

Contents

ARTICLE 10. GENERAL DESIGN STANDARDS

| | | |
|----------------------|--|---------------|
| DIVISION 10.1 | REFERENCE TO OTHER APPLICABLE DESIGN STANDARDS | 10.1-1 |
| DIVISION 10.2 | GENERAL SITE DESIGN AND FACILITY STANDARDS | 10.2-1 |
| Section 10.2.1 | Intent | 10.2-1 |
| Section 10.2.2 | Applicability | 10.2-1 |
| Section 10.2.3 | General Site Design and Facility Standards. | 10.2-1 |
| DIVISION 10.3 | MULTIPLE BUILDINGS ON A SINGLE ZONE LOT | 10.3-1 |
| Section 10.3.1 | Intent | 10.3-1 |
| Section 10.3.2 | Applicability. | 10.3-1 |
| Section 10.3.3 | Exception to Compliance with Building Form Standards. | 10.3-1 |
| Section 10.3.4 | Pedestrian Access & Circulation | 10.3-2 |
| Section 10.3.5 | Minimum Spacing Between Buildings | 10.3-4 |
| Section 10.3.6 | Accessibility by Emergency Vehicles | 10.3-4 |
| DIVISION 10.4 | PARKING AND LOADING | 10.4-1 |
| Section 10.4.1 | Intent | 10.4-1 |
| Section 10.4.2 | General Applicability | 10.4-1 |
| Section 10.4.3 | Bicycle Parking | 10.4-3 |
| Section 10.4.4 | Minimum and Maximum Vehicle Parking | 10.4-4 |
| Section 10.4.5 | Vehicle Parking Exceptions. | 10.4-7 |
| Section 10.4.6 | Vehicle Parking Design | 10.4-15 |
| Section 10.4.7 | Use and Maintenance of Parking Areas | 10.4-22 |
| Section 10.4.8 | Loading | 10.4-23 |
| Section 10.4.9 | Parking Categories | 10.4-25 |
| DIVISION 10.5 | LANDSCAPING, FENCES, WALLS AND SCREENING | 10.5-1 |
| Section 10.5.1 | Intent | 10.5-1 |
| Section 10.5.2 | General Standards | 10.5-1 |
| Section 10.5.3 | Tree Preservation - Residential Zone Districts | 10.5-2 |
| Section 10.5.4 | Landscaping Standards. | 10.5-2 |
| Section 10.5.5 | Fences and Walls | 10.5-10 |
| Section 10.5.6 | Retaining Wall Requirements | 10.5-13 |
| Section 10.5.7 | Screening Requirements | 10.5-14 |
| DIVISION 10.6 | SITE GRADING STANDARDS | 10.6-1 |
| Section 10.6.1 | Intent | 10.6-1 |
| Section 10.6.2 | Applicability. | 10.6-1 |
| Section 10.6.3 | Reference to General Drainage Standard | 10.6-1 |
| Section 10.6.4 | Qualified Professional Certification Required for Exceptions | 10.6-1 |
| Section 10.6.5 | Primary Street Setback Area Grading Standards | 10.6-1 |
| Section 10.6.6 | Side Interior Setback Area Grading Standards | 10.6-2 |
| DIVISION 10.7 | OUTDOOR LIGHTING | 10.7-1 |
| Section 10.7.1 | Intent | 10.7-1 |
| Section 10.7.2 | Applicability. | 10.7-1 |
| Section 10.7.3 | Light Sources. | 10.7-1 |
| Section 10.7.4 | Design Standards | 10.7-2 |
| DIVISION 10.8 | OPEN SPACE STANDARDS | 10.8-1 |
| Section 10.8.1 | Open Space in Large Developments | 10.8-1 |

| TYPE OF ALTERNATIVE | APPLICABLE ZONE DISTRICTS | APPLICABLE USE | ADDITIONAL REQUIREMENTS | ALTERNATIVE ALLOWED | SPECIAL REVIEW PROCESS |
|----------------------------|--------------------------------|--|---|---|------------------------|
| Rooming and Boarding House | All Main Street Zone Districts | Rooming and Boarding House Primary Use | n/a | Alternative minimum vehicle parking ratio of 0.25 vehicle parking spaces per unit | n/a |
| Senior Housing | All Main Street Zone Districts | Residence for Older Adults Primary Use | n/a | Alternative minimum vehicle parking ratio of 0.25 vehicle parking spaces per unit | n/a |
| Other Housing | All Main Street Zone Districts | Primary Residential Uses | Other special needs housing with similar reduced parking demands, as approved by the Zoning Administrator | Alternative minimum vehicle parking ratio of 0.25 vehicle parking spaces per unit | n/a |

