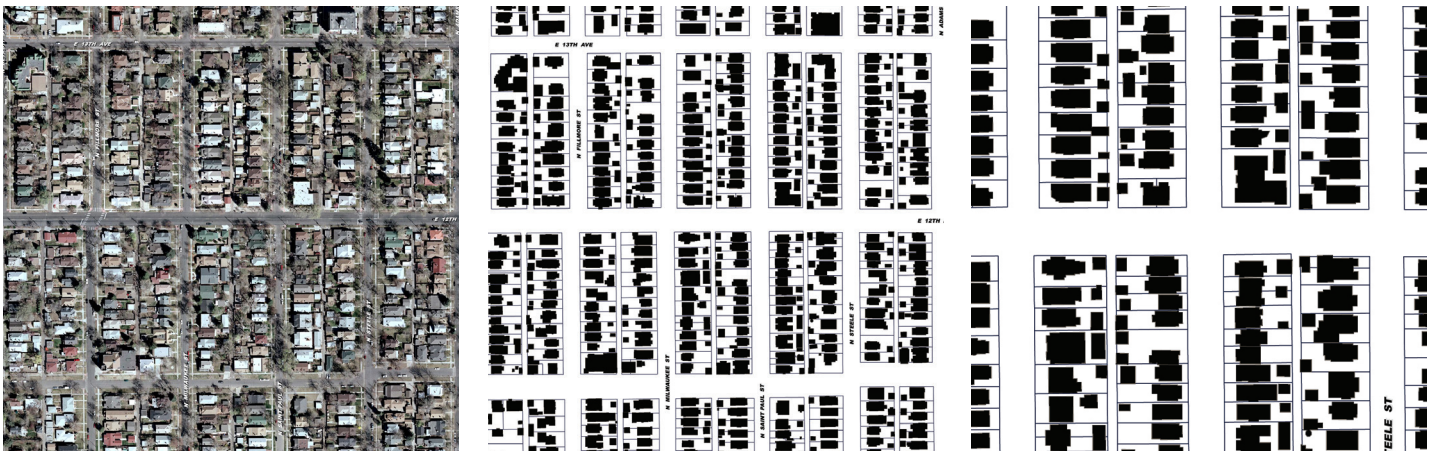
ARTICLE 5. URBAN (U-) NEIGHBORHOOD CONTEXT



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DIVISION 5.1 NEIGHBORHOOD CONTEXT DESCRIPTION








SECTION 5.1.1 GENERAL CHARACTER

The Urban Neighborhood Context is primarily characterized by single-unit and two-unit residential uses. Small-scale multi-unit residential uses and commercial areas are typically embedded in residential areas. Single-unit residential structures are typically the Urban House building form. Multi-unit building forms typically include the Row House building form embedded with other residential form types. Commercial buildings are typically the Shop front and General building forms that may contain a mixture of uses within the same building. Single- and two-unit residential uses are primarily located along local and residential arterial streets. Multi-unit residential uses are located along local streets, residential and mixed use arterials, and main streets. Commercial uses are primarily located along mixed-use arterial or main streets but may be located at or between intersections of local streets.

SECTION 5.1.2 STREET, BLOCK AND ACCESS PATTERNS

The Urban Neighborhood Context consists of a regular pattern of block shapes surrounded by an orthogonal street grid. Orthogonal streets provide a regular pattern of pedestrian and vehicular connections through this context and there is a consistent presence of alleys. Block sizes and shapes are consistent and primarily include detached sidewalks (though attached sidewalks are also found), tree lawns where provided for by detached sidewalks, street and surface parking, and landscaping in the front setback.

SECTION 5.1.3 BUILDING PLACEMENT AND LOCATION

Residential buildings typically have consistent, moderate front setbacks, shallow side setbacks and consistent orientation. Commercial buildings typically have consistent orientation and shallow front setbacks with parking at the rear and/or side of the building.

SECTION 5.1.4 BUILDING HEIGHT

The Urban Neighborhood Context is characterized by low scale buildings except for some mid- rise commercial and mixed use structures, particularly at nodes or along arterial streets.

SECTION 5.1.5 MOBILITY

There is a balance of pedestrian, bicycle and vehicle reliance with greater access to the multi-modal transportation system.

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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-A2	Single Unit A2
U-SU-B	Single Unit B
U-SU-B2	Single Unit B2
U-SU-C	Single Unit C
U-SU-C2	Single Unit C2
U-SU-E	Single Unit E
U-SU-H	Single Unit H
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, -A2, -B, -B2, -C -C2, -E, -H, 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 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. Duplexes 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.

C. 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.

D. 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. Duplexes 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.

E. 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.

F. 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. 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.

G. 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.

H. 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.

I. Two Unit B (U-TU-B)
U-TU-B is a two unit district allowing duplexes, tandem houses, and detached accessory dwelling units with a minimum zone lot area of 4,500 square feet. Urban houses are also allowed on certain smaller Zone Lots.

J. 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.

K. Two Unit C (U-TU-C)
U-TU-C is a two unit district allowing duplexes, tandem houses, and detached accessory dwelling units with a minimum zone lot area of 5,500 square feet. Urban houses are also allowed on certain smaller Zone Lots.

L. Row House 2.5 (U-RH-2.5)
U-RH-2.5 is a multi unit district allowing urban houses, duplexes, tandem houses, and row houses up to two and a half stories in height and detached accessory dwelling units.

M. Row House 3A (U-RH-3A)
U-RH-3A is a multi unit district allowing urban houses, duplexes, tandem houses, and row houses up to two and a half stories in height and detached accessory dwelling units. Apartments are allowed up to three stories, on certain corner lots.

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 5.2.4 RESIDENTIAL MIXED USE DISTRICTS (U-RX-3, -5)

5.2.4.1 General Purpose

A. The Residential 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 realm.

B. The Residential 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 residential neighborhoods.

C. The Residential 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 Mixed Use districts, the Residential Mixed Use districts are primarily intended to accommodate residential uses. Commercial uses are secondary to the primary residential use of the district, and provide neighborhood-scaled shops and offices for residents to conveniently access goods and services within walking distance. Buildings in a Residential Mixed Use district can have commercial uses, but upper stories are reserved exclusively for housing or lodging accommodation uses. A building can be solely residential or solely commercial; however, buildings containing only commercial uses are limited in total gross floor area to 10,000 square feet consistent with the district purpose.

5.2.4.2 Specific Intent

A. Residential Mixed Use – 3 (U-RX-3)
U-RX-3 applies to residentially-dominated areas served primarily by local or collector streets where a building scale of 1 to 3 stories is desired.

B. Residential Mixed Use – 5 (U-RX-5)
U-RX-5 applies to residentially-dominated areas served primarily by local or collector streets where a building scale of 1 to 5 stories is desired.

SECTION 5.2.5 MAIN STREET DISTRICTS (U-MS-2, -2X, -3, -5)

5.2.5.1 General Purpose

A. The Main Street zone districts are intended to promote safe, active, and pedestrian-scaled commercial streets through building forms that clearly define and activate the public street edge.

B. The Main Street zone districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering along the city's commercial streets.

C. The Main Street 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. Main Street zone districts are typically applied linearly along entire block faces of commercial, industrial, main, mixed-use and residential arterial streets (as designated in Blueprint Denver) or, less frequently, on single zone lots at the intersection of local/collector streets within a residential neighborhood.

E. In all cases, the Main Street zone districts should be applied where a higher degree of walk ability and pedestrian activity is desired than required in a Corridor, Mixed Use, or Residential Mixed Use zone district.

F. In the Urban Neighborhood Context, the Main Street zone districts may also be embedded within a larger commercial shopping center or mixed-use area to promote a pedestrian-active street front within a larger mixed use or commercial development.

G. The Main Street zone districts are intended to promote an urban, mixed-use, built-to environment regardless of neighborhood context. Main Street buildings have a shallow front setback range. The build-to requirements are high and the maximum building coverage is significant.

5.2.5.2 Specific Intent

A. Main Street 2 (U-MS-2)
U-MS-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. The U-MS-2 district is intended to provide for appropriate locations for traditional corner commercial establishments located within a residential neighborhood.

B. Main Street 2x (U-MS-2x)
U-MS-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. Main Street 3 (U-MS-3)
U-MS-3 applies primarily to local or collector street corridors, or may be embedded within a commercial shopping center or mixed-use area, where a building scale of 1 to 3 stories is desired.

D. Main Street 5 (U-MS-5)
U-MS-5 applies primarily to collector or arterial street corridors, or may be embedded within a larger commercial shopping center or mixed-use area, where a building scale of 1 to 5 stories is desired. A minimum building height of 24 feet applies.

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DIVISION 5.3 DESIGN STANDARDS

The following Intent Statements are intended to provide further information regarding intent and performance expectations for the district, site and building design standards.

SECTION 5.3.1 GENERAL INTENT

The Intent of this Division 5.3 Design Standards are to:

5.3.1.1 Implement the Denver Comprehensive Plan.

5.3.1.2 Implement the zone district's Intent and Purpose

5.3.1.3 To continue Denver's physical character, including access to parks and parkways, tree lined streets, detached sidewalks, interconnected street networks, and convenient access to parks, open space, and transit.

