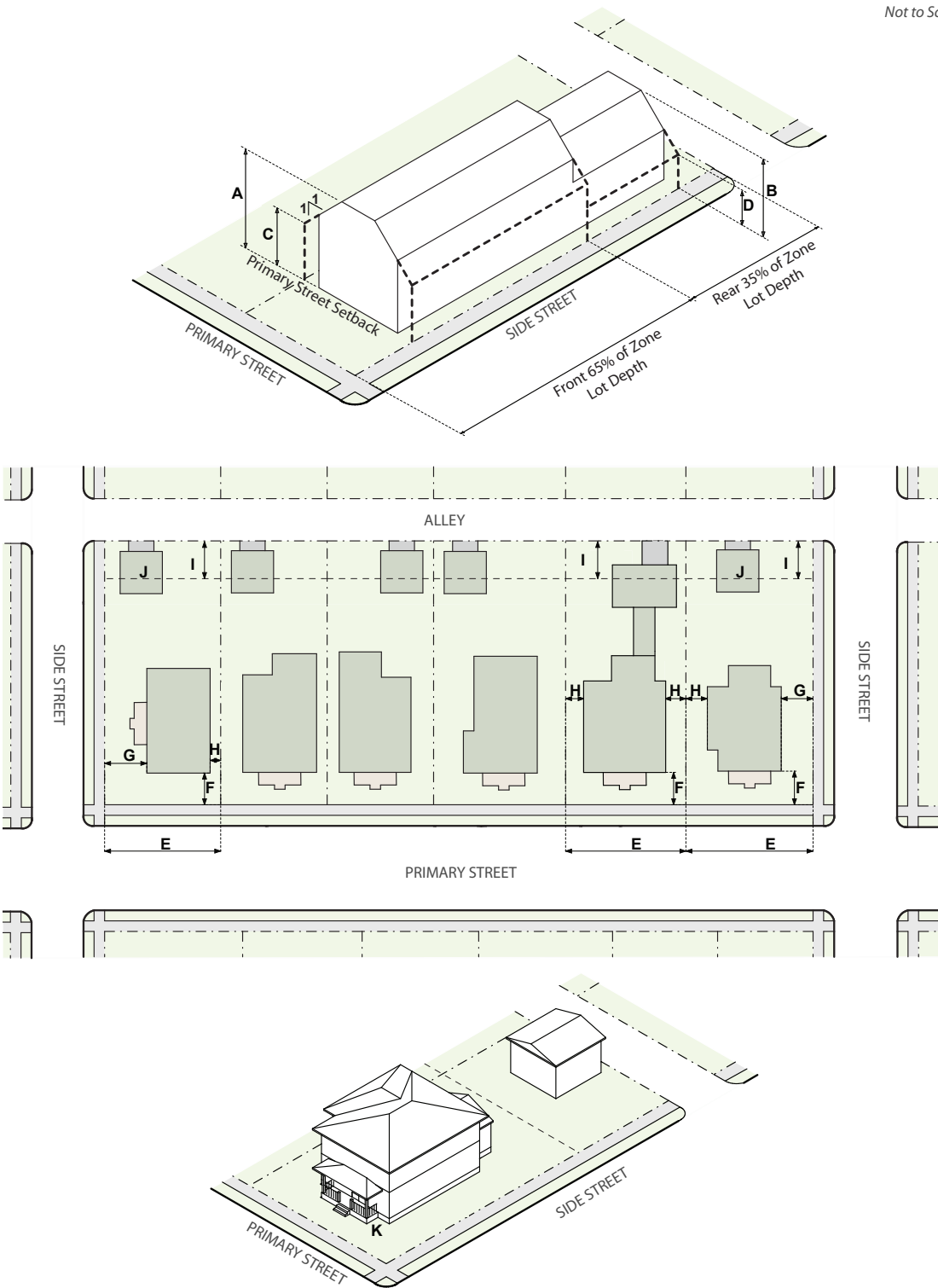
● = Tandem House building form allowed subject to exception stated in Section 1.2.3.5.B

□ = Allowed subject to geographic limitations found in the applicable building form table.

5.3.3.3 District Specific Standards

A. Urban House

Not to Scale. Illustrative Only.



URBAN HOUSE

		U-SU-A, A1, A2	U-SU-B, B1, B2	U-SU-C U-SU-C1	U-SU-E U-SU-E1	U-SU-H U-SU-H1	U-RH-2.5 U-RH-3A
HEIGHT							
Stories, front 65% / rear 35% of zone lot depth (max)		2.5/1	2.5/1	2.5/1	2.5/1	3/1	2.5/1
A/B	Feet, front 65% / rear 35% of zone lot depth (max)	30'/17'	30'/17'	30'/17'	30'/17'	30'/17'	30'/17'
Feet, front 65% of zone lot depth, permitted height increase		1' for every 5' increase in Zone Lot width over 50' up to a maximum height of 35'					
Feet, rear 35% of zone lot depth, permitted height increase		1' for every 3' increase in side setback up to a maximum height of 19'					
C/D	Bulk Plane Vertical Height at Side Interior and Side Street zone lot line in front 65% / rear 35% of Zone Lot Depth	17'/10'	17'/10'	17'/10'	17'/10'	17'/10'	17'/10'
Bulk Plane Slope from Side Interior and Side Street zone lot line		45°	45°	45°	45°	45°	45°
SITING							
ZONE LOT							
Zone Lot Size (min)		3,000 sf	4,500 sf	5,500 sf	7,000 sf	10,000 sf	3,000 sf
E	Zone Lot Width (min)	25'	35'	50'	50'	75'	25'
SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH		All U-SU, TU, RH Districts					
		30' or Less	Greater than 30' and up to 40'		Greater than 40' and less than 75'		75' or Greater
F	Primary Street (min)	Calculated per Sec. 13.1.5.9					
G	Side Street (min)	3'	5'		5'		7.5'
H	Side Interior (min)	3'	3' min one side/ 10' min combined		5'		10'
I	Rear, alley/no alley (min)	12'/20'	12'/20'		12'/20'		12'/20'
Building Coverage per Zone Lot, including all accessory structures (max)		50%	37.5%		37.5%		37.5%
PARKING BY ZONE LOT WIDTH							
Parking and Drive Lot Coverage in Primary Street Setback (max)		Maximum 16-foot wide measured parallel to the Primary Street zone lot line for any length, or 33% of the zone lot area within the Primary Street setback, whichever is greater					
Vehicle Access		From Alley; or Street access allowed when no Alley present (See Sec. 5.3.7.6)					
J	DETACHED ACCESSORY STRUCTURES	See Sec. 5.3.4					
DESIGN ELEMENTS							
BUILDING CONFIGURATION							
Attached Garage Allowed		(1) Shall not be located closer to the minimum Primary Street setback line than the Primary Street-facing façade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. (2) May follow the Detached Garage building form Side Street, Side Interior and Rear setbacks provided no permitted height increase has been applied to the Attached Garage					
Primary Street Facing Attached Garage Door Width in front 50% of zone lot depth (max)		35% of the entire width of the Primary Street-facing façade of the primary structure or 16', whichever is greater					
Rooftop and/or Second Story Decks		See Section 5.3.5.2					
Upper Story Stepback, for any portion of building with Low-slope Roof, above 25': Primary Street (min)		10'	10'	10'	10'	10'	10'
STREET LEVEL ACTIVATION							
K	Pedestrian Access, Primary Street	Entry Feature					
USES		All U-SU, TU, and RH Zone Districts					
		Primary Uses shall be limited to Single Unit Dwelling and permitted Congregate Living, Residential Care and Nonresidential uses. See Division 5.4 Uses and Parking					

See Sections 5.3.5 - 5.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

5.3.4.4 District Specific Standards Summary

The table below states the building forms allowed in each zone district. The table also summarizes the maximum number of structures allowed per Zone Lot, which is stated in more detail in Section 1.2.3.5 (Number of Uses and Structures Allowed per Zone Lot).

See also Division 1.4, Building Form Standards - General Provisions, for additional standards related to initial assignment of building form standards to new and existing structures and for rules governing combining or changing building forms.

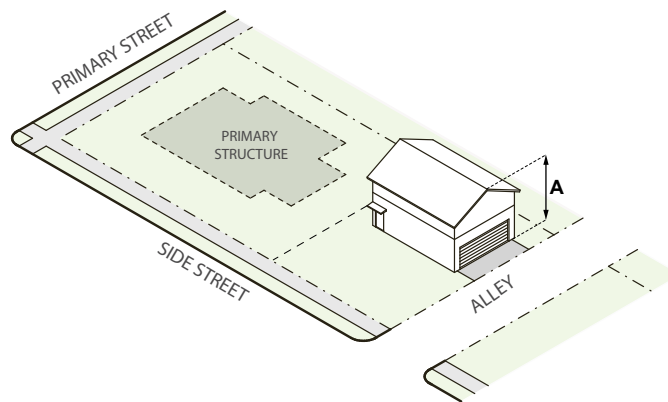
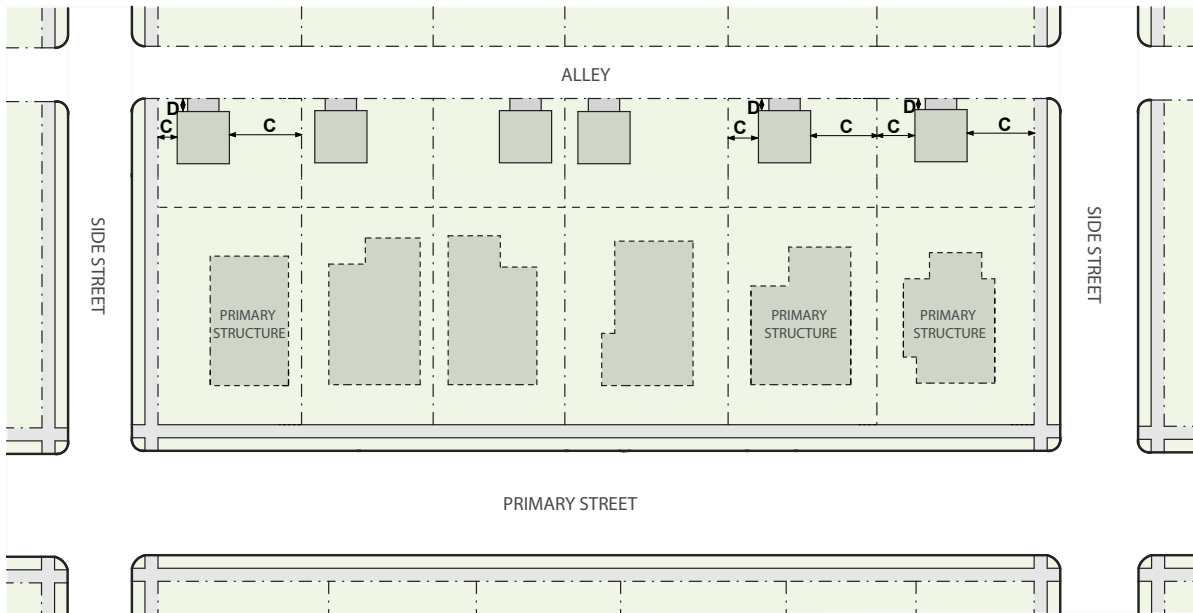
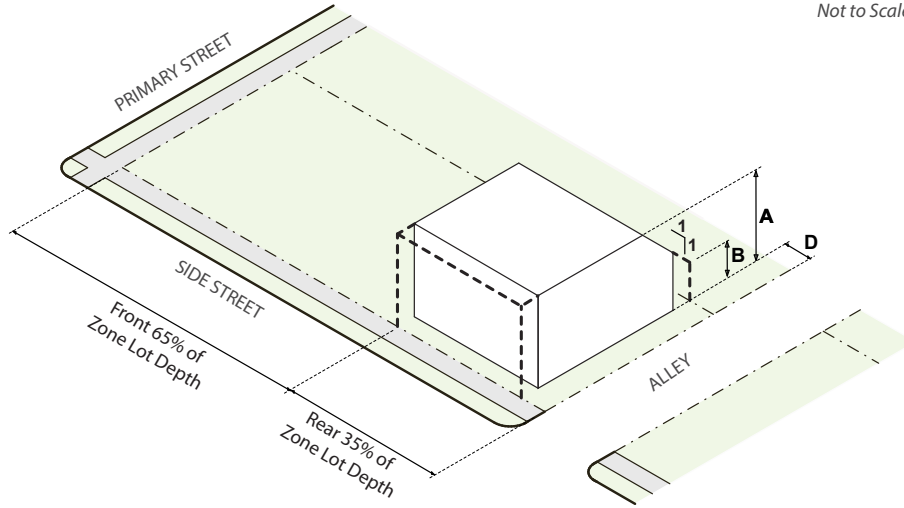
Urban (U-) Neighborhood Context Zone Districts		Max Number of Detached Accessory Structures per Zone Lot	Building Forms			
			Detached Accessory Dwelling Unit	Detached Garage	Other Detached Accessory Structures	Detached Accessory Structures
Single Unit (SU)	U-SU-A, -B, -C, -E, -H	no max*	■	■	■	
	U-SU-A1, B1, C1, E1, H1	no max*	■	■	■	
	U-SU-A2, -B2, -C2	no max*	■	■	■	
Two Unit (TU)	U-TU-B, -C	no max*	■	■	■	
	U-TU-B2	no max*	■	■	■	
Row House (RH)	U-RH-2.5	no max*	■	■	■	
	U-RH-3A	no max*	■	■	■	
Residential Mixed Use (RX)	U-RX-3, -5	no max				■
Mixed Use (MX)	U-MX-2x	no max				■
	U-MX-2, -3	no max				■
Main Street (MS)	U-MS-2x	no max				■
	U-MS-2, -3, -5	no max				■