10.4.5.3 Vehicle Parking Reductions

A. General Provisions Applicable to All Vehicle Parking Reduction Allowances

1. Calculation

In determining the total number of required vehicle parking spaces that may be reduced through any one or combination of this Section's permitted reductions, calculations shall be based on the minimum number of required vehicle parking spaces using the ratio contained in the applicable Use and Parking Table, and not based on an alternative minimum vehicle parking ratio pursuant to Section 10.4.5.2.

2. Reductions Not Applicable to Accessible Parking

The number of required accessible parking spaces shall not be reduced, and the number of required accessible parking spaces shall be calculated based on the minimum number of vehicle parking spaces required not including any reduction.

3. No Combination with Alternative Minimum Vehicle Parking Ratios

A vehicle parking reduction permitted in accordance with Section 10.4.5.3 shall not be taken in combination with use of an alternative minimum vehicle parking ratio provided in Section 10.4.5.2.

- a. For example: A Zone Lot in a Main Street zone district includes 100 affordable housing units and office Primary Uses. The affordable housing use applies the alternative minimum vehicle parking ratio of 0.25 vehicle parking spaces per unit for a parking requirement of 25 required vehicle parking spaces. The vehicle parking requirement for the office Primary Use may be reduced in accordance with the vehicle parking reductions provided in Section 10.4.5.3, but the alternative minimum vehicle parking requirement for the affordable housing units may not be reduced further.

4. Maximum Reduction Allowed

- a. The total number of vehicle parking spaces required on a zone lot shall not be reduced by more than 50% under any one or combination of this subsection's permitted reductions, with the following exceptions:
 - i. Vehicle parking reductions for small lots in the C-CCN zone districts provided in Section 10.4.5.3.C.
 - ii. Vehicle parking reductions for Pre-Existing Small Zone Lots provided in Section 10.4.5.1.A.
- b. Vehicle parking spaces provided through the alternative vehicle parking ratios in Section 10.4.5.2 do not count towards the maximum percentage of vehicle parking spaces that may be reduced through this subsection's permitted reductions.

- i. For example, a Zone Lot in a G-MS-5 zone district includes 100 affordable housing units and office Primary Uses. The affordable housing use applies the alternative minimum vehicle parking ratio of 0.25 vehicle parking spaces per unit for a parking requirement of 25 required vehicle parking spaces. The alternative minimum vehicle parking ratio for the affordable housing units is a 75% reduction from the 1 vehicle parking space per unit requirement in the G-MS-5 zone district, but alternative minimum vehicle parking ratios do not count towards the maximum percentage of vehicle parking spaces that may be reduced for the entire Zone Lot through Section 10.4.5.3.A.4. Therefore, the minimum vehicle parking requirement for the office Primary Use may be reduced in accordance with the vehicle parking reductions in Section 10.4.5.3, but the alternative minimum vehicle parking requirement for the affordable housing units may not be reduced further.

5. Informational Notice Required for Certain Reduction Requests

A request for greater than a 25% reduction in the required amount of parking shall be reviewed according to Section 12.4.2, Zoning Permit Review with Informational Notice, with the following exceptions:

- a. Alternative vehicle parking ratios
- b. Vehicle parking reductions for small lots in the C-CCN zone districts under Section 10.4.5.3.C.