5.3.1.4 Improve compatibility with and respect for the existing character and context of Denver and its neighborhoods.

5.3.1.5 Arrange building density, uses, heights, and scaling devices to reinforce the public transit centers and corridors, and to transition to adjoining areas.

5.3.1.6 Give prominence to the pedestrian realm as a defining element of neighborhood character.

5.3.1.7 Spatially define public streets and their associated open space as positive, usable features around which to organize and orient buildings in a manner that promotes pedestrian activity, a sense of security and community.

5.3.1.8 Provide human scale in buildings through use of detail, contrast, form, window and door placement, color and materials.

5.3.1.9 Provide easily identifiable pedestrian connections between private development, public rights of way and multiple modes of transit.

5.3.1.10 Configure the site so that a clear, safe, and attractive pedestrian system, with the transit facility as a component, is the primary public element to which buildings are oriented.

5.3.1.11 Arrange residential, employment, retail, service, and open space uses to be convenient to and compatible with each other and with transit.

5.3.1.12 Maximize pedestrian amenities near transit facilities and along the primary pedestrian connections to transit facilities.

SECTION 5.3.2 BUILDING FORM INTENT

5.3.2.1 Height

A. Encourage buildings whose forms are responsive to the surrounding context, including opportunities to reinforce existing and evolving nodes of mixed-use, pedestrian and transit activities

B. Arrange building heights, and scaling devices to provide transitions to adjoining areas.

C. Allow flexibility in height for buildings that provide additional affordable housing.

5.3.2.2 Siting

A. Required Build-To

1. Provide a consistent street edge to enhance character of the urban context.

2. Define streets to promote pedestrian activity and sense of place.

3. Reinforce the character and quality of public streets with buildings that provide consistent siting, pedestrian orientation and access to the street.

B. Setbacks

1. Site buildings to be consistent with intended character and functional requirements of the urban context.

2. Site buildings to define the street edge/public realm consistent with the context.

3. Utilize building siting to create positive transitions between districts.

C. Parking Location

1. Minimize the visual impacts of parking areas on streets and adjoining property.

2. Minimize conflicts between pedestrian and vehicles.

5.3.2.3 Design Elements

A. Configuration

1. Promote variation in building form that enhances access to daylight, air and views from within and around new structures.

2. Encourage variation in building form that provides opportunities for architectural scale relationships in large building contexts.

3. Reinforce the proportional scale of buildings to street width in order to establish a strong edge to Main Street and urban street corridors.

4. Arrange building heights, and architectural scaling devices to provide transitions to adjoining areas.

B. Transparency

1. Maximize transparency of windows at Street Level to activate the street.

2. Utilize doors and windows to establish scale, variation and patterns on building facades that provide visual interest and reflect the uses within the building.

3. Limit the use of highly reflective glass to avoid reflected glare onto neighboring streets and properties.

C. Entrances

1. Give prominence to the pedestrian realm as a defining element of neighborhood character.

2. Provide convenient access to buildings and active uses from the street. Articulate and create a visual hierarchy of building entrances as an aid in way-finding.

3. Provide a positive relationship to the street through access, orientation and placement consistent with the context.

4. Create visually interesting and human-scaled facades

5.3.2.4 Specific Building Form Intent

A. Residential Zone Districts

1. Urban House
Establish standards for Single Unit Dwelling development. Also accommodates, where permitted, appropriately scaled Congregate Living, Residential Care, Civic, and Nonresidential development.

2. Duplex
Establish standards for Two Unit Dwelling development within a single primary structure, allowing side-by-side and up-down configurations. Also accommodates, where permitted, appropriately scaled Congregate Living, Residential Care, Civic, and Nonresidential development.

3. Tandem House
Establish standards for two dwelling units on a single zone lot, but occurring in two primary structures with a single unit in each structure.

4. Row House
Establish standards for buildings containing Side-by-Side Dwelling Units to require each Dwelling Unit to Orient to the Street and have a street-facing entrance. No Dwelling Units are located behind the Dwelling Units Oriented to the Street. Accommodates Multi-Unit Dwelling development.

5. Town House
Establish standards for buildings containing Side-by-Side Dwelling Units that requires Dwelling Units located near the street to be Oriented to the Street. Compared to the Row House building form, additional Dwelling Units are permitted behind the Dwelling Units Oriented to the Street. Accommodates Two Unit and Multi-Unit Dwelling development.

6. Apartment
Establish standards for Multi-Unit Dwelling development that allows a variety of Dwelling Unit configurations, but does not allow structures containing mostly Side-by-Side Dwelling Units. The building form requires a minimum of one entrance at the street, in addition to transparency and other design elements. Also accommodates, where permitted, appropriately scaled Congregate Living, Residential Care, Civic, and Nonresidential development.

B. Commercial Mixed Use Zone Districts

1. Drive Thru Services
To allow more flexible design standards to accommodate unique circumstances of automobile service uses and primary uses with an accessory drive-thru lane.

a. U-MX Option B: Limited to Gasoline Service Station, eliminate the build-to requirement, allow parking between the building and the street, and require a garden wall along street frontages.

b. U-MX Option A: Allow a reduced build-to percentage and an increased build-to range.

c. U-MS: Allow a reduced build-to percentage, an increased build-to range, and a garden wall and canopy combination to meet a portion of the build-to. Require a garden wall along street frontages.

2. Drive Thru Restaurant
To allow more flexible design standards to accommodate unique circumstances of eating/drinking establishments with an accessory drive-thru lane.

a. U-MX: Allow a reduced build-to percentage and allow a drive-thru lane to be located between the building and any street.

b. U-MS: For corner lots only, allow a reduced build-to percentage on the Primary Street when the build-to percentage is increased along the Side Street.

3. General

Establish a set of standards to define and activate the street. The building form requires a minimum of one pedestrian Entrance at the street, in addition to other design elements that promote an active street front. The building form allows for a variety of site configurations, but does not allow structures containing mostly Side-by-Side Dwelling Units. All uses are allowed.

4. Shopfront

Establish a set of standards to define and activate the street. The building form requires a minimum of one pedestrian Entrance at the street, in addition to other design elements that promote an active street front. The building form allows for a variety of site configurations, but does not allow structures containing mostly Side-by-Side Dwelling Units. Compared to the General building form, the Shopfront building form has increased standards for design elements such as transparency, active use and build-to. All uses are allowed.

SECTION 5.3.3 BUILDING FORM STANDARDS FOR PRIMARY STRUCTURES

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. Building Connectors between two detached structures shall follow the standards provided in Section 1.4.5, Applicable Building Form Standards for Detached Structures with Building Connector.

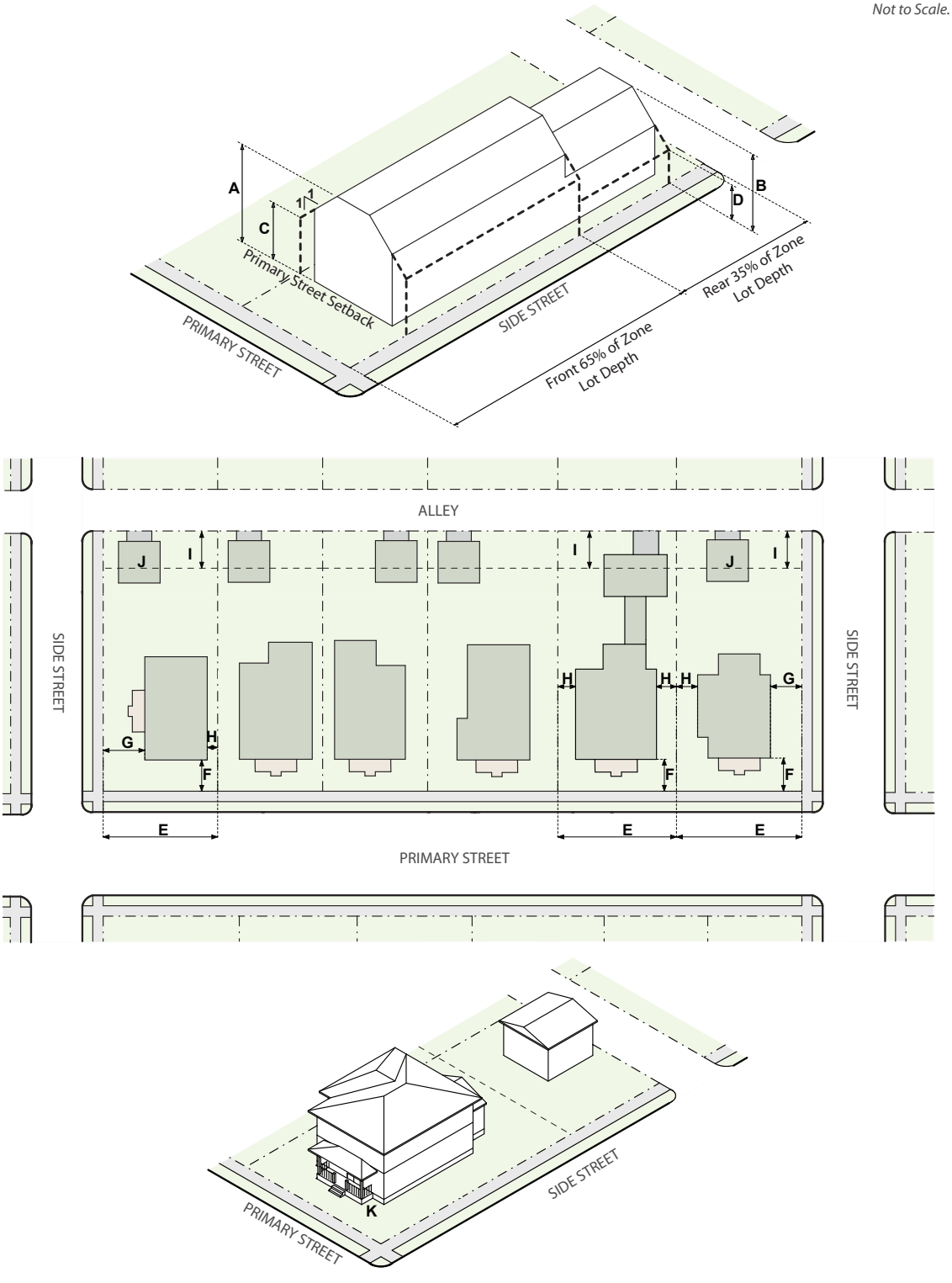
Urban (U-) Neighborhood Context Zone Districts		Building Forms											
		Suburban House	Urban House	Duplex	Tandem House	Row House	Garden Court	Town House	Apartment	Drive Thru Services	Drive Thru Restaurant	General	Shopfront
Max Number of Primary Structures per Zone Lot*		1	1	1	2	No Maximum							
RESIDENTIAL ZONE DISTRICTS													
Single Unit (SU)	U-SU-A, -B, -C, -E, -H		■		●								
	U-SU-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, Number of Uses and Structures Allowed Per Zone Lot, for exceptions.
■ = Allowed
● = Tandem House building form allowed subject to exception stated in Section 1.2.3.5.B, Allowed Increases on Zone Lot with Certain Existing Accessory Structures in SU- and TU- Zone Districts.
□ = 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