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

5.3.4.5 District Specific Standards

A. Detached Accessory Dwelling Unit

Not to Scale. Illustrative Only.



DETACHED ACCESSORY DWELLING UNIT

	U-SU-B1 U-SU-B2* U-TU-B						All U-RH U-RH-2.5 U-RH-3A
	U-SU-A1 U-SU-A2*	U-TU-B U-TU-B2	U-SU-C1 U-SU-C2*	U-TU-C	All U-SU, TU U-SU-E1	U-SU-H1	
HEIGHT							
A Stories (max)	2	2	2	2	2	2	2
A Feet (max)	24'	24'	24'	24'	24'	24'	24'
B Bulk Plane Vertical Height at Side Interior Zone Lot Line	Lots 40' wide or less: 12' Lots greater than 40' wide: 10'						12'
Bulk Plane Slope from Side Interior Zone Lot Line	45°	45°	45°	45°	45°	45°	45°

	U-SU-B1 U-SU-B2* U-TU-B						All U-RH U-RH-2.5 U-RH-3A
	U-SU-A1 U-SU-A2*	U-TU-B U-TU-B2	U-SU-C1 U-SU-C2*	U-TU-C	All U-SU, TU U-SU-E1	U-SU-H1	
SITING							
ZONE LOT							
Exception from Maximum Building Coverage	See Section 5.3.7.5						
Additional Standards	See Sections 5.3.4.3						
SETBACKS							
Location of Structure	Located in the rear 35% of the zone lot depth						
C Side Interior and Side Street (min)	Lots 40' wide or less: 3' Lots greater than 40' wide: 5'						3'
Rear, no Alley abutting Rear Zone Lot Line (min)	5'	5'	5'	5'	5'	5'	5'
D Rear, where garage doors face Alley (min)	5'	5'	5'	5'	5'	5'	5'
Rear, where garage doors do not face Alley (min)	0'	0'	0'	0'	0'	0'	0'
PARKING							
Vehicle Access	From Alley; or Street access allowed when no Alley present (See Sec. 5.3.7.6 for exceptions)						

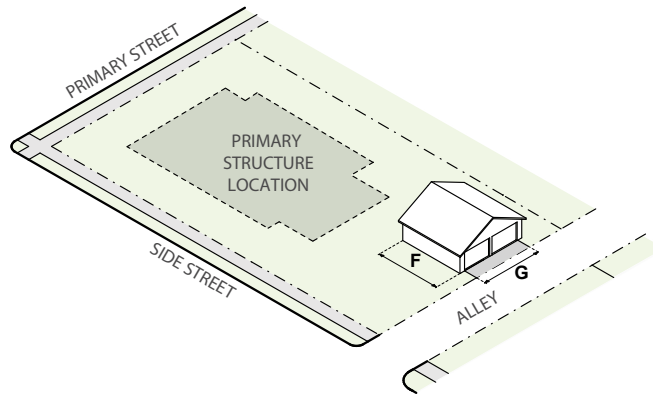
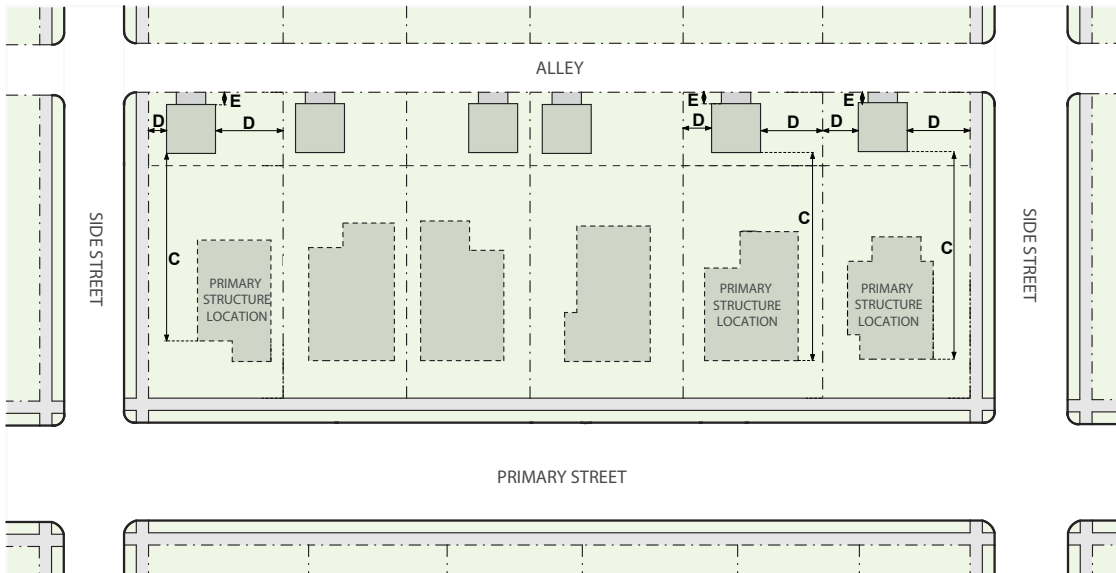
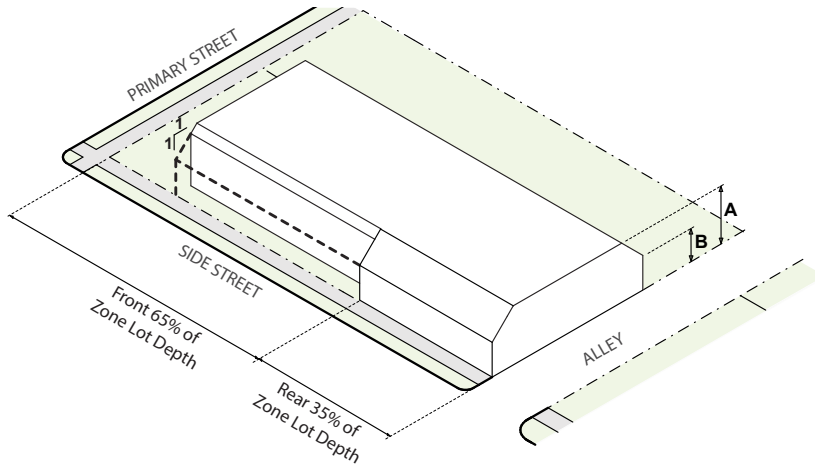
	All U-SU-A1, -B1, -C1, -E1, -H1, U-SU-A2*, -B2*, -C2* By Zone Lot Size		All U-TU, RH U-TU-B, -B2, -C U-RH-2.5 U-RH-3A
	7,000 sf or Less	Greater than 7,000 sf	
DESIGN ELEMENTS			
BUILDING CONFIGURATION			
Building Footprint (max)	864 sf per unit	1,000 sf per unit	1,000 sf per unit
Limitation on Gross Floor Area of the Accessory Dwelling Unit Use	See Section 11.8		
Rooftop and/or Second Story Decks, no Alley abutting Rear Zone Lot Line	Not allowed - See Section 5.3.5.2		
Rooftop and/or Second Story Decks, Alley abutting Rear Zone Lot Line	Allowed - See Section 5.3.5.2		

USES	All U-SU, TU, RH
	An Accessory Dwelling Unit use must be concurrently permitted and approved for occupancy in this building form. The Accessory Dwelling Unit use may be combined with other uses Accessory to Primary Residential Uses. See Division 5.4 for permitted Uses Accessory to Primary Residential Uses

See Sections 5.3.5 - 5.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

*Form is permitted ONLY on corner zone lots where at least one of the intersecting streets is a collector or arterial street, according to the functional street classifications adopted by the Department of Transportation and Infrastructure ("DOTI").

B. Detached Garage



DETACHED GARAGE

	U-SU-A	U-SU-B	U-SU-C	All U-SU, TU, RH				
	U-SU-A1	U-SU-B1	U-SU-C1	U-SU-E	U-SU-H	U-TU-B		U-RH-2.5
HEIGHT	U-SU-A2	U-SU-B2	U-SU-C2	U-SU-E1	U-SU-H1	U-TU-B2	U-TU-C	U-RH-3A
A Stories (max)	1	1	1	1	1	1	1	1
A Feet (max)	17'	17'	17'	17'	17'	17'	17'	17'
B Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line	10'	10'	10'	10'	10'	10'	10'	10'
Bulk Plane Slope from Side Interior and Side Street Zone Lot Line	45°	45°	45°	45°	45°	45°	45°	45°

SITING

ZONE LOT

Exception from Maximum Building Coverage

See Section 5.3.7.5

Additional Standards

See Sections 5.3.4.3

SETBACKS

C 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; see Section 13.1.5.12 for applicable location standard when there are multiple Primary Structures on one Zone Lot

D Side Street (min)

5'

D Side Interior (min), for structure entirely in rear 35% of zone lot *

0'

Side Interior (min), for structure not entirely in rear 35% of zone lot

5'

Side Interior (min), for structure not entirely in rear 35% of zone lot, where Zone Lot Width is 30' or less

3'

E Rear, no alley (min)

5'

Rear, alley, where garage doors face alley (min)

5'

Rear, alley, where garage doors do not face alley* (min)

0'

PARKING

Vehicle Access

From Alley; or Street access allowed when no Alley present
 See Sec. 5.3.7.6 for exceptions