6. Withdrawal from Participation in Plans or Programs

- a. Upon application to the Zoning Administrator, the owners of the properties and land uses participating in a special parking arrangement authorized by this Section 10.4.5.3, may withdraw, either partially or completely, from any such arrangement or program, provided all uses, land, and structures remaining under such arrangement or program will comply with all conditions and limitations of the arrangement or program, and all primary uses, land and structures withdrawn from such arrangement or program can comply with this Division 10.4 and the applicable zone district parking requirements. The Zoning Administrator shall keep the special parking arrangement/program withdrawal among its records and record the withdrawal in the Denver County real property records.
- b. The Zoning Administrator may allow withdrawal from a special parking arrangement authorized by this Section 10.4.5.3 to result in a permanent deficiency of the required amount of parking spaces that was otherwise allowed as part of the special parking arrangement if:
 - i. The owner(s) demonstrate that best efforts, as determined by the Zoning Administrator, were made to maintain and continue the authorized special parking arrangement; or,
 - ii. By no fault of the owner(s), the justification or factual basis for the reduction no longer applies or exists. Example, the relocation of a Multi-Modal Transportation stop, where the subject property is no longer within the requisite proximity to receive a parking reduction.

B. Reductions Allowed

The Zoning Administrator shall allow an applicant to apply reductions to the minimum number of required vehicle parking spaces upon finding that the additional requirements and special review process stated in the following table have been met:

DIVISION 10.8 OPEN SPACE STANDARDS

SECTION 10.8.1 OPEN SPACE IN LARGE DEVELOPMENTS

10.8.1.1 Purpose

To ensure large developments provide open space within their boundaries that is publicly accessible, usable, and provides community benefit, including but not limited to pedestrian areas, courtyards, plazas, and natural, pervious areas.

10.8.1.2 Applicability

A. General Applicability

This section shall apply to all Development in all zone districts where the total gross land area for the Development is either greater than 5 acres or 3 or more Blocks ("large development").

B. Exceptions

A large development may be exempt from providing the minimum open space set forth in this Section 10.8.1 if:

1. The proposed Development is subject to a previously approved General Development Plan (GDP), and when the DRC determines that the previous GDP was approved with minimum open space consistent with the minimum amount and design standards set forth in this Section 10.8.1; or
2. When the DRC determines that the proposed Development is located in an approved Large Development Framework, Infrastructure Master Plan, Subdivision under D.R.M.C. Chapter 50, or other approved regulatory document that has established minimum open space that is consistent with the minimum amount and design standards set forth in this Section 10.8.1.

10.8.1.3 Minimum Amount Required

A minimum of 10% of the Net Development Area as defined in Section 13.1.6.4.A, Open Space in Large Developments Rules of Measurement, shall be provided as open space in accordance with this section ("Open Space in Large Developments").

- A. For large developments equal to or under 10 acres and subject to this section, City park land, or land required to be dedicated to the City by the Department of Parks and Recreation, located within the large development boundaries, may count towards the 10% minimum requirement for Open Space in Large Developments, provided the DRC finds that the land complies with:
 1. The minimum design standards in Section 10.8.1.6; and
 2. Applicable design standards adopted by the Department of Parks and Recreation.
- B. For large developments over 10 acres and subject to this section, City park land, or land dedicated to the City for City park, conservation, or recreation public purposes, located within the large development boundaries, may count towards the 10% minimum requirement for Open Space in Large Developments, provided the DRC finds that the land:
 1. Complies with the minimum design standards in Section 10.8.1.6;
 2. Complies with any applicable design standards adopted by the Department of Parks and Recreation; and
 3. Is in addition to any minimum land area required for City park land, or land required to be dedicated to the Department of Parks and Recreation (DPR) in accordance with adopted DPR standards, and located within the large development boundaries.

10.8.1.4 Easement Required

The required Open Space in Large Developments shall be subject to a perpetual easement granted to the City and/or the general public. All required easements shall be in a form approved by the City.

10.8.1.5 Public Access Required

The required Open Space in Large Developments shall remain open to the public at all times, or from sunrise to sunset.

10.8.1.6 Design Standards

The required Open Space in Large Developments shall comply with the following design standards.