	HEIGHT	U-SU-A, A2 U-TU-B, B2	U-SU-B, B2 U-TU-C	U-SU-C, C2	U-SU-E	U-SU-H	U-RH-2.5 U-RH-3A
	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	U-SU-A, A2 U-TU-B, B2	U-SU-B, B2 U-TU-C	U-SU-C, C2	U-SU-E	U-SU-H	U-RH-2.5 U-RH-3A
	ZONE LOT						
	Zone Lot Area (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	30' or Less	All U-SU, TU, RH 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, where Alley (public or private) abuts a Rear Zone Lot Line (min)	12'	12'	12'	12'
	Rear, where Alley (public or private) does not abut a Rear Zone Lot Line (min)	20'	20'	20'	20'
	Building Coverage per Zone Lot, including all accessory structures (max)	60%	45%	45%	40%
	PARKING BY ZONE LOT WIDTH				
	Parking and Drive Lot Coverage in Primary Street Setback (max)	Maximum 16-feet 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. 5.3.7.4 for exceptions.			
J	**DETACHED ACCESSORY STRUCTURES**	See Sec. 5.3.4			

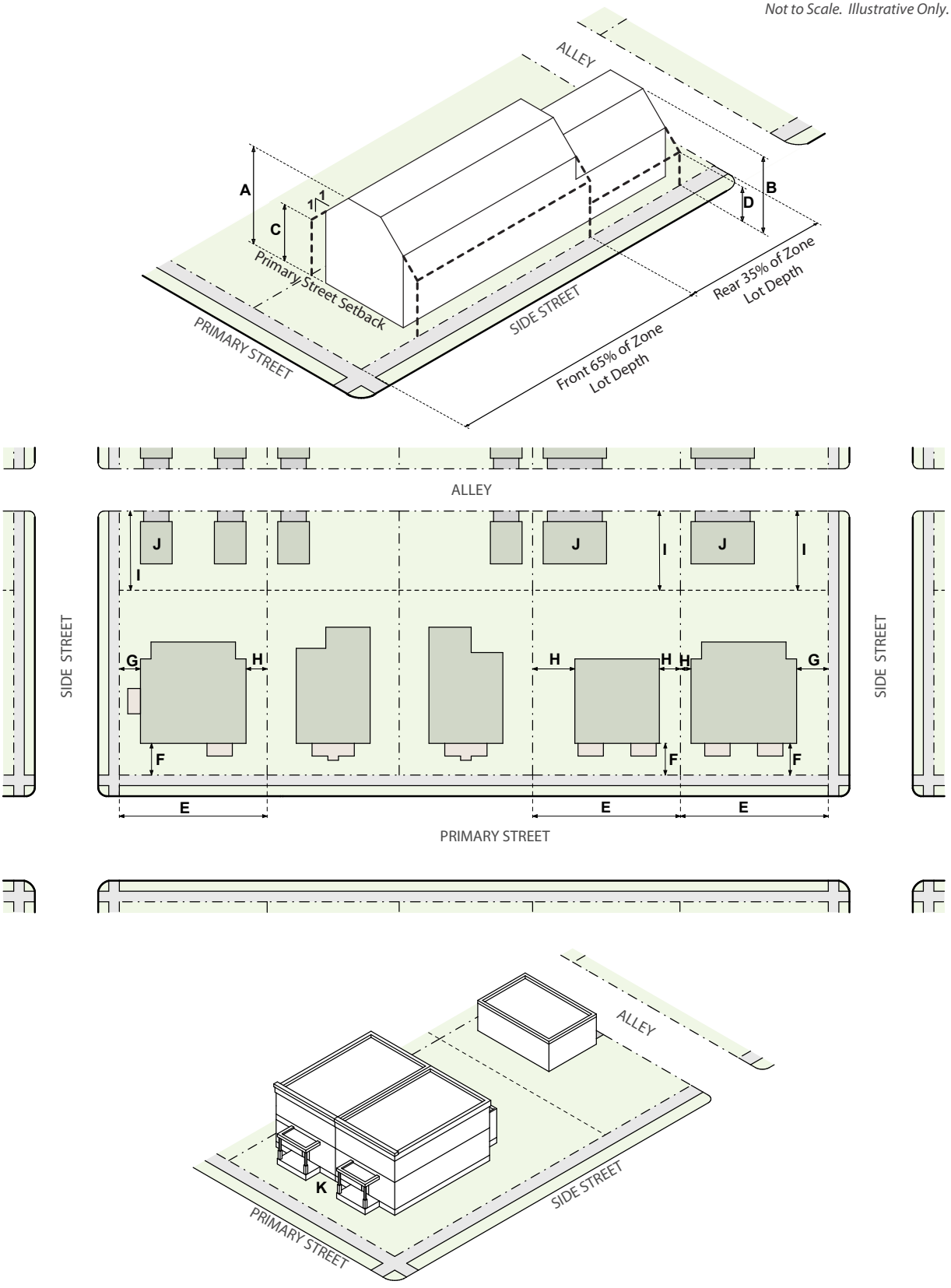
	DESIGN ELEMENTS	U-SU-A, A2 U-TU-B, B2	U-SU-B, B2 U-TU-C	U-SU-C, C2	U-SU-E	U-SU-H	U-RH-2.5 U-RH-3A
	BUILDING CONFIGURATION						
	Attached Garage Allowed	(1) Shall not be located closer to the minimum Primary Street Zone Lot Line than the Primary Street-facing Façade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. (2) May follow the General Detached Structure 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 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, RH
	Primary Uses shall be limited to Single Unit Dwelling and permitted Congregate Living, Residential Care and Nonresidential uses. See Division 5.4, Uses.

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

B. Duplex

Not to Scale. Illustrative Only.