DESIGN ELEMENTS

BUILDING CONFIGURATION

	U-SU-A	U-SU-B	U-SU-C	All U-SU	U-SU-H	U-TU-B	All U-TU	All U-RU
	U-SU-A1	U-SU-B1	U-SU-C1	U-SU-E	U-SU-H1	U-TU-B	U-TU-C	U-RH-2.5
	U-SU-A2	U-SU-B2	U-SU-C2	U-SU-E1	U-SU-H1	U-TU-B2	U-TU-C	U-RH-3A
Building Footprint (max)	1,000 sf	1,000 sf	1,000 sf	1,000 sf	1,000 sf	864 sf*- per unit**	864 sf*- per unit**	864 sf per unit**
F Overall Structure Length (max)	36'	36'	36'	36'	36'	36' per unit	36' per unit	no max
Allowed Number of Primary Street Facing Vehicular Access Doors in the front 50% of the lot depth (max)	3	3	3	3	3	3	3	3
G Cumulative Width of All Primary Street Facing Vehicular Access Doors in the front 50% of the lot depth (max)	28'	28'	28'	28'	28'	28'	28'	no max

USES

All U-SU, TU, RH

Accessory Uses Only, excluding accessory dwelling unit where permitted.
 See Division 5.4 for permitted Accessory Uses

See Sections 5.3.5 - 5.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

*Setbacks less than 5' may be subject to more restrictive building and fire code review - Side facing gable roof ends are not permitted where setbacks are less than 5'

**When used with the Urban House building form, the permitted building footprint for a detached garage may be increased to 1,000 sf

SECTION 5.4.4 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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 ZPSE = Subject to Zoning Permit with Special Exception Review When no ZP, ZPCIM, ZPIN, ZPSE listed = No Zoning Permit required

USE CATEGORY	SPECIFIC USE TYPE	U-SU-A U-SU-A1 U-SU-A2 U-SU-B U-SU-B1 U-SU-B2 U-SU-C U-SU-C1 U-SU-C2 U-SU-E U-SU-E1 U-SU-H U-SU-H1	U-TU-B U-TU-B2 U-TU-C	U-RH-2.5 U-RH-3A	U-RX-3 U-RX-5	U-MX-2x U-MS-2x	U-MX-2 U-MS-2	U-MX-3	U-MS-3 U-MS-5	APPLICABLE USE LIMITATIONS
RESIDENTIAL PRIMARY USE CLASSIFICATION										
Household Living	Dwelling, Single Unit •No Parking Requirements	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.2.6
	Dwelling, Two Unit •Vehicle: 1/unit •Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.2.2; \$11.2.6
	Dwelling, Multi-Unit •Vehicle: 1/unit •Bicycle: 1/4 units (80/20)	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.2.3; \$11.2.6
	Dwelling, Live / Work •Vehicle: 1/unit •Bicycle: 1/4 units (80/20)	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.2.4 ; \$11.2.6
Residential Care	Residential Care, Type 1 •Vehicle: .5/1,000 sf GFA •Bicycle: No requirement	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	\$11.2.7; §11.2.8
	Residential Care, Type 2 •Vehicle: .5/1,000 sf GFA •Bicycle: No requirement	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.2.7; §11.2.9
	Residential Care, Type 3 •Vehicle: .5/1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	L-ZPCIM	NP	NP	L-ZPCIM	L-ZPCIM	\$11.2.7; \$11.2.10
	Residential Care, Type 4 •Vehicle: .5/1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	NP	NP	NP	L-ZPCIM	L-ZPCIM	\$11.2.7; \$11.2.11
Congregate Living	All Types •Vehicle: 1/1,000 sf GFA •Bicycle: 1/20,000 sf GFA	NP	NP	U-RH-2.5: NP U-RH-3A: P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	

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USE CATEGORY	SPECIFIC USE TYPE •Vehicle Parking Reqmt: # spaces per unit of measurement •Bicycle Parking Reqmt :# spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	U-SU-A U-SU-A1 U-SU-A2 U-SU-B U-SU-B1 U-SU-B2 U-SU-C U-SU-C1 U-SU-C2 U-SU-E U-SU-E1 U-SU-H U-SU-H1	U-TU-B U-TU-C	U-RH-2.5 U-RH-3A	U-RX-3 U-RX-5	U-MX-2x U-MS-2x	U-MX-2 U-MS-2	U-MX-3	U-MS-3 U-MS-5	APPLICABLE USE LIMITATIONS
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CIVIC, PUBLIC & INSTITUTIONAL PRIMARY USE CLASSIFICATION

Basic Utilities	Utility, Major Impact* •Vehicle: .5/ 1,000 sf GFA •Bicycle: No requirement	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	§ 11.3.1
	Utility, Minor Impact* •Vehicle: .5/ 1,000 sf GFA •Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.3.2
Community/ Public Services	Community Center* •Vehicle: .5 / 1,000 sf GFA •Bicycle: 1/ 10,000 sf GFA (0/100)	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.3.3
	Day Care Center •Vehicle: 1/ 1,000 sf GFA •Bicycle: 1/ 10,000 sf GFA (0/100)	L-ZP	L-ZP	P-ZPIN	P-ZPIN	P-ZPIN	P-ZP	P-ZP	P-ZP	§ 11.3.4
	Postal Facility, Neighborhood •Vehicle: 2.5/ 1,000 sf GFA •MS only: 2/1,000 sf GFA •Bicycle: 1/ 10,000 sf GFA (20/80)	NP	NP	NP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Postal Processing Center •Vehicle: 1/ 1,000 sf GFA •Bicycle: 1/ 10,000 sf GFA (20/80)	NP	NP	NP	P-ZP	NP	NP	P-ZP	P-ZP	
	Public Safety Facility •Vehicle: 1/ 1,000 sf GFA •Bicycle: 1/ 10,000 sf GFA (0/100)	L-ZP	L-ZP	L-ZP	L-ZP	P-ZP	P-ZP	P-ZP	P-ZP	§ 11.3.5
	Hospital	NP	NP	NP	NP	NP	NP	NP	NP	
	Correctional Institution	NP	NP	NP	NP	NP	NP	NP	NP	
Cultural/Special Purpose/Public Parks & Open Space	Cemetery*	NP	NP	NP	NP	NP	NP	NP	NP	
	Library •Vehicle: 1/ 1,000 sf GFA •Bicycle: 1/ 10,000 sf GFA (0/100)	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Museum •Vehicle: 1/ 1,000 sf GFA •Bicycle: 1/ 10,000 sf GFA (0/100)	NP	NP	NP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	City Park*	NP	NP	NP	NP	NP	NP	NP	NP	
	Open Space - Conservation* •No Parking Requirements	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	

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USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	U-SU-A U-SU-A1 U-SU-A2 U-SU-B U-SU-B1 U-SU-B2 U-SU-C U-SU-C1 U-SU-C2 U-SU-E U-SU-E1 U-SU-H U-SU-H1 U-TU-B U-TU-B2 U-RH-2.5 U-RX-3 U-MX-2x U-MX-2 U-MS-3 U-TU-C U-RH-3A U-RX-5 U-MS-2x U-MS-2 U-MX-3 U-MS-5								APPLICABLE USE LIMITATIONS		
Education	Elementary or Secondary School • Vehicle- High School: 2/1,000 sf GFA • Bicycle - High School: 1/ 10,000 sf GFA (0/100) • Vehicle- All Others: 1/1,000 sf GFA • Bicycle-All Others: 1/ 10,000 sf GFA (0/100)	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.3.8	
	University or College • Vehicle: 1/ 1,000 sf GFA • Bicycle: 1/ 10,000 sf GFA (0/100)	NP	NP	NP	L-ZP	NP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.3.8; § 11.3.9	
	Vocational or Professional School • Vehicle: 1/ 1,000 sf GFA • Bicycle: 1/ 10,000 sf GFA (0/100)	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.3.8	
Public and Religious Assembly	All Types • Vehicle: .5/ 1,000 sf GFA • Bicycle: 1/ 10,000 sf GFA (0/100)	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	P-ZP	P-ZP	P-ZP	P-ZP	§ 11.3.10.	
COMMERCIAL SALES, SERVICES, & REPAIR PRIMARY USE CLASSIFICATION												
Adult Business	All Types	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	See Section 9.4.4, Use Overlay Districts, for adult business use allowance in the UO-1 District.

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Arts, Recreation and Entertainment	Arts, Recreation and Entertainment Services, Indoor • Vehicle - Artist Studio: 0.3/1000 sf GFA • Vehicle - All Others - MS only: 2/1,000 sf GFA • Vehicle - All Others: 2.5/ 1,000 sf GFA • Bicycle: 1/10,000 sf GFA (20/80)	NP	NP	NP	P-ZP	L-ZPIN	L-ZP	P-ZP	P-ZP	§ 11.4.2
	Arts, Recreation and Entertainment Services, Outdoor* • Vehicle - MS only: 2/1,000 sf GFA • Vehicle: 2.5/ 1,000 sf GFA • Bicycle: 1/10,000 sf GFA (20/80)	NP	NP	NP	L-ZPSE	NP	L-ZPSE	L-ZPSE	L-ZPSE	§ 11.4.3
	Event Space with Alternate Parking and Loading* • Vehicle: No requirement • Bicycle: No requirement	NP	NP	NP	NP	NP	NP	NP	NP	
	Sports and/or Entertainment Arena or Stadium*	NP	NP	NP	NP	NP	NP	NP	NP	
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)		L-ZPIN	L-ZPIN	L-ZPIN	Not Applicable					§11.4.6
Parking of Vehicles	Parking, Garage • No Parking Requirements	NP	NP	NP	P-ZP	NP	P-ZP	P-ZP	P-ZP	
	Parking, Surface* • No Parking Requirements	NP	L-ZP	L-ZP	NP	NP	NP	NP	NP	§ 11.4.8
Eating & Drinking Establishments	All Types • Vehicle: 4.5/ 1,000 sf GFA • MS only: 2/1,000 sf GFA • Bicycle: 1/5,000 sf GFA (0/100)	NP	NP	NP	P-ZP	L-ZPSE	L-ZP	P-ZP	P-ZP	§ 11.4.9
Lodging Accommodations	Bed and Breakfast Lodging • Vehicle: 1/guest room or unit • Bicycle: 1/ 10,000 sf GFA (60/40)	NP	NP	NP	P-ZP	NP	P-ZP	P-ZP	P-ZP	
	Lodging Accommodations, All Others • Vehicle: 1/ guest room or unit • Bicycle: 1/ 10,000 sf GFA (60/40)	NP	NP	NP	P-ZP	NP	NP	P-ZP	P-ZP	

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USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	U-SU-A U-SU-A1 U-SU-A2 U-SU-B U-SU-B1 U-SU-B2 U-SU-C U-SU-C1 U-SU-C2 U-SU-E U-SU-E1 U-SU-H U-SU-H1 U-TU-B U-TU-B2 U-RH-2.5 U-RX-3 U-MX-2x U-MX-2 U-MS-3 U-TU-C U-RH-3A U-RX-5 U-MS-2x U-MS-2 U-MX-3 U-MS-5								APPLICABLE USE LIMITATIONS
Office	Dental / Medical Office or Clinic • Vehicle: 2/ 1,000 sf GFA • Bicycle: 1/10,000 sf GFA (60/40)	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.4.10
	Office, All Others • Vehicle: 2/ 1,000 sf GFA • Bicycle: 1/10,000 sf GFA (60/40)	NP	NP	NP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
Retail Sales, Service & Repair (Not Including Vehicle or Equipment Sales, Service & Repair)	Animal Sales and Services, Household Pets Only • Vehicle: 2.5/ 1,000 sf GFA • MS only: 2/1,000 sf GFA • Bicycle: 1/10,000 sf GFA (20/80)	NP	NP	NP	L-ZP	L-ZPIN	L-ZP	L-ZP	L-ZP	\$11.4.12; \$11.4.11
	Animal Sales and Services, All Others	NP	NP	NP	NP	NP	NP	NP	NP	
	Food Sales or Market • Vehicle: 2.5/ 1,000 sf GFA • MS only: 2/1,000 sf GFA • Bicycle: 1/10,000 sf GFA(20/80)	NP	NP	NP	L-ZP	L-ZP	L-ZP	P-ZP	P-ZP	\$11.4.14; \$11.4.11
	Pawn Shop • Vehicle: 2.5/ 1,000 sf GFA • MS only: 2/1,000 sf GFA • Bicycle: 1/10,000 sf GFA(20/80)	NP	NP	NP	NP	NP	NP	NP	NP	
	Retail Sales, Service & Repair -- Outdoor* • Vehicle: 2.5/ 1,000 sf GFA • MS only: 2/1,000 sf GFA • Bicycle: 1/10,000 sf GFA (20/80)	NP	NP	NP	NP	L-ZPIN	L-ZPIN	L-ZPIN	L-ZP	\$11.4.16; \$11.4.11
	Retail Sales, Service & Repair - Firearms Sales	NP	NP	NP	NP	NP	NP	NP	P-ZP	
	Retail Sales, Service & Repair, All Others • Vehicle: 2.5/ 1,000 sf GFA • MS only: 2/1,000 sf GFA • Bicycle: 1/10,000 sf GFA (20/80)	NP	NP	NP	P-ZP	L-ZP/L-ZPIN	L-ZP	P-ZP	P-ZP	\$11.4.11

