Green text shows revisions since Planning Board ("Revised Public Review") draft

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. Building Connectors between two detached structures shall follow the standards provided in Section 1.4.5.

Note: The table below is intended to show that CPD proposes to combine Other Detached Accessory Structures with Detached Garages and Detached Accessory Structures into a single building form called General Detached Structure. The red boxes under General Detached Structure for the Commercial Corridor, Mixed Use, and Main Street districts show that those standards are being moved to the combined building form. We'll also add a new building form for Minor Detached Structures.

Suburban (S-) Neighborhood Context Zone Districts		~~Max Number of Detached Accessory Structures per Zone Lot~~	Building Forms				
			Detached Accessory Dwelling Unit	~~Detached Garage~~ General Detached Structure	~~Other Detached Accessory Structures~~	Minor Detached Structures	~~Detached Accessory Structures~~
Maximum number of detached accessory structures per Zone Lot			One per Primary Dwelling Unit*	No max*		Option A: No max Option B: No max	
Single Unit (SU)	S-SU-A, -D, -F, -Fx, -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~~	■	■		■	■

Correct omitted boxes where Detached Accessory Dwelling Unit form is allowed

■ = Allowed □ = Allowed subject to limitations

*One per dwelling unit for structures with vehicle access doors, See Section 1.2.3.5.

Green text shows revisions since Planning Board ("Revised Public Review") draft

DETACHED ACCESSORY DWELLING UNIT

Correct omitted zone districts

	HEIGHT	S-SU-A1, -D1, -F1, -F1A, -F1x, -I1, I1x Option A: 1-story*	S-SU-A1, -D1, -F1, -F1A, -F1x, -I1, I1x Option B: 2-stories*	S-RH-2.5	All S-MU~~-3, -5, -8, -12, -20~~, CC, MX, MS
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

	SITING	S-SU-A1, -D1, -F1, -F1A, -F1x, -I1, I1x Option A: 1-story*	S-SU-A1, -D1, -F1, -F1A, -F1x, -I1, I1x Option B: 2-stories*	S-RH-2.5	All S-MU~~-3, -5, -8, -12, -20~~, CC, MX, MS
	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~~			
	Maximum Building Coverage	See maximum Building Coverage per Zone Lot in the Primary Structure building form table.			
	PARKING				
	Vehicle Access	From Alley; or Street access allowed when no Alley present See 3.3.7.6 for exceptions			

DESIGN ELEMENTS	S-SU-A1, -D1, -F1, -F1A, -F1x, -I1, I1x Option A or B By Zone Lot ~~Size~~Area: 7,000 sf or Less	S-SU-A1, -D1, -F1, -F1A, -F1x, -I1, I1x Option A or B By Zone Lot ~~Size~~Area: Greater than 7,000 sf	All S-RH~~-2.5~~, S~~-~~MU, ~~-3, -5, -8, -12, -20~~CC, MX, MS
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, CC, MX, MS
	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.

***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.**

Green text shows revisions since Planning Board ("Revised Public Review") draft

10.10.19.2 General

Signs may be erected, altered and maintained only for and by a use by right in the C-CCN zone districts; 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.

10.10.19.3 Comprehensive Sign Plan

Projecting signs shall be permitted only after a comprehensive sign plan for the entire building containing a use or uses by right has been approved. Such plan shall indicate how signs are allocated among all the individual uses, approximate designated sign locations, and allowable types of sign construction and illumination.

10.10.19.4 Design Review

In adopting the rules and regulations governing signage, the following criteria shall be utilized. These criteria shall also be the basis of all findings and recommendations regarding signage that the design advisory board shall forward to the Zoning Administrator. Signage shall be:

A. Compatible with the character of the surrounding district and adjacent architecture when considered in terms of scale, color, materials, lighting levels, and adjoining uses;

B. Compatible with the architectural characteristics of the buildings on which the signs are placed when considered in terms of scale, proportion, color, materials and lighting levels;

C. Expressive of the business or activity for which they are displayed;

D. Creative in the use of two- and three-dimensional forms, iconographic representations, lighting and graphic design, including the use of color, pattern, typography and materials; and

E. Constructed utilizing high quality, durable materials that meet the physical demands of an urban setting.

10.10.19.5 Signs Subject to a Permit

Update name of Design Advisory Board to remove "North"

Section 10.10.3.2 (signs subject to a permit) shall be in full force and effect in the C-CCN zone districts. All signs shall be subject to any additional requirements or standards contained within this Section and shall be subject to review by the Cherry Creek ~~North (CCN)~~ Design Advisory Board.