DUPLEX

	HEIGHT	U-SU-A2*	U-SU-B2*	U-SU-C2*	U-TU-B U-TU-B2	U-TU-C	U-RH-2.5 U-RH-3A
	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
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	U-SU-A2*	U-SU-B2*	U-SU-C2*	U-TU-B U-TU-B2	U-TU-C	U-RH-2.5 U-RH-3A
	ZONE LOT						
	Zone Lot Area (min)	3,000 sf	4,500 sf	5,500 sf	4,500 sf	5,500 sf	4,500 sf
E	Zone Lot Width (min)	25'	35'	50'	35'	50'	35'

	SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH	U-SU-A2*, -B2*, -C2*; All U-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'	5'
H	Side Interior (min)	3'	3' min one side/ 10' min combined	5'	10'
I	Rear, where Alley (public or private) abuts a Rear Zone Lot Line (min)	12'	12'	12'	12'
I	Rear, where Alley (public or private) does not abut a Rear Zone Lot Line (min)	20'	20'	20'	20'
	Building Coverage per Zone Lot, including all accessory structures (max)	60%	45%	45%	40%
	PARKING BY ZONE LOT WIDTH				
	Parking and Drive Lot Coverage in Primary Street Setback (max)	50%	50%	50%	50%
	Vehicle Access	From Alley; or Street access allowed when no Alley present. See Sec. 5.3.7.4 for exceptions.			
J	**DETACHED ACCESSORY STRUCTURES**	See Sec. 5.3.4			

	DESIGN ELEMENTS	U-SU-A2*	U-SU-B2*	U-SU-C2*	U-TU-B U-TU-B2	U-TU-C	U-RH-2.5 U-RH-3A
	BUILDING CONFIGURATION						
	Attached Garage Allowed	(1) Shall not be located closer to the minimum Primary Street Zone Lot 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 General Detached Structure building form standards 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 dwelling primary structure or 16', whichever is greater					
	Rooftop 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					

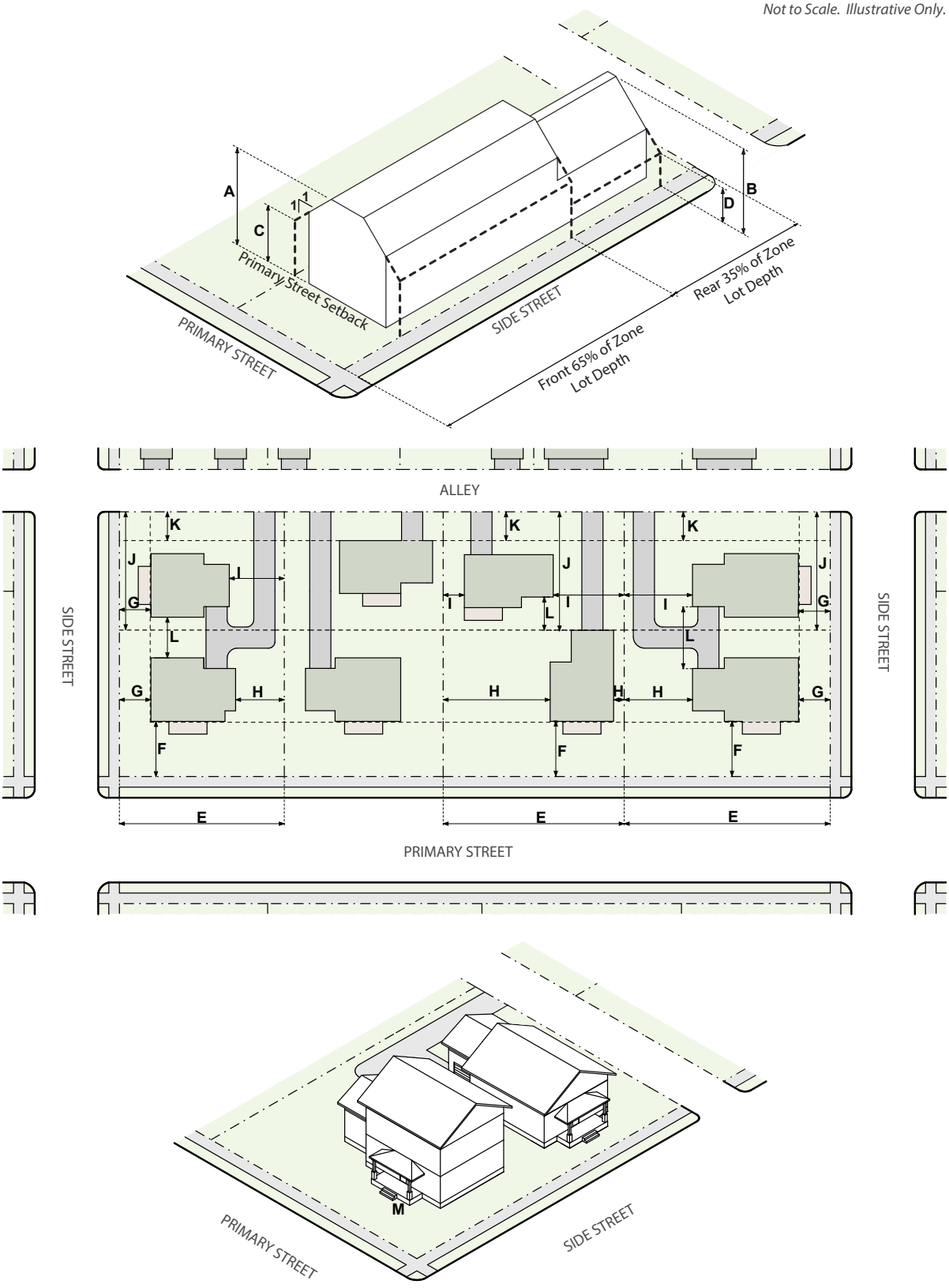
USES	U-SU-A2*, -B2*, -C2*; All U-TU, RH Districts
	Primary Uses shall be limited to Two Unit Dwelling and permitted Congregate Living, Residential Care and Nonresidential uses. See Div. 5.4, Uses.

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").**

C. Tandem House

Not to Scale. Illustrative Only.



TANDEM HOUSE

	HEIGHT	U-SU-A2*	U-SU-B2*	U-SU-C2*	U-TU-B U-TU-B2	U-TU-C	U-RH-2.5 U-RH-3A
	Stories (max)	2.5	2.5	2.5	2.5	2.5	2.5
A/B	Feet, front 65% / rear 35% of zone lot depth (max)	30'/24'	30'/24'	30'/24'	30'/24'	30'/24'	30'/24'
	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'					
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	U-SU-A2*	U-SU-B2*	U-SU-C2*	U-TU-B U-TU-B2	U-TU-C	U-RH-2.5 U-RH-3A
	ZONE LOT						
	Zone Lot Area (min)	3,000 sf	4,500 sf	5,500 sf	4,500 sf	5,500 sf	4,500 sf
E	Zone Lot Width (min)	25'	35'	50'	35'	50'	35'
	Number of Primary Structures per Zone Lot (max)	2	2	2	2	2	2

		All U-SU, TU, RH 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)	Calculated per Sec. 13.1.5.9			
G	Side Street (min)	3'	5'	5'	5'
H	Side Interior, for Primary Structure #1 (min one side/min combined)	3'/6'	5'/10'	5'/10'	5'/15'
I	Side Interior, for Primary Structure #2 (min one side/min combined)**	3'/6'	5'/10'	5'/10'	5'/15'
J	Rear, for Primary Structure #1, as a % of zone lot depth (min)	50%	50%	50%	50%
K	Rear, for Primary Structure #2 (min)	5'	5'	5'	5'
	Building Coverage per Zone Lot, including all accessory structures (max)	60%	45%	45%	40%
	BUILDING SEPARATION				
L	Horizontal distance between closest above-grade portions of each Primary Structure (min)	6'	6'	6'	6'
	PARKING BY ZONE LOT WIDTH				
	Parking and Drive Lot Coverage in Primary Street Setback (max)	50%	50%	50%	50%
	Vehicle Access	From Alley; or Street access allowed when no Alley present (See Section 5.3.7.4, Vehicle Access From Alley Required - Exceptions)			
	DETACHED ACCESSORY STRUCTURES	See Sec. 5.3.4			

	DESIGN ELEMENTS	U-SU-A2*	U-SU-B2*	U-SU-C2*	U-TU-B U-TU-B2	U-TU-C	U-RH-2.5 U-RH-3A
	BUILDING CONFIGURATION						
	Attached Garage Allowed	(1) Shall not be located closer to the minimum Primary Street Zone Lot 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 General Detached Structure 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 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), for Structure #1 and for Structure #2 in front 50% of zone lot depth	10'	10'	10'	10'	10'	10'
	STREET LEVEL ACTIVATION						
M	Pedestrian Access, Primary Street	Primary Structure #1: Entry Feature Primary Structure #2: No Requirement					

USES	U-SU-A2*, -B2*, -C2*; All U-TU, RH Districts
	Primary Uses shall be limited to Single Unit Dwelling per primary structure. See Div. 5.4 Uses.

See Sections 5.3.5 - 5.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions.
***Form is permitted 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"). Form is also permitted if zone lot and existing structures qualify under the exception allowed in Section 1.2.3.5.B, Allowed Increases on Zone Lot with Certain Existing Accessory Structures in SU- and TU- Zone Districts.**

D. Row House


Not to Scale. Illustrative Only.
(A) Height
(B) Side Wall Height
(J) Pedestrian Access
PRIMARY STREET
(F) Side Interior Setback
(I) Upper Story Stepback
(H) Dwelling Unit Oriented to the Street
(G) Detached Accessory Structures
ALLEY
Rear 35% Zone Lot Depth
SIDE STREET
Front 65% Zone Lot Depth
PRIMARY STREET
(E) Side Street Setback
(C) Upper Story Stepback
(E) Primary Street Setback
(D) Zone Lot Width
PRIMARY STREET

ROW HOUSE

	HEIGHT	U-TU-B2*	U-RH-2.5	U-RH-3A
A	Stories, front 65% / rear 35% of zone lot depth (max)	2.5/2.5	2.5/1	2.5/1
A	Feet, front 65% / rear 35% of zone lot depth (max)	35'/35'	35'/19'	35'/19'
B	Side Wall Height, for Pitched Roof, within 15' of Side Interior and Side Street (max)	25'	25'	25'
C	Upper Story Setback, for Low-slope Roof, Above 25': Side, Interior and Side Street (min)	15'	15'	15'