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Vehicle / Equipment Sales, Rentals, Service & Repair	Automobile Emissions Inspection Facility •Vehicle: .5/ 1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	NP	NP	L-ZP	P-ZP	P-ZP	\$11.4.17
	Automobile Services, Light •Vehicle: .5/ 1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	NP	NP	L-ZPSE	L-ZP	L-ZP	\$11.4.18; \$11.4.19
	Automobile Services, Heavy •Vehicle: .5/ 1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	NP	NP	NP	NP	L-ZP/ZPSE	\$11.4.18 \$11.4.20
	Automobile / Motorcycle / Light Truck Sales, Rentals, Leasing; Pawn Lot or Vehicle Auctioneer* •Vehicle: .5/ 1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	L-ZP	NP	NP	L-ZP	L-ZP	\$11.4.21
	Heavy Vehicle/ Equipment Sales, Rentals & Service*	NP	NP	NP	NP	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	L-ZP	L-ZP	L-ZP	L-ZP	\$11.5.2
	Communication Services •Vehicle: .5/ 1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	L-ZP/ZPSE	NP	L-ZP/ZPSE	L-ZP/ZPSE	U-MS-3: L-ZP/ZPSE U-MS-5: 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	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	L-ZP/ZPIN	L-ZP/ ZPIN	L-ZP/ ZPIN	L-ZP/ZPIN	\$11.5.2
	Telecommunication Facilities -- All Others* •No Parking Requirements	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	\$11.5.2

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USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	U-SU-A U-SU-A1 U-SU-A2 U-SU-B U-SU-B1 U-SU-B2 U-SU-C U-SU-C1 U-SU-C2 U-SU-E U-SU-E1 U-SU-H U-SU-H1 U-TU-B U-TU-B2 U-RH-2.5 U-RX-3 U-MX-2x U-MX-2 U-MS-3 U-TU-C U-RH-3A U-RX-5 U-MS-2x U-MS-2 U-MX-3 U-MS-5								APPLICABLE USE LIMITATIONS
Industrial Services	Contractors, Special Trade - General • Vehicle: .5/ 1,000 sf GFA • Bicycle: No requirement	NP	NP	NP	NP	NP	NP	L-ZP	L-ZP	\$11.5.3
	Contractors, Special Trade - Heavy/ Contractor Yard*	NP	NP	NP	NP	NP	NP	NP	NP	
	Food Preparation and Sales, Commercial • Vehicle: .5 / 1,000 sf GFA • Bicycle: No requirement	NP	NP	NP	L-ZP	L-ZPIN	L-ZPIN	L-ZP	L-ZP	\$ 11.5.5
	Laboratory, Research, Development and Technological Services	NP	NP	NP	NP	NP	NP	L-ZP	L-ZP	\$11.5.6
	Service/Repair, Commercial • Vehicle: .5 / 1,000 sf GFA • Bicycle: No requirement	NP	NP	NP	NP	NP	NP	L-ZP	L-ZP	\$11.5.7
Manufacturing and Production	Manufacturing, Fabrication & Assembly -- Custom • Vehicle: .5 / 1,000 sf GFA • Bicycle: No requirement	NP	NP	NP	L-ZPIN	L-ZP	L-ZP	L-ZP	L-ZP	\$11.5.8
	Manufacturing, Fabrication & Assembly -- General • Vehicle: .5 / 1,000 sf GFA • Bicycle: No requirement	NP	NP	NP	NP	NP	NP	L-ZP/ ZPSE	L-ZP/ZPSE	\$11.5.9
	Manufacturing, Fabrication & Assembly -- Heavy	NP	NP	NP	NP	NP	NP	NP	NP	
Mining & Extraction and Energy Producing Systems	Oil, Gas -- Production, Drilling*	NP	NP	NP	NP	NP	NP	NP	NP	
	Sand or Gravel Quarry*	NP	NP	NP	NP	NP	NP	NP	NP	
	Wind Energy Conversion Systems* • No Parking Requirement	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	\$11.5.13
Transportation Facilities	Airport*	NP	NP	NP	NP	NP	NP	NP	NP	
	Helipad, Helistop, Heliport* • No Parking Requirements	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZP	L-ZP	\$11.5.14
	Railroad Facilities*	NP	NP	NP	NP	NP	NP	NP	NP	
	Railway Right-of-Way* • No Parking Requirements	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Terminal, Station or Service Facility for Passenger Transit System • Vehicle: .5/ 1,000 sf GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	P-ZP	P-ZP	P-ZP	P-ZP	\$11.5.16
	Terminal, Freight, Air Courier Services	NP	NP	NP	NP	NP	NP	NP	NP	

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USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	U-SU-A U-SU-A1 U-SU-A2 U-SU-B U-SU-B1 U-SU-B2 U-SU-C U-SU-C1 U-SU-C2 U-SU-E U-SU-E1 U-SU-H U-SU-H1 U-TU-B U-TU-B2 U-TU-C U-RH-2.5 U-RH-3A U-RX-3 U-RX-5 U-MX-2x U-MS-2x U-MX-2 U-MS-2 U-MX-3 U-MS-3 U-MS-5								APPLICABLE USE LIMITATIONS
Waste Related Services	Automobile Parts Recycling Business*	NP	NP	NP	NP	NP	NP	NP	NP	
	Junkyard*	NP	NP	NP	NP	NP	NP	NP	NP	
	Recycling Center	NP	NP	NP	NP	NP	NP	NP	NP	
	Recycling Collection Station	NP	NP	NP	NP	NP	NP	NP	NP	
	Recycling Plant, Scrap Processor	NP	NP	NP	NP	NP	NP	NP	NP	
	Solid Waste Facility	NP	NP	NP	NP	NP	NP	NP	NP	
Wholesale, Storage, Warehouse & Distribution	Automobile Towing Service Storage Yard*	NP	NP	NP	NP	NP	NP	NP	NP	
	Mini-storage Facility • Vehicle: 0.1 / 1,000 sf GFA • Bicycle: No requirement	NP	NP	NP	NP	NP	NP	L-ZP	NP	§11.5.23
	Vehicle Storage, Commercial*	NP	NP	NP	NP	NP	NP	NP	NP	
	Wholesale Trade or Storage, General	NP	NP	NP	NP	NP	NP	NP	NP	
	Wholesale Trade or Storage, Light • Vehicle: .5 / 1,000 sf GFA • Bicycle: No requirement	NP	NP	NP	NP	NP	NP	L-ZP/ ZPIN/ ZPSE	L-ZP/ZPIN/ ZPSE	§11.5.26
AGRICULTURE PRIMARY USE CLASSIFICATION										
Agriculture	Aquaculture*	NP	NP	NP	NP	NP	NP	NP	NP	
	Garden, Urban* • Vehicle: .5 / 1,000 sf GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.6.2
	Husbandry, Animal*	NP	NP	NP	NP	NP	NP	NP	NP	
	Husbandry, Plant*	NP	NP	NP	NP	NP	NP	NP	NP	
	Plant Nursery • Vehicle: .5 / 1,000 sf GFA • Bicycle: No requirement	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.6.5

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USE CATEGORY	SPECIFIC USE TYPE	U-SU-A U-SU-A1 U-SU-A2 U-SU-B U-SU-B1 U-SU-B2 U-SU-C U-SU-C1 U-SU-C2 U-SU-E U-SU-E1 U-SU-H U-SU-H1	U-TU-B U-TU-B2 U-TU-C	U-RH-2.5 U-RH-3A	U-RX-3 U-RX-5	U-MX-2x U-MS-2x	U-MX-2 U-MS-2	U-MX-3	U-MS-3 U-MS-5	APPLICABLE USE LIMITATIONS
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ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION

USE CATEGORY	Unlisted Accessory Uses	L - Applicable to all Zone Districts								\$11.7
	Accessory to Primary Residential Uses (Parking is Not Required for Accessory Uses Unless Specifically Stated in this Table or in an Applicable Use Limitation)	Accessory Dwelling Unit	U-SU-A1, -A2, -B1, -B2, -C1, -C2, -E1, -H1 only: L-ZP All others: NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP
Domestic Employee		L	L	L	L	L	L	L	L	\$11.7; \$11.8.3
Garden*		L	L	L	L	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	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*		L	L	L	L	L	L	L	L	\$11.7; \$10.9
Kennel or Exercise Run*		L	L	L	L	L	L	L	L	\$11.7; \$11.8.6
Limited Commercial Sales, Services Accessory to Multi-Unit Dwelling Use		NP	NP	NP	L-ZP	Not Applicable - See Permitted Primary Uses				\$11.7; \$11.8.7
Outdoor Storage, Residential*		L	L	L	L	L	L	L	L	\$11.7; \$11.8.8
Second Kitchen Accessory to Single Unit Dwelling Use		L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.7; \$11.8.9
Short-term Rental		L	L	L	L	L	L	L	L	\$11.7; \$11.8.10
Vehicle Storage, Repair and Maintenance*		L	L	L	L	L	L	L	L	\$11.7; \$10.9
Wind Energy Conversion Systems*		L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ZPSE	Not Applicable - See Permitted Primary Uses				\$11.7; \$11.5.8
Yard and/or Garage Sales*		L	L	L	L	L	L	L	L	\$11.7; \$11.8.11

HOME OCCUPATIONS ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION

Home Occupations (Parking is Not Required for Home Occupations Unless Specifically Stated in this Table or in an Applicable Use Limitations)	Child Care Home, Large	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	\$11.9; \$11.9.3
	All Other Types	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.9; \$11.9.4
	Unlisted Home Occupations	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	\$11.9; \$11.9.5

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USE CATEGORY	SPECIFIC USE TYPE	U-SU-A U-SU-A1 U-SU-A2 U-SU-B U-SU-B1 U-SU-B2 U-SU-C U-SU-C1 U-SU-C2 U-SU-E U-SU-E1 U-SU-H U-SU-H1	U-TU-B U-TU-B2 U-TU-C	U-RH-2.5 U-RH-3A	U-RX-3 U-RX-5	U-MX-2x U-MS-2x	U-MX-2 U-MS-2	U-MX-3	U-MS-3 U-MS-5	APPLICABLE USE LIMITATIONS
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ACCESSORY TO PRIMARY NONRESIDENTIAL USES USE CLASSIFICATION