10.10.19.6 Permitted Contents

Identification by letter, numeral, symbol or design of the use or uses by right by name, use, hours of operation, services and products offered, events and prices of products and services.

10.10.19.7 Permitted Sign Types

Wall, window, ground, projecting, canopy and arcade.

10.10.19.8 Permitted Maximum Number

Each use by right may have the greater number of the following:

A. 5 signs; or

B. 2 signs for each front line of the zone lot on which the use by right is located.

10.10.19.9 Permitted Maximum Sign Area

The permitted maximum sign area for each individual use by right is 50 square feet or the total permitted sign area determined by one of the following provisions, whichever is the greater; provided, however, that no sign shall exceed 200 square feet in area nor shall the total permitted sign area of any single use by right exceed 600 square feet:

A. For a zone lot containing only 1 use by right. 1 square foot of sign area for each linear foot of street front of the zone lot; provided, however, that in computing the area of such signs, the

Removal of 'North' because the Board will also cover Cherry Creek West

See Sections 3.3.4.3 and 3.3.5 - 3.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

SECTION 12.2.7 CHERRY CREEK ~~NORTH~~ DESIGN ADVISORY BOARD

12.2.7.1 Creation

Revisions maintain one nomination for the Cherry Creek North BID, rather than requiring nomination of all members

A. The Cherry Creek ~~North~~ Design Advisory Board shall consist of seven members appointed by the mayor. ~~B.~~ The ~~board shall consist of the following~~seven members shall include individuals ~~to be appointed by the mayor from a list of nominations provided by the board of Cherry Creek North Business Improvement district~~from the following categories: four design professionals, including architects, landscape architects, and urban designers, at least two of whom shall be licensed architects ~~and one licensed landscape architect who reside in Denver~~; and three representatives of the Cherry Creek community, including, but not limited to, residents, retailers, property owners and Cherry Creek North Business Improvement Districts representatives, one of whom shall be nominated by the Cherry Creek North Business Improvement District ~~one member of the board of Cherry Creek North Business Improvement District or its designated successor; one property owner from the district; and one retailer from the district~~.

Update to require staggered terms

B. The members of the board shall be appointed by the mayor for a term of three years and shall serve at the pleasure of the mayor. Terms of office shall be staggered by making the appointments so that approximately one-third of the members' terms expire each year. Vacancies shall be filled within 30 days by the mayor from the date on which the vacancy occurs.

12.2.7.2 Review Authority

Within the ~~C-CCN zone districts~~area designated by adopted rules and regulations, the Cherry Creek ~~North~~ Design Advisory Board shall review and make recommendations to the Development Review Committee or the Zoning Administrator as specified in this Code or in adopted rules and regulations, as may be amended from time to time.

SECTION 12.2.8 DOWNTOWN DESIGN ADVISORY BOARD

12.2.8.1 Creation

A. The Downtown Design Advisory Board shall consist of nine members appointed by the Mayor. The nine members shall include individuals from the following categories: four design professionals, including architects, landscape architects, and urban designers, at least one of whom shall be a landscape architect; one owner of property in the downtown area; three residents or community representatives of the downtown area; and one representative of the development/construction industry, including but not limited to engineers, contractors, and developers. All board members must be residents of Denver.

B. The members of the board shall be appointed by the Mayor for terms of three years and shall serve at the pleasure of the Mayor. Terms of office shall be staggered by making the appointments so that approximately one-third of the members' terms expire each year. Vacancies shall be filled by the mayor within 30 days from the date on which the vacancy occurs.

12.2.8.2 Board Meetings

All meetings of the Downtown Design Advisory Board shall be open to the public and allow opportunity for public comment.

12.2.8.3 Review Authority

The Downtown Design Advisory Board shall review and make recommendations to the Development Review Committee or Zoning Administrator for all ~~projects~~ development submitted for review within the Downtown Golden Triangle (D-GT), Downtown Arapahoe Square 12+ (D-AS-12+), Downtown Arapahoe Square 20+ (D-AS-20+), Downtown Central Platte Valley – Auraria Transition (D-CPV-T), Downtown Central Platte Valley – Auraria River (D-CPV-R), and Downtown Central Platte Valley – Auraria Center (D-CPV-C) zone districts, as specified in this Code or in adopted rules and regulations, which may be amended from time to time.