	SITING	U-TU-B2*	U-RH-2.5	U-RH-3A
	ZONE LOT			
	Zone Lot Area (min/max)	6,000 sf / 9,375 sf	6,000 sf / na	6,000 sf / na
D	Zone Lot Width (min)	50'	50'	50'
	Dwelling Units per Primary Residential Structure (max)	na	10	10
	SETBACKS			
E	Primary Street (min)	Calculated per Sec. 13.1.5.9		
E	Side Street (min)	5'	5'	5'
F	Side Interior (min)	5'	5'	5'
	Rear, where Alley (public or private) abuts a Rear Zone Lot Line (min)	12'	12'	12'
	Rear, where Alley (public or private) does not abut a Rear Zone Lot Line (min)	20'	20'	20'
	PARKING			
	Surface Parking between building and Primary Street/Side Street	Not Allowed/Allowed		
	Vehicle Access	From Alley; or From street when no Alley present		
G	**DETACHED ACCESSORY STRUCTURES**	See Sec. 5.3.4		

	DESIGN ELEMENTS	U-TU-B2*	U-RH-2.5	U-RH-3A
	BUILDING CONFIGURATION			
H	Dwelling Units Oriented to the Street	All Dwelling Units shall be Oriented to the Street		
	Dwelling Unit Configuration	Structure shall only contain Side-by-Side Dwelling Units		
I	Upper Story Stepback, for any portion of building with Low-slope Roof, Above 25': Primary Street (min)	10'	10'	10'
	Street facing attached garage door width per Primary Structure (max)	20'	20'	20'
	Attached Garage Allowed	May follow the General Detached Structure building form Side Street, Side Interior and Rear setbacks		
	Rooftop or Second Story Decks	See Section 5.3.5.2		
	STREET LEVEL ACTIVATION			
J	Pedestrian Access	Each unit shall have a street-facing Entrance		
	USES	U-TU-B2*, U-RH-2.5 and U-RH-3A		
		Primary Uses shall be limited to Multi Unit Dwelling (3+). See Div. 5.4, 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").**

E. Town House


Not to Scale. Illustrative Only.
(A) Height
ALLEY
SIDE STREET
PRIMARY STREET
(C) Primary Street Setback
(G) Dwelling Units Oriented to the Street
(D) Side Street Setback
(G) Dwelling Units Oriented to the Street
(G) Dwelling Unit Oriented to the Street
PRIMARY STREET
(J) Pedestrian Access
(I) Transparency
(E) Side Interior
(H) Upper Story Setback
Protected District
(F) Side Interior
(B) Build-To
PRIMARY STREET

TOWN HOUSE

	HEIGHT	U-RX-3	U-RX-5	U-MX-2 U-MX-2x	U-MX-3	U-MS-2 U-MS-2x	U-MS-3	U-MS-5
A	Stories (max)	3	5	2	3	2	3	5
A	Feet (min/max)	na/38′	na/70′	na/30′	na/38′	na/30′	na/38′	24'/70'

	SITING	U-RX-3	U-RX-5	U-MX-2 U-MX-2x	U-MX-3	U-MS-2 U-MS-2x	U-MS-3	U-MS-5
	REQUIRED BUILD-TO							
B	Primary Street (min build-to % within min/max range)	70% 10′/15′	70% 10′/15′	70% 10′/15′	70% 10'/15'	75% 10'/15'	75% 10'/15'	75% 10'/15'
	Side Street (min build-to % within min/max range)	na	na	na	na	25% 7.5'/15'	25% 7.5'/15'	25% 7.5'/15'
	SETBACKS							
C	Primary Street (min)	10'	10′	10′	10′	10′	10′	10′
D	Side Street (min)	7.5′	7.5′	7.5′	7.5′	7.5′	7.5′	7.5′
E	Side Interior (min)	5'	5'	5'	5'	5'	5'	5'
F	Side Interior, adjacent to Protected District (min)	U-MX-2x and U-MS-2x: 5' All other Zone Districts: 10'						
	Rear (min)	0′	0′	0′	0′	0′	0′	0′
	Rear, adjacent to Protected District, where an Alley (public or private) abuts a Rear Zone Lot Line (min)	U-MX-2x and U-MS-2x: 12' All other Zone Districts: 0'						
	Rear, adjacent to Protected District, where Alley (public or private) does not abut a Rear Zone Lot Line	U-MX-2x and U-MS-2x: 20' All other Zone Districts: 10'						
	PARKING							
	Surface Parking between building and Primary Street/Side Street	RX and MX: Not Allowed/Allowed				MS: Not Allowed/Not Allowed		
	Vehicle Access	From Alley; or Street access allowed when no Alley present						

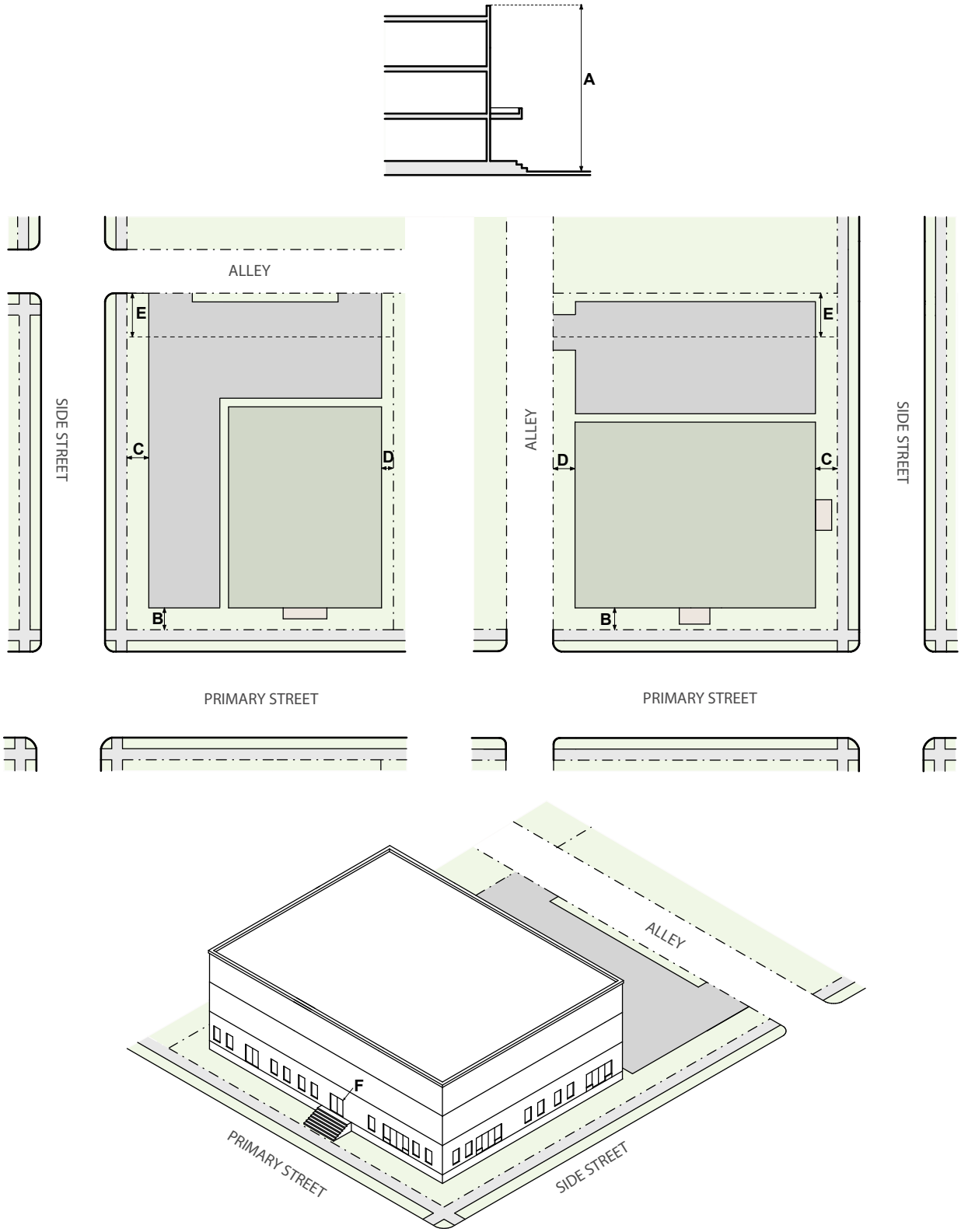
	DESIGN ELEMENTS	U-RX-3	U-RX-5	U-MX-2 U-MX-2x	U-MX-3	U-MS-2 U-MS-2x	U-MS-3	U-MS-5
	BUILDING CONFIGURATION							
G	Dwelling Units Oriented to the Street	Required if any portion of the Dwelling Unit is located within 20′ of Primary Street Zone Lot Line or 20' of the Side Street Zone Lot Line.						
	Dwelling Unit Configuration	Structure may contain Side-by-Side Dwelling Units						
H	Upper Story Setback Above 27′ adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	15′/25′	20′/25′	na	15′/25′	na	15′/25′	20′/25′
	Upper Story Setback Above 51′, adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	na	35′/40′	na	15′/25′	na	na	35′/40′
	Rooftop or Second Story Decks	See Section 5.3.5.2						
	STREET LEVEL ACTIVATION							
I	Transparency, Primary Street (min)	40%						
	Transparency, Side Street (min)	25%						
J	Pedestrian Access	Each Dwelling Unit Oriented to the Street shall have Dwelling Unit Entrance with Entry Feature						

USES	All U-RX Zone Districts	All U-MX Zone Districts	All U-MS Zone Districts
Street Level Active Uses (min % of Primary Street frontage meeting Build-To requirement)	na	40%	100%
Permitted Primary Uses	Primary Uses shall be limited to Two Unit Dwelling, Multi Unit Dwelling (3+), and Live / Work Dwelling uses. See Div. 5.4, Uses.		