	Unlisted Accessory Uses	L - Applicable to all Zone Districts								\$11.7; §11.10.1
		NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	
Accessory to Primary Nonresidential Uses (Parking is Not Required for Accessory Uses Unless Specifically Stated in this Table or in an Applicable Use Limitation)	Amusement Devices Accessory to Eating/Drinking Establishments, College/University and Theater Uses	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.7; §11.10.2
	Automobile Rental Services Accessory to Certain Retail Uses*	NP	NP	NP	Not Applicable - See permitted Primary Uses	NP	NP	Not Applicable - See permitted Primary Uses	Not Applicable - See Permitted Primary Uses	\$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	Not Applicable - See permitted Primary Uses	L	L	L	L	\$11.7; §11.10.4
	Car Wash Bay Accessory to Automobile Services	NP	NP	NP	L-ZP	NP	NP	L-ZP	NP	\$11.7 §11.10.5
	College Accessory to a Place for Religious Assembly	L	L	L	Not Applicable - See permitted Primary Uses	L	Not Applicable - See permitted Primary Uses			\$11.7 §11.10.6
	Conference Facilities Accessory to Hotel Use	NP	NP	NP	L	NP	NP	L	L	\$11.7; §11.10.7
	Drive Through Facility Accessory to Eating/Drinking Establishments and to Retail Sales, Service, and Repair Uses*	NP	NP	NP	NP	NP	L-ZP	L-ZP	L-ZP	\$11.7; §11.10.8
	Emergency Vehicle Access Point	NP	NP	NP	NP	NP	NP	NP	NP	
	Garden*	L	L	L	L	L	L	L	L	\$11.7; §11.10.10
	Keeping of Animals	L/L-ZPIN	L/L-ZPIN	L/L-ZPIN	L/L-ZPIN	L/L-ZPIN	L/L-ZP/L-ZPIN	L/L-ZP/L-ZPIN	L/L-ZP/L-ZPIN	\$11.7; §11.10.11
	Limited Commercial Sales, Services	L	L	L	L	L	L	L	L	\$11.7; §11.10.12
	Nonresidential Uses in Existing Business Structures In Residential Zones - Accessory Uses	L	L	L	Not Applicable - See permitted Primary Uses	Not Applicable				\$11.7; §11.4.3
	Occasional Sales, Services Accessory to Places of Religious Assembly*	L	L	L	L	L	L	L	L	\$11.7; §11.10.13
	Outdoor Gathering Area*	L/L-ZP/L-ZPIN	L/L-ZP/L-ZPIN	L/L-ZP/L-ZPIN	L/L-ZP/L-ZPIN	L/L-ZP/L-ZPIN	L/L-ZP/L-ZPIN	L/L-ZP/L-ZPIN	L/L-ZP/L-ZPIN	\$11.7; §11.10.14

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USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	U-SU-A U-SU-A1 U-SU-A2 U-SU-B U-SU-B1 U-SU-B2 U-SU-C U-SU-C1 U-SU-C2 U-SU-E U-SU-E1 U-SU-H U-SU-H1 U-TU-B U-TU-B2 U-RH-2.5 U-RX-3 U-MX-2x U-MX-2 U-TU-C U-RH-3A U-RX-5 U-MS-2x U-MS-2 U-MX-3 U-MS-3 U-MS-5								APPLICABLE USE LIMITATIONS
		NP	NP	NP	L-ZPIN/ZPSE	NP	NP	L-ZPIN/ZPSE	L-ZPIN/ZPSE	
Accessory to Primary Nonresidential Uses	Outdoor Entertainment Accessory to an Eating/Drinking Establishment Use*	NP	NP	NP	L-ZPIN/ZPSE	NP	NP	L-ZPIN/ZPSE	L-ZPIN/ZPSE	\$11.7; \$11.10.15
(Parking is Not Required for Accessory Uses Unless Specifically Stated in this Table or in an Applicable Use Limitation)	Outdoor Retail Sale and Display*	NP	NP	NP	L-ZP/ZPSE	NP	L-ZP/ZPSE	L-ZP/ZPSE	L-ZP/ZPSE	\$11.7; \$11.10.16
	Outdoor Storage, General*	NP	NP	NP	NP	NP	NP	NP	NP	
	Outdoor Storage, Limited*	NP	NP	NP	NP	L	L	L	L	\$11.7; \$11.10.18
	Rental or Sales of Adult Material Accessory to a Permitted Bookstore Retail Sales Use	NP	NP	NP	L	L	L	L	L	\$11.7; \$11.10.19
TEMPORARY USE CLASSIFICATION										
(Parking is Not Required for Temporary Uses Unless Specifically Stated in this Table or in an Applicable Use Limitations)	Unlisted Temporary Uses	L - Applicable to all Zone Districts								\$11.11.1
	Ambulance Service - Temporary	NP	NP	NP	L-ZP	Not Applicable - See Permitted Primary Uses				\$11.11.2
	Amusement / Entertainment - Temporary*	NP	NP	NP	NP	NP	NP	NP	NP	
	Bazaar, Carnival, Circus or Special Event*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.11.4
	Building or yard for construction materials*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.11.5
	Concrete, Asphalt, and Rock Crushing Facility*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.11.6
	Fence for Demolition or Construction Work	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.11.7
	Health Care Center	L-ZP	L-ZP	L-ZP	L-ZP	P-ZP	P-ZP	P-ZP	P-ZP	\$11.11.8
	Noncommercial Concrete Batching Plant*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.11.9
	Outdoor Retail Sales - Pedestrian / Transit Mall*	NP	NP	NP	NP	NP	NP	NP	NP	
	Outdoor Retail Sales*	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	NP	\$11.11.11
	Outdoor Sales, Seasonal*	NP	NP	NP	L-ZPIN	L-ZP/ZPIN	L-ZP/ZPIN	L-ZP	L-ZP	\$11.11.12
	Parking Lot Designated for a Special Event*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.11.13
	Retail Food Establishment, Mobile*	NP	NP	NP	NP	NP	NP	NP	NP	
	Temporary Construction Office	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.11.15
Temporary Office - Real Estate Sales	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.11.16	
Temporary Managed Community*	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZPCIM	\$11.11.17	
Tent for Religious Services	NP	NP	NP	NP	NP	NP	NP	NP		

- a. Uses that occupy at least 8 feet but no more than 20 feet of linear building frontage may have up to 12 cubic feet of projecting sign volume.
- b. Uses that occupy more than 20 but no more than 50 linear feet of building frontage may have up to 30 cubic feet of projecting sign volume.
- c. Uses that occupy over 50 linear feet of building frontage may have up to 50 cubic feet of projecting sign volume.
- d. Uses occupying corner locations may base the maximum allowable volume of their signage on the length of the actual building frontage on which the sign is placed, or on the length of either frontage if a corner location is chosen.

10.10.4.5 All Other Signs or Combinations Thereof

The area of any sign having parts both with and without backing shall be measured by determining the total area of all squares, rectangles, triangles, portions of a circle or any combination thereof constituting the smallest single continuous perimeter enclosing the extreme limits of any of the following combinations: the display surface or face of the sign including all frames, backing, face plates, non structural trim or other component parts not otherwise used for support for parts of the sign that have backing and each word, written representation (including any series of letters), emblems or figures of a similar character including all frames, face plates, non structural trim or other component parts not otherwise used for support for parts of the sign having no backing.

SECTION 10.10.5 SINGLE UNIT ZONE DISTRICTS SIGN STANDARDS

10.10.5.1 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:

SUBURBAN NEIGHBORHOOD CONTEXT	URBAN EDGE NEIGHBORHOOD CONTEXT	URBAN NEIGHBORHOOD CONTEXT
S-SU-A	E-SU-A	U-SU-A
S-SU-D	E-SU-B	U-SU-A1
S-SU-Fx	E-SU-B1	U-SU-A2
S-SU-F	E-SU-D	U-SU-B
S-SU-F+A	E-SU-Dx	U-SU-B1
S-SU-lx	E-SU-D1	U-SU-B2
S-SU-I	E-SU-D1x	U-SU-C
	E-SU-G	U-SU-C1
	E-SU-G1	U-SU-C2
		U-SU-E
		U-SU-E1
		U-SU-H
		U-SU-H1

10.10.5.2 Permanent Signs

Permanent signs shall comply with the following standards:

11.8.2.2 All SU Zone Districts

In all SU zone districts, where permitted with limitations:

A. Ownership of Primary and Accessory Dwelling Units

The Accessory Dwelling Unit use shall be operated and maintained under the same ownership as the Primary Dwelling Unit use to which it is accessory.

B. Owner Occupancy at Time of Accessory Dwelling Unit Permit Application

~~An owner of the Zone Lot on which an Accessory Dwelling Unit use is maintained shall occupy either the Primary Dwelling Unit or the Accessory Dwelling Unit use as the owner's primary residence. For purposes of this Section 11.8.2.2, the term "primary residence" shall have the meaning prescribed thereto in D.R.M.C. Chapter 33.~~

1. At the time a permit application is submitted for an Accessory Dwelling Unit use accessory to an existing Primary Dwelling Unit, at least one owner of the existing Primary Dwelling Unit shall occupy the existing Primary Dwelling Unit as the owner's primary residence, except as provided in Section 11.8.2.2.B.2 below.
2. The owner is not required to occupy a dwelling unit on the property at the time a permit application is submitted when a structure containing an Accessory Dwelling Unit use is being constructed simultaneously with a new Primary Dwelling Unit structure.
3. For purposes of this Section 11.8.2.2.B, the term "primary residence" shall mean a residence which is the usual place of return for housing as documented by at least two of the following: motor vehicle registration, driver's license, Colorado state identification card, voter registration, tax documents, or a utility bill. A person can have only one primary residence.

SECTION 11.8.3 DOMESTIC EMPLOYEES

In all zone districts, where permitted with limitations, housing of one or more domestic employee(s) is permitted as accessory to all primary residential household living uses.

SECTION 11.8.4 GARDEN

11.8.4.1 All Zone Districts

In all zone districts, where permitted with limitations, the growing of marijuana shall comply with the following:

- A. No more than 6 plants may be grown for each registry identification card holder or for each adult 21 years or older residing in a dwelling unit, not to exceed 12 plants per dwelling unit.
- B. Growing and/or storage of marijuana shall occur within a Completely Enclosed Structure.
- C. Growing and/or storage of marijuana shall not occur in a common area associated with the dwelling unit.
- D. Growing shall be for personal use only by persons residing in the dwelling unit; retail or wholesale sales of goods or products derived from the growing of marijuana and any off-site distribution of such plants or derived products are prohibited.

11.8.4.2 All Residential Zone Districts

In a Residential Zone District, where permitted with limitations, retail or wholesale sales of goods or products derived from a Garden accessory to a primary residential use are prohibited in a Residential Zone District unless permitted as a Fresh Produce and Cottage Foods Sales Home Occupation.

SECTION 12.3.7 MODIFICATION OR AMENDMENT OF APPLICATIONS, PLANS AND PERMITS

12.3.7.1 Modifications to Pending or Approved Applications, Plans or Permits

This Section 12.3.7.1 shall not apply to modifications to LDFs, IMPs, or GDPs; instead see Sections 12.4.12 and 12.4.14.

The following types of minor modifications, changes, removal, or release of either (1) the Code standards applicable to a pending application; or (2) the Code provisions applicable to, or the conditions attached to, an approved application, plan or permit, shall be treated as "modifications" rather than "amendments," and may be approved administratively by the Zoning Administrator according to this Section.