- A. The required open space shall be provided in 1 or more contiguous areas measuring at least 15 feet wide and 30 feet deep, and abutting:
 1. A Street; or
 2. An area with direct pedestrian access to a Street, provided such area is subject to a perpetual easement, or similar mechanism, granted to the City and/or the general public.
- B. The required minimum Open Space in Large Developments shall remain publicly accessible and usable in accordance with the following design standards:
 1. Shall not be covered by an Off-Street Parking Area or a Completely or Partially Enclosed Structure, but may include Open Structures excluding Exterior Balconies. The required open space may include user amenities such as tables, chairs, benches, sculptures, and similar elements.
 2. Shall be visible from at least one public named or numbered Street. See Figure 13.1-116.
 3. Shall not be permanently enclosed by railings, fences, gates, or walls.
 4. Shall be within 2 feet of grade at edge of Street or where the open space is accessible to the public.
 5. Shall have barrier-free access to the open space from the abutting Street or the point the open space abuts a Zone Lot Line accessible to the public, designed in accordance with the Americans with Disabilities Act or Denver Accessibility Standards.
 6. The required open space design may be, but is not limited to, any of the following types:
 - a. A courtyard, enhanced streetscape, or pedestrian area with connections to transit facilities, plazas, or streets; and/or
 - b. Natural, pervious areas landscaped with trees and vegetation.
- C. The Zoning Administrator may approve an Administrative Adjustment to the Open Space in Large Development design standards in this Section 10.8.1.6, according to Section 12.4.5 (Administrative Adjustment), and upon finding that the proposed adjustment would meet or exceed the intent and purpose of this Section 10.8.1.

C. Process to Establish Comprehensive Sign Plan

1. Plan Submittal

The following items and evidence shall be submitted to the Zoning Administrator to explain a proposed comprehensive sign plan for a facility:

- a. A site plan or improvement survey of the facility drawn to scale showing existing and proposed buildings, Off-Street Parking Areas, landscaped areas, drainage swales, detention ponds, adjoining streets and alleys.
- b. Scaled drawings showing the elevations of existing and proposed buildings and structures that may support proposed signage.
- c. Design descriptions of all signs including allowable sign shapes, size of typography, lighting, exposed structures, colors, and materials, and any information on the frequency of changeable graphics.
- d. All information on sign location shall also be provided: wall elevations drawn to scale showing locations of wall, window, projecting and roof signs, and site plans drawn to scale showing allowable locations and heights of ground signs;
- e. Calculations of sign area and number.

2. Notice

The Zoning Administrator shall see that the notices are placed on the property by the applicant no later than 15 days after receipt of the complete application for the proposed plan. The Zoning Administrator shall also send notice of the proposed plan to the neighborhood organizations which are registered pursuant to the provisions of Article III, Chapter 12 of the Revised Municipal Code and whose boundaries are within 3,000 feet of the boundary line of the zone lot of the large facility. The Zoning Administrator shall also send notices to the city council members in whose district the large facility is located and to the at large council members. Such notice shall require that written comments be submitted to the Zoning Administrator by those persons having a concern with respect to the proposal within 30 days of the date of notification. If the facility site falls within a district designated for preservation or the area of a structure designated for preservation pursuant to the provisions of D.R.M.C., Chapter 30 (Landmark Preservation), the Zoning Administrator shall notify the landmark approving authority regarding the proposal. Such notice shall require that the landmark approving authority provide a written recommendation, based on adopted standards, policies, and guidelines, to the Planning Board and Zoning Administrator, as set forth in D.R.M.C., Chapter 30 (Landmark Preservation).

3. Forwarding of a Proposed Comprehensive Sign Plan

The Zoning Administrator shall consider the concerns expressed by members of the public, neighborhood organizations and council members, and shall evaluate the proposed plan according to the criteria listed below and shall send the proposed plan and a recommendation for approval, denial or approval with conditions to the planning board.

4. Criteria for Review

The criteria for reviewing proposed comprehensive sign plans are as follows:

- a. The sign plan shall exhibit design excellence, inventiveness and sensitivity to the context.
- b. Signs shall not be oriented or illuminated so that they adversely affect the surrounding area, particularly existing nearby residential uses or structures. Examples of adverse effects are glare from intense illumination, and large signs or structures which visually dominate an area.
- c. Roof signs shall not be allowed unless such signs are designed to appear as an integral part of the building to which they are attached. Such roof signs shall not extend