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

F. Apartment

Not to Scale. Illustrative Only.



APARTMENT

	HEIGHT	U-RH-3A*
A	Stories (max)	3
A	Feet (max)	38′

	SITING	U-RH-3A*
	ZONE LOT	
	Zone Lot Area (min/max)	6,000 sf / 16,000 sf
	Zone Lot Width (min)	50′
	SETBACKS	
B	Primary Street (min)	Calculated per Sec. 13.1.5.9
C	Side Street (min)	10′
D	Side Interior (min)	5′
E	Rear, where Alley (public or private) abuts a Rear Zone Lot Line (min)	12′
E	Rear, where Alley (public or private) does not abut a Rear Zone Lot Line (min)	20′
	PARKING	
	Surface Parking between building and Primary Street/Side Street	Not Allowed/Allowed
	Vehicle Access	Shall be determined as part of Site Development Plan Review

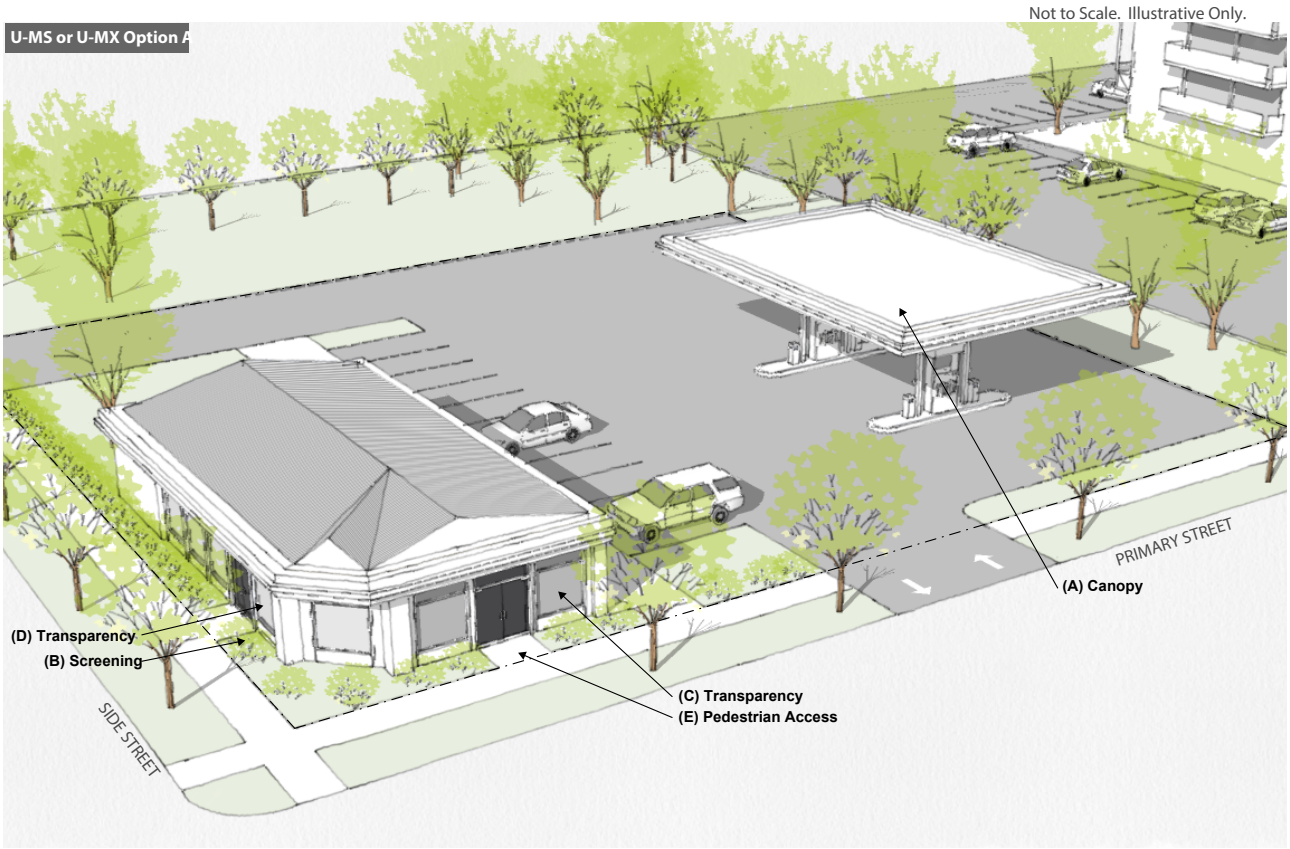
	DESIGN ELEMENTS	U-RH-3A*
	BUILDING CONFIGURATION	
	Dwelling Unit Configuration	Structure may contain Side-by-Side Dwelling Units Residential Only Structure: Side-by-Side Dwelling Units shall not exceed 50% of the Structure's GFA
	Street-facing garage door width per Primary Structure (max)	20′
	Rooftop or Second Story Decks	See Section 5.3.5.2
	STREET LEVEL ACTIVATION	
	Transparency, Primary Street (min)	40%
	Transparency, Side Street (min)	25%
F	Pedestrian Access, Primary Street or Side Street	Entrance

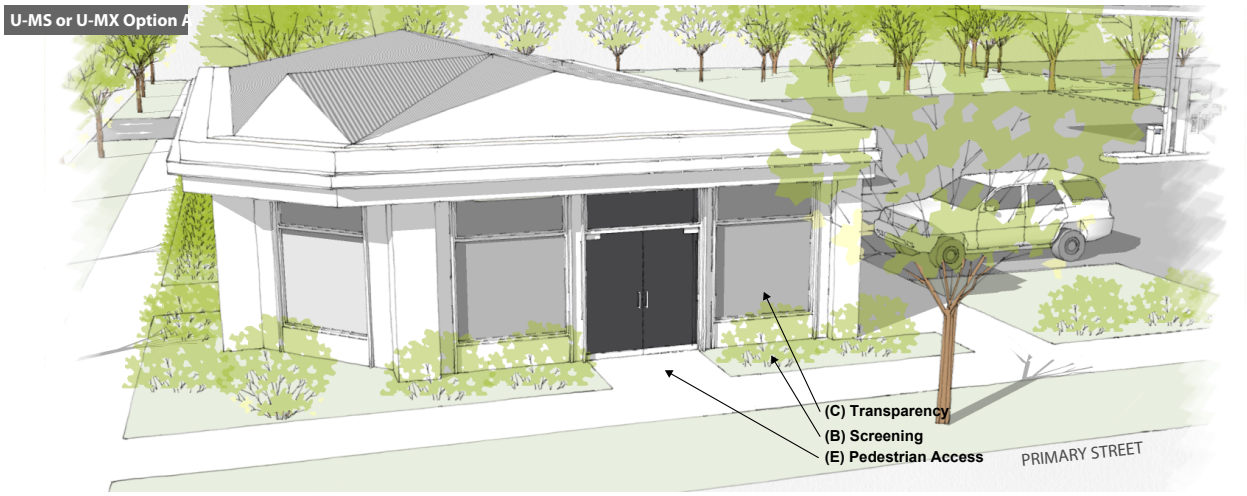
USES	U-RH-3A*
	Primary Uses shall be limited to Multi Unit Dwelling (3+), Live / Work Dwelling, and permitted Congregate Living, Residential Care, and Nonresidential uses. See Div. 5.4, Uses.