A. Modifications to Regulating Plans, Site Development Plans or Zoning Permits

1. Modifications to a pending or approved regulating plan, site development plan or zoning permit application that are expressly permitted as "administrative adjustments" under Section 12.4.5 (Administrative Adjustments) of this Code, may be approved by the Zoning Administrator according to the procedures and criteria in Section 12.4.5.
2. The Zoning Administrator may allow one or more Accessory Dwelling Unit uses in excess of any specified number of dwelling units or maximum density in an approved regulating plan or site development plan according to the applicable procedure specified below.
 - a. **Accessory Dwelling Units in a Plan-allowed Structure**
Where the Accessory Dwelling Unit use will be located within a Primary Structure or Detached Accessory Structure that is allowed by an approved regulating plan or site development plan, and the building footprint of the approved structures will not be expanded, the Accessory Dwelling Unit may be approved by Zoning Permit.
 - b. **Accessory Dwelling Units With Expanded Building Footprint**
Where an Accessory Dwelling Unit use will be located in a Primary Structure or Detached Accessory Structure and the building footprint(s) will be expanded beyond those shown in an approved regulating plan or site development plan, the Accessory Dwelling Unit may be approved by modification to the approved regulating plan or site development plan.
 - c. **Site Development Plans Approved Under Former Chapter 59**
For purposes of this Section 12.3.7.1.A.2, the phrase "site development plan" shall also include site development plans previously approved under Former Chapter 59 that are applicable to land zoned and mapped under the Denver Zoning Code. Site development plans under Former Chapter 59 include site plans approved according to Former Chapter 59, Article VIII - Special Zone Lot Plans for Planned Building Groups.
3. The Zoning Administrator may allow minor changes to an approved regulating plan, site development plan or zoning permit provided such minor changes do not constitute an "amendment" under Section 12.3.7.2.B, "Amendments to Approved Regulating Plans, Site Development Plans and Zoning Permits," below.
4. All modifications to an approved regulating plan, site development plan or zoning permit shall be submitted to the Zoning Administrator as "**redlinemarkup**" edits to the previously approved plan or permit documents.
5. The applicable standards for review of modifications to an approved regulating plan, site development plan or zoning permit are those standards in effect at the time a final decision is made on the modification, unless otherwise expressly allowed by a duly adopted ordinance of the City Council.

6. After approval, the Zoning Administrator shall record a modified regulating plan or site development plan in the records of the Denver County Clerk and Recorder's Office, and shall register a modified zoning permit in the records of Community Planning and Development.

B. Other Modifications to Approved Applications, Plans, or Permits

1. Changes, modifications, removal, or release of all or some of the provisions of an approved application, plan or permit, which do not otherwise qualify as "modifications" under Section 12.3.7.1.A above, or as an "amendment" under Section 12.3.7.2, Amendment to Approved Applications, Plans and Permits, below, may be approved by the Manager, using the same review process and criteria applicable to Administrative Adjustments stated in Section 12.4.5 of this Code.
2. The applicable standards for review of such change, modification, removal, or release of an approved application, plan or permit are those standards in effect at the time a final decision is made on the change, unless otherwise expressly allowed by a duly adopted ordinance of the City Council.

12.3.7.2 Amendments to Approved Applications, Plans and Permits

This Section 12.3.7.2 shall not apply to amendments to LDFs, IMPs, or GDPs. See Sections 12.4.12 and 12.4.14.

A. Procedure and Applicable Rules for Amendments

1. An "amendment" to an approved application, plan or permit shall be reviewed according to the same procedures and subject to the same limitations and requirements, including the payment of fees, as if it were a new application, including, where applicable, review at a public hearing before the Planning Board. The applicable standards for review of the amendment are those standards in effect at the time a final decision is made on the amendment, unless otherwise expressly allowed by a duly adopted ordinance of the City Council.
2. Unless otherwise allowed by this Code, each application for amendment shall include the entire land area of the original approved application, plan or permit, and may be initiated by the owner(s) or agent of the owner(s) of the property to which the amendment applies.
3. The Manager shall record all amendments to a site development plan approved according to this Section in the records of the Denver County Clerk and Recorder's Office.

B. Amendments to Approved Regulating Plans, Site Development Plans and Zoning Permits

1. All changes to all or some of the provisions of an approved regulating plan, site development plan or zoning permit, including but not limited to a site development plan in a PUD District (but excluding a PUD District Plan amendment which requires City Council approval), which do not qualify as a "modification" under Section 12.3.7.1 above, shall be considered amendments subject to this Section 12.3.7.2.
2. In addition, any of the following changes to an approved regulating plan, site development plan or zoning permit, including but not limited to a site development plan in a PUD District (but excluding a PUD District Plan amendment which requires City Council approval), shall be considered amendments subject to this Section 12.3.7.2:
 - a. An increase in overall project density, excepting Accessory Dwelling Units as provided in Section 12.3.7.1.A.2;
 - b. An increase in the maximum height of any building by more than 5 feet or 5 percent, whichever is less, excepting Accessory Dwelling Units as provided in Section 12.3.7.1.A.2;

- c. An increase in the floor area ratio (FAR) by greater than 10 percent as calculated on a total project basis;
- d. A change to the permitted uses or mix of uses if the proposed uses are more intensive than the approved uses, as determined by the Zoning Administrator according to the criteria in Section 12.4.6 (Code Interpretations and Determination of Unlisted Uses), excepting Accessory Dwelling Units as provided in Section 12.3.7.1.A.2;
- e. A change to the location of permitted land uses that would substantially change the development's character or impacts on surrounding property, as determined by the Zoning Administrator, excepting Accessory Dwelling Units as provided in Section 12.3.7.1.A.2;
- f. A reduction in required minimum setbacks from zone lot lines;
- g. An increase in required build-to location from zone lot lines;
- h. An increase in permitted building coverage, including coverage by surface parking, excepting Accessory Dwelling Units as provided in Section 12.3.7.1.A.2;
- i. A reduction by more than 5 percent in the land area designated for landscaping;
- j. A reduction in the ratio of parking or loading spaces to overall gross floor area or dwelling units;
- k. A change in the permitted number, size or lighting of signs;
- l. Changing the vehicle access from and through public rights-of-way; provided, however, that curb cut locations may shift unless specifically established by the approved plan or permit, excepting Accessory Dwelling Units as provided in Section 12.3.7.1.A.2;
- m. Changing or negating a condition of approval; or
- n. Modifying any other element of an approved application, plan or permit, including but not limited to architectural concepts, building elevations, facade treatments, and exterior building materials, which would substantially change its character or impacts on surrounding property, as determined by the Manager.

SECTION 12.3.8 WITHDRAWAL OF RECORDED SITE DEVELOPMENT PLANS AND GENERAL DEVELOPMENT PLANS

12.3.8.1 This Section 12.3.8 shall not apply to a Large Development Framework. See Section 12.4.12.

12.3.8.2 Pursuant to the same procedure and subject to the same limitations and requirements by which such Site Development Plans, Infrastructure Master Plans (IMPs), or General Development Plans (GDPs) were approved and recorded, all Site Development Plans, IMPs, and GDPs recorded under this Code may be withdrawn, either partially or completely, if all land and structures remaining under such site development plans can be made to comply with all regulations established by this Code. Upon approval of an application to withdraw, the Manager shall record in the real property records of the Denver County Clerk and Recorder an appropriate certificate of such withdrawal.

B. Modification and Rescission

The Zoning Administrator may change, modify, or rescind any zoning permit decision, whether or not the decision has been appealed to the Board of Adjustment. Rescission of a permit is allowed according to the procedure and criteria stated in Section 12.11.6 of this Code.

C. Modifications and Amendments to an Approved Zoning Permit

Modifications and amendments to an approved zoning permit are allowed according to Section 12.3.7 of this Code.

SECTION 12.4.3 SITE DEVELOPMENT PLAN REVIEW

12.4.3.1 Purpose

The purpose of the site development plan review process is to ensure compliance with the standards and provisions of this Code and other applicable city standards, rules and regulations, while encouraging quality development in Denver reflective of the goals, policies, and strategies found in the Comprehensive Plan. Site development plan review is generally reserved for development with the potential for significant on-site and off-site impacts necessitating inter-departmental and inter-agency referral, review, and, in some cases, approval prior to final action by Community Planning and Development. After the City's approval of a site development plan, Community Planning and Development is authorized to issue requisite zoning permits under this Code.

12.4.3.2 Applicability

A. Site Development Plan Review Required

Unless specifically excepted in Section 12.4.3.2.B below, Site Development Plan review is required for:

1. Development in all zone districts, as the term "development" is defined in Division 13.3 of this Code.
2. All zone lot amendments resulting in the creation of more than 2 new zone lots.
3. Where a provision of this Code explicitly requires site development plan review and approval prior to establishment of a use.
4. The Zoning Administrator may require Site Development Plan review for any other development, including development otherwise excepted in Section 12.4.3.2.B below, where the proposed development requires approval by a City agency or department other than the Community Planning and Development Department.

B. Exceptions - No Site Development Plan Review Required

The following types of development are not subject to this Section's Site Development Plan review process:

1. Development of one Primary Structure for establishment of a Single Unit Dwelling use or a Two-Unit Dwelling use, with or without development of one or more detached Accessory Structures for associated accessory uses, and where all such structures are developed on a single Zone Lot.
2. Development of two Primary Structures for establishment of a Single Unit Dwelling use in each such structure, with or without development of one or more detached Accessory Structures for associated accessory uses, and where all such structures are developed on a single Zone Lot.
3. When subject to an approved regulating plan or site development plan, development of Accessory Dwelling Units where the Accessory Dwelling Unit use will be located within approved Primary Structures or Detached Accessory Structures and the building footprint of the approved structures will not be expanded.

DIVISION 12.10 NONCONFORMING ZONE LOTS

SECTION 12.10.1 INTENT

This Division 12.10 is intended to promote the use, development, and redevelopment of pre-existing zone lots throughout the City of Denver, while recognizing that such zone lots do not generally fit the predominant lot patterns of their surrounding neighborhood context. Accordingly, this Division makes clear that nonconforming zone lots can be used and developed in compliance with existing zoning rules, but the range of permitted building forms is limited to mitigate possible adverse impacts on surrounding properties.

SECTION 12.10.2 DEFINITION

See Article 13 for definition of "Zone Lot, Nonconforming."

SECTION 12.10.3 USE & DEVELOPMENT ALLOWED

12.10.3.1 Applicability

This Section 12.10.3 applies to:

- A. All Nonconforming Zone Lots, other than a zone lot located on a Carriage Lot; and
- B. All Nonconforming Zone Lots located on a Carriage Lot and that contain a legally established Primary Residential Household Living use in the event of Involuntary Demolition.
- C. All other zone lots located on a Carriage Lot shall comply with the standards in Section 12.10.4 below.

12.10.3.2 Use of Nonconforming Zone Lots

A nonconforming zone lot may be used only for uses permitted in the zone district in which the zone lot is located. Establishment of a permitted use on a nonconforming zone lot shall comply with all applicable standards for that zone district and for the specific use.

12.10.3.3 Determination of Zone Lot Lines

The Zoning Administrator shall determine the zone lot lines of a nonconforming zone lot as either Primary, Side Street, Side Interior, or Rear zone lot lines according to the criteria applicable in the subject zone district, as found in Section 13.1.5, Rules of Measurement for Siting Form Standards.

12.10.3.4 Development of Nonconforming Zone Lots in a Residential Zone District

Development of a structure, including alterations to an existing structure, located on a nonconforming zone lot in a Residential Zone District shall comply with the following standards:

A. Applicable Primary Building Form(s) for Development on Nonconforming Zone Lots

In all Residential Zone Districts, an Applicant shall choose one of the following primary building forms to govern new development on a nonconforming zone lot, provided the building form is permitted in the applicable zone district, and as further limited below:

1. Suburban House

- a. The Suburban House building form is the only building form allowed when the nonconforming zone lot's area and/or width is less than the minimum required for all primary building forms allowed in the subject zone district.
- b. In a Residential Zone District where the Suburban House and Urban House building forms would both be allowed on the subject nonconforming zone lot, the Applicant may choose either building form to apply to the development.

2. Urban House

- a. The Urban House building form is the only building form allowed when the nonconforming zone lot's area and/or width is less than the minimum required for all building forms allowed in the subject zone district.

- b. In a Residential Zone District where the Suburban House and Urban House building forms would both be allowed on the subject nonconforming zone lot, the Applicant may choose either building form to apply to the development.