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").**

G. Drive Thru Services





DRIVE THRU SERVICES

APPLICABILITY	All U-MS, U-MX
	Form is not permitted on Zone Lots within 1/4 mile of the outer boundary of a Rail Transit Station Platform

HEIGHT	U-MX-2 U-MS -2	U-MX-3 U-MS-3, -5
Stories (max)	2	3
Feet (max)	30′	45′

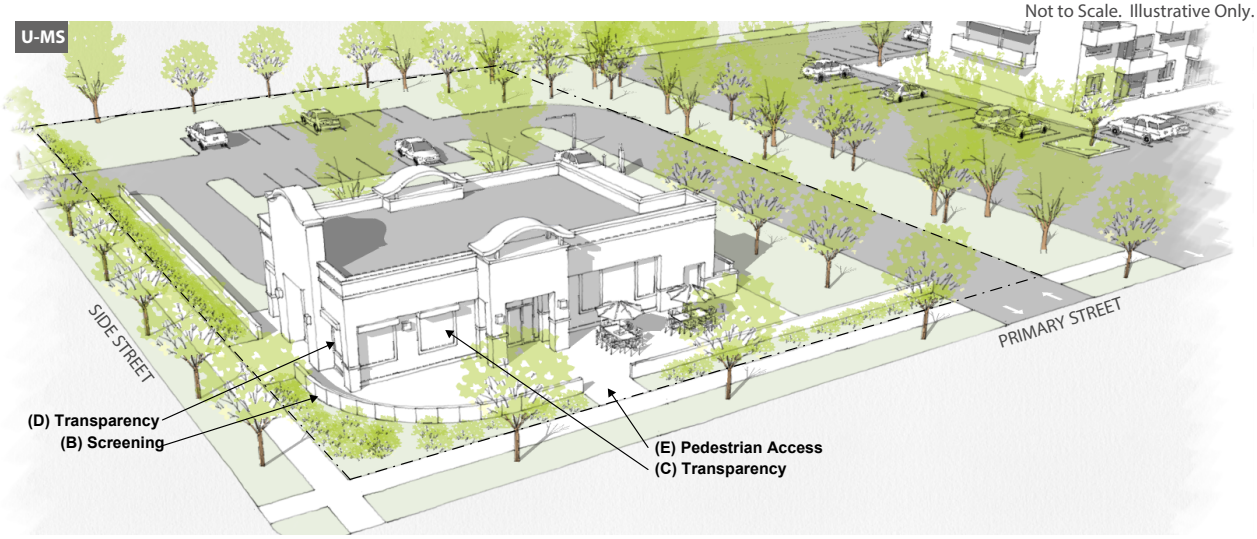
SITING	U-MS-2, -3, -5	U-MX-2, -3 Option A	U-MX-2, -3 Option B**
REQUIRED BUILD-TO			
Primary Street (min % within min/max)*	50% 0′/15′	50% 0′/15′	na
Side Street (min % within min/max)*	50% 0′/15′	50% 0′/15′	na
SETBACKS			
Primary Street (min)	0′	0′	0′
Side Street (min)	0′	0′	0′
Side Interior (min)	0′	0′	0′
Side Interior, adjacent to Protected District (min)	10′	10′	10′
Rear, where an Alley (public or private) abuts a Rear Zone Lot Line (min)	0′	0′	0′
Rear, adjacent to Protected District, where an Alley (public or private) abuts a Rear Zone Lot Line (min)	0′	0′	0′
Rear, adjacent to Protected District, where Alley (public or private) does not abut a Rear Zone Lot Line	10′	10′	10′
PARKING			
Surface Parking between building and Primary Street/Side Street	Not Allowed/Not Allowed	Not Allowed/Allowed	Allowed/Allowed
Vehicle Access	Shall be determined as part of Site Development Plan Review		

	DESIGN ELEMENTS	U-MS-2, -3, -5	U-MX-2, -3 Option A	U-MX-2, -3 Option B**
	BUILDING CONFIGURATION			
A	*Canopy	Building shall be used to meet a portion of the Primary and Side Street Build-To. Canopy may be used to meet a portion of the Primary and Side Street Build-To	Building shall be used to meet a portion of the Primary or Side Street Build-To. Canopy may be used to meet a portion of the Primary and Side Street Build-To	na
B	Screening Required	Garden Wall required within 0′/15′ for 100% of the zone lot's Primary and Side Street frontages, excluding access points and portions of building within 0′/15′, following the standards of Article 10, Sec. 10.5.4.4		
	Upper Story Setback Above 27′ adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	U-MS-3, -5 Only: 15′/25′	U-MX-3 Only: 15′/25′	U-MX-3 Only: 15′/25′
	STREET LEVEL ACTIVATION			
C	Transparency, Primary Street (min)	60%	40%	40%
D	Transparency, Side Street (min)	25%	25%	25%
E	Pedestrian Access, Primary Street	Entrance	Entrance	Pedestrian Connection

USES	U-MS-2, -3, -5; U-MX-2, -3**
	For Primary Structures constructed on or before June 25, 2010, all permitted Primary Uses shall be allowed within this building form; however, for Primary Structures constructed after June 25, 2010, Primary Uses shall be limited to an Automobile Services, Light Primary Use with Accessory Drive Thru Use, excluding Eating & Drinking Establishments. See Div. 5.4, Uses. **Additionally, in U-MX-2, 3 Option B is limited to Gasoline Service Station Use Only

H. Drive Thru Restaurant

Not to Scale. Illustrative Only.







DRIVE THRU RESTAURANT

APPLICABILITY	All U-MS, U-MX
	Form is not permitted on Zone Lots within 1/4 mile of the outer boundary of a Rail Transit Station Platform

HEIGHT	U-MX-2 U-MS -2	U-MX-3 U-MS-3, -5
Stories (max)	2	3
Feet (max)	30′	45′

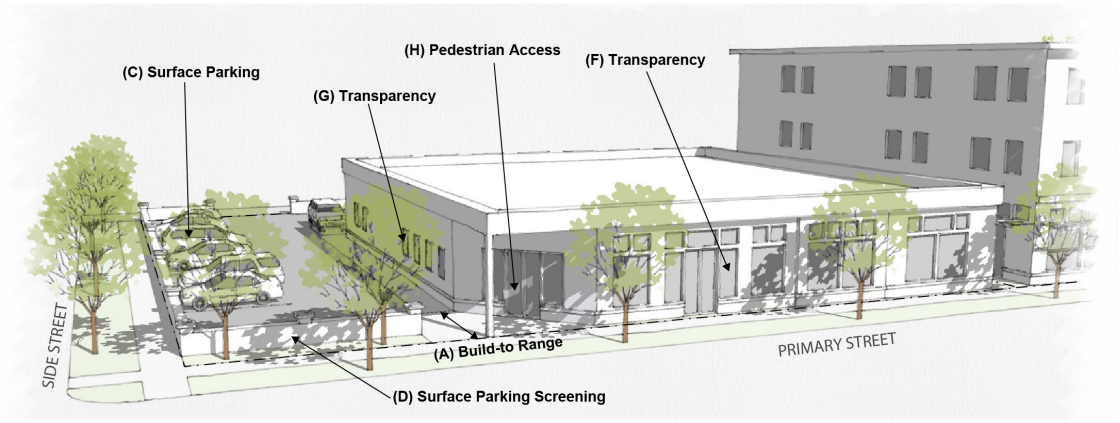
	SITING	U-MS-2, -3, -5	U-MX-2, -3
	REQUIRED BUILD-TO		
	Primary Street (min % within min/max)	Corner Lots: 50% 0′/5′ All other: 75% 0′/5′	Corner Lots: 50% 0′/35′ All other: 70% 0′/35′
	Side Street (min % within min/max)	50% 0′/5′	50% 0′/18′
	SETBACKS		
	Primary Street (min)	0′	0′
	Side Street (min)	0′	0′
	Side Interior (min)	0′	0′
	Side Interior, adjacent to Protected District (min)	10′	10′
	Rear, where an Alley (public or private) abuts a Rear Zone Lot Line (min)	0′	0′
	Rear, adjacent to Protected District, where Alley (public or private) abuts a Rear Zone Lot Line (min)	0′	0′
	Rear, adjacent to Protected District, where Alley (public or private) does not abut a Rear Zone Lot Line (min)	10′	10′
	PARKING		
	Surface Parking between building and Primary Street/Side Street	Not Allowed/Not Allowed	Not Allowed/Not Allowed
A	Drive Thru Lane between building and Primary Street/Side Street	Not Allowed/Not Allowed	Allowed/Allowed
	Drive Thru Lane Width (max)	n/a	12′
B	Drive Thru Lane Screening Required	n/a	Garden Wall, following the standards of Section 10.5.4.4
	Vehicle Access	Shall be determined as part of Site Development Plan Review	

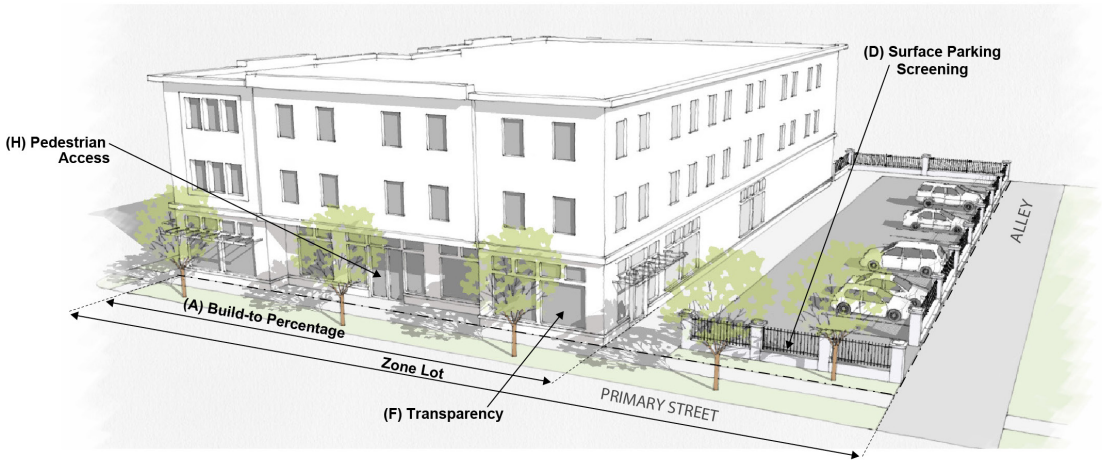
	DESIGN ELEMENTS	U-MS-2, -3, -5	U-MX-2, -3
	BUILDING CONFIGURATION		
	Upper Story Setback Above 27′ adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	15′/25′	15′/25′
	STREET LEVEL ACTIVATION		
C	Transparency, Primary Street (min)	60%	40%
D	Transparency, Side Street (min)	25%	25%
E	Pedestrian Access, Primary Street	Entrance	Entrance and Pedestrian Connection