3. Duplex

The Duplex building form may not be used when another building form, such as the Suburban House or Urban House building form, is allowed in the same zone district and the nonconforming zone lot's size and/or width is less than what is allowed for the Duplex building form.

4. Tandem House

- a. The Tandem House building form is allowed when the nonconforming zone lot's area and/or width is less than the minimum required for any other primary building form allowed in the subject zone district, except as further limited herein.
- b. The Tandem House building form is not allowed for new development on a nonconforming zone lot located in a S-SU-F~~1~~A zone district.
- c. The Tandem House building form may not be used when another building form, such as the Suburban House or Urban House building form, is allowed in the same zone district and the nonconforming zone lot's size or width is less than what is allowed for the Tandem House building form.

B. Applicable Detached Accessory Building Form(s) for Development on Nonconforming Zone Lots

Development of a detached accessory structure, including alterations to an existing detached accessory structure, on a nonconforming zone lot shall comply with the standards for a detached accessory building form permitted in the zone district.

C. Application of Building Form Standards

1. Development on a nonconforming zone lot under the selected building form shall comply with all applicable building form standards, except that compliance with a building form's minimum zone lot size or width standards is not required for new development.
2. Development under the selected building form shall comply with the Setback and Building Coverage by Zone Lot Width form standards that align with the nonconforming zone lot's width.

12.10.3.5 Examples

- A. For example, in the U-SU-C~~1~~ zone district, a zone lot of 4,500 square feet in total area and with a lot width of 40 feet, is nonconforming. The owner may develop an Urban House building form on the nonconforming zone lot, despite the lot's noncompliance with the 5,500 square foot area and 50 foot width standards otherwise required for an Urban House form in that zone district. Development of the urban house on the existing 4,500 square foot zone lot must still comply with all other building height, siting, and design element form standards. Certain siting form standards, such as primary street and rear building setbacks or building coverage for an Urban House, are keyed to the lot width of the subject zone lot, including a nonconforming zone lot. In this example, the Urban House would be subject to setback and building coverage standards for a 40-foot wide zone lot, as shown in the Urban House Building Form Table in Article 5 of this Code.
- B. For example, in the U-SU-C~~1~~ zone district, a zone lot of 4,500 square feet in total area and with a lot width of 40 feet, is nonconforming. The building form standards for a Detached Accessory Dwelling Unit building does not require a minimum zone lot area as a prerequisite for development of such form. In this case, the owner could develop a Detached Accessory Dwelling Unit building on their lot.

Protected District: Any one of the following zone districts:

1. S-SU-A
2. ~~S-SU-A1~~
3. S-SU-D
4. ~~S-SU-D1~~
5. S-SU-F
6. S-SU-Fx
7. S-SU-F1A
8. ~~S-SU-F1A~~
9. ~~S-SU-F1x~~
10. S-SU-I
11. S-SU-Ix
12. ~~S-SU-I1~~
13. ~~S-SU-I1x~~
14. S-RH-2.5
15. E-SU-A
16. ~~E-SU-A1~~
17. E-SU-B
18. ~~E-SU-B1~~
19. E-SU-D
20. ~~E-SU-D1~~
21. E-SU-Dx
22. ~~E-SU-D1x~~
23. E-SU-G
24. ~~E-SU-G1~~
25. E-TU-B
26. E-TU-C
27. E-RH-2.5
28. E-MU-2.5
29. U-SU-A
30. ~~U-SU-A1~~
31. U-SU-A2
32. U-SU-B
33. ~~U-SU-B1~~

34. U-SU-B2
35. U-SU-C
36. ~~U-SU-C1~~
37. U-SU-C2
38. U-SU-E
39. ~~U-SU-E1~~
40. U-SU-H
41. ~~U-SU-H1~~
42. U-TU-B
43. U-TU-B2
44. U-TU-C
45. U-RH-2.5
46. U-RH-3A
47. G-RH-3
48. Any zone district retained from Former Chapter 59, mapped on the Official Map, and considered a “protected Zone District” under Section 59-96 of the Former Chapter 59.

Prurient Interest: A shameful or morbid interest.

Public Art: Any structure or other installation meeting the definition of "Works of Public Art" in Section 20-86 of the Denver Revised Municipal Code (DRMC).

BY AUTHORITY

ORDINANCE NO.
SERIES OF 2024

COUNCIL BILL NO. CB24-1303
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A BILL

For an ordinance amending Chapter 59 of the Denver Revised Municipal Code, concerning accessory dwelling units.

WHEREAS [to be inserted]

NOW THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:

Section 1. That section 59-2, D.R.M.C. concerning Former Chapter 59 is amended by deleting the language stricken and adding the language underlined in subsections (b) and (c) to read as follows:

Sec. 59-2. – Former chapter 59.

(b) For lands retaining their zoning designation under the former chapter 59, including land zoned planned unit development (PUD), land zoned with waivers and conditions and land subject to a planned building group site plan, all provisions of the former chapter 59, including procedures, shall apply, except as explicitly stated in sections 59-2(c)(8), 59-2(c)(14), 59-2(c)(15), 59-2(c)(16), 59-2(c)(17), 59-2(c)(23), and 59-3(b) below.

(c) No changes shall be enacted to the text provisions of the former chapter 59 after June 25, 2010; however, regulation of lands retaining their zoning designation under the former chapter 59 is subject to ~~shall incorporate~~ the following requirements and allowances of the Denver Zoning Code:

(1) For purposes of applying the limitations on bulk planes and building heights in section 59-96 of the former chapter 59, the "protected districts" identified therein shall also include the zone districts defined as "protected districts" in section 13.3 of the Denver Zoning Code.

(2) Reserved.

1 (3) For purposes of applying the "exception to use enclosure requirement" for
2 mixed use zone districts (C-MU, R-MU, and T-MU zones) in section 59-302(4)b.1,
3 and 2 of the former chapter 59, the residential districts identified therein shall also
4 include the zone districts defined as "protected districts" in section 13.3 of the
5 Denver Zoning Code.

6 (4) For purposes of applying the restrictions on the siting of outdoor animal runs
7 within twenty (20) feet of a habitable residential structure stated in section 59-2(16)
8 of the former chapter 59, the residential zone districts identified therein shall also
9 include the zone districts defined as "protected districts" in section 13.3 of the
10 Denver Zoning Code.

11 (5) For purposes of applying the five-foot side setback for structures that are
12 not single-unit or two-unit dwellings, and which have ground floor commercial or
13 which are four (4) or more stories in height, as required in the mixed use zoning
14 districts in section 59-312(3) of the former chapter 59, the residential zone districts
15 identified therein shall also include all SU and TU zone districts as established on
16 the official zoning map under the Denver Zoning Code.

17 (6) For purposes of applying various zoning protections to residentially zoned
18 properties, the terms "residential district(s)," "residential zone district(s),"
19 "residential zone(s)," "residentially zoned lot," and "residentially zoned zone lot"
20 used throughout former chapter 59 shall also include the zone districts defined as
21 a "residential zone district or residential district" in division section 13.3 of the
22 Denver Zoning Code.

23 (7) Gardens shall be allowed as an accessory use common, customary and
24 incidental to a primary residential use, and shall comply with all limitations
25 generally applicable to accessory uses stated in former chapter 59, sections 59-
26 87 and 59-88. In addition, marijuana grown as part of a garden accessory to a
27 primary residential use shall comply with all applicable limitations found in the
28 Denver Zoning Code, including, but not limited to, section 11.8 (Uses accessory to
29 primary residential uses—Limitations).

30 (8) Any portion of a general development plan approved under former chapter

1 59 may be repealed in accordance with Section 12.4.12 of the Denver Zoning
2 Code.

3 (9) For purposes of regulating "Cluster multiple-unit dwellings" throughout the
4 former chapter 59, each "separate, independent dwelling unit" that comprises a
5 "Cluster multiple unit dwelling" use in section 59-2(72) of former chapter 59 may
6 contain a "Household" as defined in section 11.12.2.1.B.3 of the Denver Zoning
7 Code.

8 (10) For purposes of regulating "Dwelling, multiple unit" throughout the former
9 chapter 59, each "separate independent dwelling unit" that comprises a "Dwelling,
10 multiple unit" use in section 59-2(95) of former chapter 59 may contain a
11 "Household" as defined in section 11.12.2.1.B.3 of the Denver Zoning Code.

12 (11) For purposes of regulating "Dwelling, single unit" throughout the former
13 chapter 59, each "housekeeping unit" that comprises a "Dwelling, single unit" use
14 in section 59-2(96) of former chapter 59 may contain a "Household" as defined in
15 section 11.12.2.1.B.3 of the Denver Zoning Code.

16 (12) The home occupations in sections 59-89(1)g (Foster family care), and 59-
17 89(1)k (Rooming and/or boarding) of the former chapter 59 are not permitted
18 whenever a dwelling unit exceeds the number of unrelated adults as defined in
19 "Household" from the Denver Zoning Code.

20 (13) The definition of residence for older adults in section 59-2(230) of former
21 chapter 59 shall only apply to a residence for older persons serving nine (9) or
22 more residents; a residence for older adults serving less than nine (9) residents
23 shall be determined as either a "Dwelling, single unit" or "Dwelling, multiple unit"
24 based on the type of structure containing the use, and shall only be permitted as
25 a "Dwelling, single unit" or "Dwelling, multiple unit" in zone districts allowing the
26 use.

27 (14) For purposes of administering former chapter 59, section 59-51, the
28 creation and alternatives of the board of adjustment shall follow the procedures
29 and requirements of Denver Zoning Code section 12.2.6.2.

1 (15) Regarding variances for land retaining its zoning designation under former
2 chapter 59 and containing only a single unit dwelling use or only a two-unit multiple
3 unit dwelling use, the community planning and development department and the
4 board of adjustment shall apply the concurring vote required for a variance,
5 applicability and limitations, review process, review criteria, and requirements and
6 limitations after approval provisions in the Denver Zoning Code, sections
7 12.2.6.9.A. and 12.4.7, in place of former chapter 59, sections 59-54(2) and 59-
8 55(a).

9 (16) The zoning administrator may grant administrative adjustments for the
10 zoning standards stated in the Denver Zoning Code section 12.4.5.2.B-G, and
11 Table 12.4.5.H.3-1 for land retaining its zoning designation under former chapter
12 59 and containing only a single unit dwelling use or only a two-unit multiple dwelling
13 use, using the review process and review criteria of Denver Zoning Code, section
14 12.4.5. The zoning administrator shall determine whether an administrative
15 adjustment listed in Denver Zoning Code Table 12.4.5.2 applies to a specific
16 standard in former chapter 59.

17 (17) The zoning administrator may grant an administrative adjustment to former
18 chapter 59 standards, procedures, or definitions to comply with federal or state law
19 by applying the applicability, extent of adjustment authorized, and review criteria
20 in section 12.4.5.2.A of the Denver Zoning Code.

21 (18) A temporary managed community is allowed as a temporary use by zoning
22 permit in all zone districts in the former chapter 59, subject to all applicable
23 limitations, definitions, and procedures of the Denver Zoning Code regarding a
24 Temporary Managed Community use. The use limitations of Denver Zoning Code
25 section 11.11.17.2 for a temporary managed community in SU, TU, and RH zone
26 districts apply to a temporary managed community use in the following
27 circumstances:

- 28 a. Land retaining R-X, R-0, R-1, R-2, R-2-A, or R-2-B zone districts
29 under the former chapter 59;
- 30 b. Land retaining R-X, R-0, R-1, R-2, R-2-A, or R-2-B zone districts

1 under the former chapter 59, and subject to waivers or conditions; or

2 c. Land retaining a planned unit development (PUD) zone district under
3 the former chapter 59 if the PUD's district plan describes the types of uses
4 allowed as those allowed in the R-X, R-0, R-1, R-2, R-2-A, or R-2-B zone
5 districts.

6 (19) One accessory dwelling unit use is permitted as accessory to each primary
7 dwelling unit containing a primary single unit dwelling in all zone districts in the
8 former chapter 59 that allow new single unit dwellings ~~The maximum gross floor~~
9 ~~area of an attached accessory dwelling unit permitted in former chapter 59 is the~~
10 ~~same as the applicable maximum gross floor area for an attached accessory~~
11 ~~dwelling unit of a primary single unit dwelling use in a Denver Zoning Code multi-~~
12 ~~residential zone district.~~

13 (20) Where permitted in the former chapter 59, all accessory dwelling unit uses
14 and detached accessory structures containing an accessory dwelling unit use are
15 subject to the following: ~~The maximum gross floor area of a detached accessory~~
16 ~~dwelling unit permitted in former chapter 59 is the same as the applicable~~
17 ~~maximum gross floor area for a detached accessory dwelling unit of a primary~~
18 ~~single unit dwelling use in a Denver Zoning Code multi-residential zone district.~~

19 a. Mobile homes, recreational vehicles, and trailers shall not be used
20 as accessory dwelling units.

21 b. The limits on minimum square feet of gross floor area per occupant
22 of an accessory dwelling unit use stated in Sec. 59-87(c)(1)h.1 of former
23 chapter 59 are not required.

24 c. The requirement for roof and exterior wall materials of an accessory
25 dwelling unit to be comparable in composition and appearance to that of the
26 use by right stated in Sec. 59-87(c)(1)h.3.ix of former chapter 59 are not
27 required.

28 (21) In addition to the requirements stated in subsection (c)(20) above, on land
29 retaining RS-4, R-X, R-0, R-1, R-2, R-2-A, or R-2-B zone districts, with or without

1 waivers or conditions, under the former chapter 59, accessory dwelling unit uses
2 and structures containing an accessory dwelling unit use shall meet the following
3 requirements: The maximum building footprint of an accessory dwelling unit
4 permitted in former chapter 59 is the same as the maximum building footprint
5 allowed for a detached accessory dwelling unit on a zone lot greater than seven
6 thousand (7,000) square feet in a Denver Zoning Code zone district.

7 a. The maximum building height of a detached accessory structure
8 containing an accessory dwelling unit use shall be twenty four feet
9 measured according to section 59-2(52) (building height measurement) of
10 the former chapter 59.

11 b. With the exception of eaves, flag poles, antennas, chimneys, flues,
12 vents, flush mounted solar panels, and evaporative coolers, no part of any
13 structure shall project through bulk planes which shall be applied as follows:

14 1. On a zone lot forty feet wide or less, the bulk plane shall begin
15 at a horizontal line which is located directly above the side lot line
16 and which passes through a point twelve feet above the midpoint of
17 such lot line.

18 2. On a zone lot greater than forty feet wide, the bulk plane shall
19 begin at a horizontal line which is located directly above the side lot
20 line and which passes through a point ten feet above the midpoint of
21 such lot line.

22 c. A detached accessory structure containing an accessory dwelling
23 unit use shall be located within the rear thirty five percent of the zone lot.

24 d. The minimum side setbacks of a detached accessory structure
25 containing an accessory dwelling unit use shall be the same as those for
26 the primary structure in the applicable zone district.

27 e. In the RS-4, R-X, R-0, and R-1 zone districts, the minimum rear
28 setback of a detached accessory structure containing an accessory
29 dwelling unit use shall vary based on its location in the applicable Future

1 Neighborhood Context set forth in the most recently adopted version of
2 Blueprint Denver:

3 1. Blueprint Denver suburban neighborhood context: twenty feet
4 where the accessory dwelling unit structure is greater than
5 seventeen feet in height—otherwise, ten feet.

6 2. Blueprint Denver urban edge neighborhood context: twelve
7 feet where no alley abuts the rear zone lot line and the accessory
8 dwelling unit structure is greater than seventeen feet in height—
9 otherwise, five feet.

10 3. Blueprint Denver urban neighborhood context: five feet where
11 no alley abuts the rear zone lot line or where garage doors face an
12 alley—otherwise, zero feet.

13 f. In the R-2, R-2-A, and R-2-B zone districts, the minimum rear
14 setback shall be five feet where no alley abuts the rear zone lot line or where
15 garage doors face an alley. Otherwise the minimum rear setback shall be
16 zero feet.

17 g. The maximum building footprint of a detached accessory structure
18 containing an accessory dwelling unit use shall be:

19 1. Eight hundred sixty four square feet when located on a zone
20 lot with an area of seven thousand square feet or less; or

21 2. One thousand square feet when located on a zone lot with an
22 area greater than seven thousand square feet.

23 h. The maximum gross floor area of an accessory dwelling unit use
24 located within a primary structure or a detached accessory structure shall
25 be:

26 1. On a zone lot with seven thousand square feet or less: Eight
27 hundred sixty four square feet; or

1 2. On a zone lot greater than seven thousand square feet: one
2 thousand square feet.

3 i. In the RS-4, R-X, R-0, and R-1 zone districts, the ownership and
4 owner occupancy requirements shall be the same as those for an accessory
5 dwelling unit use in a single-unit zone district in the Denver Zoning Code.

6 j. In the R-2, R-2-A, and R-2-B zone districts, an accessory dwelling
7 unit use is not required to be operated and maintained under the same
8 ownership as the primary dwelling unit to which it is accessory.

9 k. In the R-2, R-2-A, and R-2-B zone districts, an owner of the existing
10 primary dwelling unit is not required to occupy the existing primary dwelling
11 unit as the owner's primary residence.

12 (22) In addition to the requirements stated in subsection (c)(20) above, on land
13 retaining R-3, R-3-X, R-4, R-4-X, R-5, B-1, B-2, B-3, B-4, B-5, B-5-T, B-7, B-8, B-
14 8-A, B-8-G, B-A-1, B-A-3, B-A-4, CCN, MS-1, MS-2, MS-3, R-MU-20, R-MU-30,
15 C-MU-10, C-MU-20, C-MU-30, H-1-A, H-1-B, H-2, and Gateway (within Gateway
16 use areas allowing single unit dwelling uses) zone districts, with or without waivers
17 or conditions, a structure containing an accessory dwelling use shall comply with
18 the regulations in former chapter 59, sections 59-87(c) and 59-312, with the
19 following exceptions: The limits on occupancy of an accessory dwelling unit
20 permitted in former chapter 59 is the same as any applicable limits on occupancy
21 for an accessory dwelling unit in the Denver Zoning Code.

22 a. An accessory dwelling unit use is not required to be operated and
23 maintained under the same ownership as the primary dwelling unit to which
24 it is accessory.

25 b. An owner of the existing primary dwelling unit is not required to
26 occupy the primary dwelling unit as the owner's primary residence.

27 c. The maximum gross floor area of an accessory dwelling unit use
28 located in a primary structure shall be seventy five percent of primary use
29 gross floor area or eight hundred sixty four square feet, whichever is

1 greater.

2 d. There shall be no maximum gross floor area applied to an accessory
3 dwelling unit use located in a detached accessory structure.

4 (23) Where a special zone lot plan for a planned building group approved under
5 former chapter 59 specifies a total number of dwelling units or a maximum density
6 of dwelling units, the zoning administrator may allow one or more accessory
7 dwelling units in excess of the specified number of dwelling units or the specified
8 maximum density according to one of the following procedures: Roof and exterior
9 wall materials of an accessory dwelling unit permitted in former chapter 59 is the
10 same as any applicable roof and exterior wall materials for an accessory dwelling
11 unit in the Denver Zoning Code.

12 a. By zoning permit according to the procedures of the former chapter
13 59 zoning code for an accessory dwelling unit use located within a primary
14 structure or detached accessory structure that is allowed by the approved
15 planned building group, and the building footprint of the approved structures
16 will not be expanded; or

17 b. By the minor change procedure for a planned building group
18 described in section 59-621 for an accessory dwelling unit use located
19 within a primary structure or a new or expanded detached accessory
20 structure and the building footprint will be expanded beyond those shown in
21 the approved planned building group. Accessory dwelling unit uses and
22 detached accessory structures containing an accessory dwelling unit use
23 will not be considered a change in the character of development for the
24 purposes of administering 59-621(1) or an increase in the intensity of use
25 for the purposes of administering 59-621(3).

26 (24) The following sections of the Denver Zoning Code regarding use limitations
27 apply to a permitted unenclosed eating place use on land retaining its zoning
28 designation under former chapter 59 ("Unenclosed eating place") in place of any
29 zoning standards and limitations in former chapter 59 for an unenclosed eating
30 place:

- 1 a. Denver Zoning Code sections 11.10.14.2, and 11.10.14.3.A and B.
- 2 b. Denver Zoning Code section 11.10.14.3.D, except for an unenclosed
3 eating place in the following former chapter 59 zone districts: B-4; B-8; B-8-
4 A; B-8-G; B-5; B-5-T; B-7; B-A-3; MS-1; MS-2; MS-3; PRV; or Gateway use
5 areas MU1, MU2, TCU, or TSU; and
- 6 c. Denver Zoning Code section 11.10.14.3.E, except for an unenclosed
7 eating place in the following former chapter 59 zone districts: B-3; B-4; B-8;
8 B-8-A; B-8-G; B-5; B-5-T; B-7; CCN; B-A-2; B-A-3; B-A-4; MS-1; MS-2; MS-
9 3; PRV; or Gateway use areas MU1, MU2, TCU, or TSU;

10 (25) The zoning administrator may grant an administrative adjustment for the
11 requirements of 11.10.14.3.B.2—8 for an unenclosed eating place in accordance
12 with the administrative adjustment process and applicable review criteria of Denver
13 Zoning Code section 12.4.5.

14 (26) The zoning administrator may grant an unenclosed eating place the
15 available incentives of Denver Zoning Code section 11.10.14.3.C in accordance
16 with the process of this section, except for the following incentives:

- 17 a. An unenclosed eating place permitted in a mixed use district of
18 former chapter 59 may remove required off-street parking spaces only in
19 the amount specified in Denver Zoning Code section 11.10.14.3.C.3.b.iii.
- 20 b. An unenclosed eating place permitted in any zone district of former
21 chapter 59, other than a mixed use district, may remove required off-street
22 parking spaces only in the amount specified in Denver Zoning Code section
23 11.10.14.3.C.3.b.v.

24 (27) An unenclosed eating place must follow the zoning permit with information
25 notice process when the use would otherwise be subject to the approval of the
26 board of adjustment under former chapter 59 section 59-54(3)u.

1 (28) Any use that the board of adjustment may authorize as an outdoor eating
2 exception under former chapter 59 section 59-54(3)u must follow the applicable
3 provisions in subsection (24)—(28) above.

4 **Section 2. Effective Date**

5 This ordinance shall be effective December 16, 2024.

6 **REMAINDER OF PAGE INTENTIONALLY LEFT BLANK**
7

DRAFT

1 COMMITTEE APPROVAL DATE: [fill in]

2 MAYOR-COUNCIL DATE: [fill in]

3 PASSED BY THE COUNCIL: _____,

4 _____ - PRESIDENT

5 APPROVED: _____ - MAYOR _____,

6 ATTEST: _____ - CLERK AND RECORDER,
7 EX-OFFICIO CLERK OF THE
8 CITY AND COUNTY OF DENVER

9 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____ ; _____,

10 PREPARED BY: Adam C. Hernandez, Assistant City Attorney DATE: [fill in]

11 Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of the
12 City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
13 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to §
14 3.2.6 of the Charter.

15
16 Kerry Tipper, Denver City Attorney

17
18 BY: _____, Assistant City Attorney DATE: _____,

DRAFT