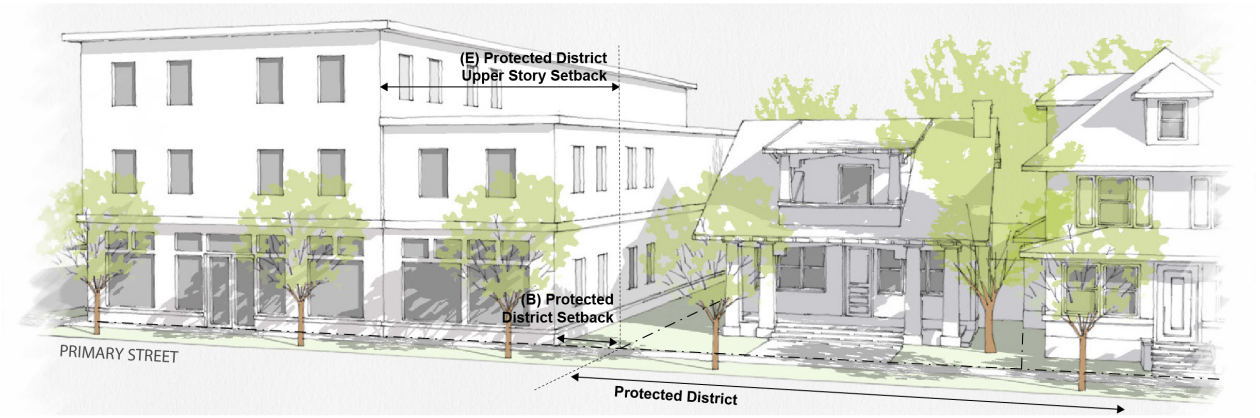
USES	U-MS-2, -3, -5; U-MX-2, -3
	For Primary Structures constructed on or before June 25, 2010, all permitted Primary Uses shall be allowed within this building form; however, for Primary Structures constructed after June 25, 2010, Primary Uses shall be limited to an Eating & Drinking Establishment Primary Use with Accessory Drive Thru Use Only. See Div. 5.4, Uses.

I. General


Not to Scale. Illustrative Only.
Multi Unit
Single Family Residential
Single Family Residential
Mixed-use Development


(C) Surface Parking
(H) Pedestrian Access
(G) Transparency
(F) Transparency
SIDE STREET
(A) Build-to Range
PRIMARY STREET
(D) Surface Parking Screening


(D) Surface Parking Screening
(H) Pedestrian Access
ALLEY
(A) Build-to Percentage
Zone Lot
PRIMARY STREET
(F) Transparency


(E) Protected District Upper Story Setback
(B) Protected District Setback
PRIMARY STREET
Protected District

GENERAL

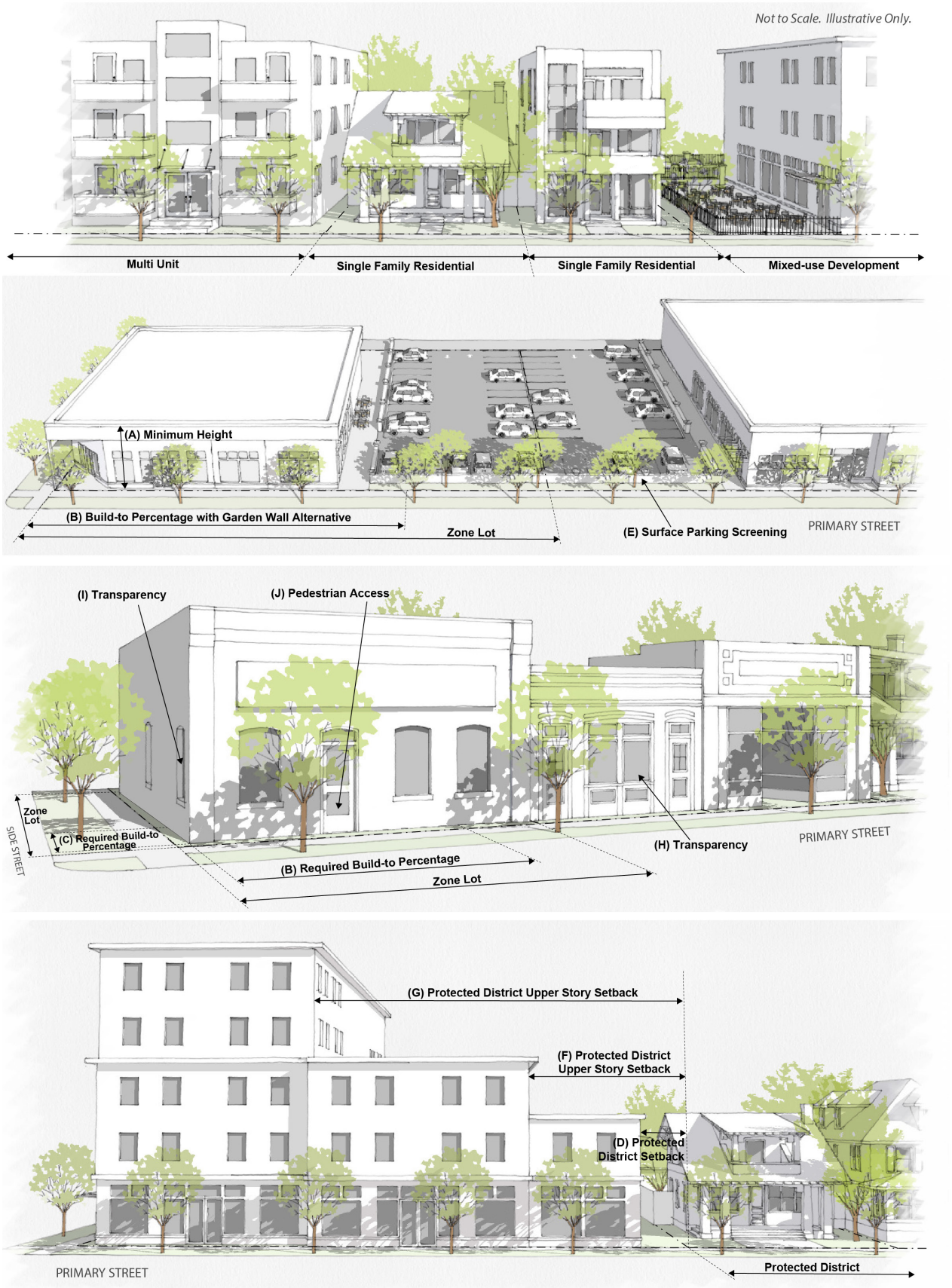
	HEIGHT	U-MX-2, -2x	U-MX-3
	Stories (max)	2	3
	Feet (max)	30′	45′
	Stories/Feet, with incentives (max)	na	4/55' See Section 10.12.1, Height Incentives

	SITING	U-MX-2, -2x	U-MX-3
	REQUIRED BUILD-TO		
A	Primary Street (min build-to % within min/max range)	70% 0′/15′	70% 0′/15′
	Side Street (min build-to % within min/max range)	na	na
	SETBACKS		
	Primary Street (min)	0′	0′
	Side Street (min)	0′	0′
	Side Interior (min)	0′	0′
B	Side Interior, adjacent to Protected District (min)	U-MX-2x: 5′ 10′	10′
	Rear (min)	0′	0′
	Rear, adjacent to Protected District, where Alley (public or private) abuts a Rear Zone Lot Line (min)	U-MX-2x: 12' All Other Zone Districts: 0'	0′
	Rear, adjacent to Protected District, where Alley (public or private) does not abut a Rear Zone Lot Line (min)	U-MX-2x: 20' All Other Zone Districts: 10′	10′
	PARKING		
C	Surface Parking between building and Primary Street/Side Street	Not Allowed/Allowed	
D	Surface Parking Screening	See Division 10.5, Landscaping, Fences, Walls and Screening	
	Vehicle Access	Shall be determined as part of Site Development Plan Review	

	DESIGN ELEMENTS	U-MX-2, -2x	U-MX-3
	BUILDING CONFIGURATION		
	Dwelling Unit Configuration	Structure may contain Side-by-Side Dwelling Units Residential Only Structure: Side-by-Side Dwelling Units shall not exceed 50% of the Structure's GFA	
E	Upper Story Setback Above 27′ adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	na	15′/25′
	STREET LEVEL ACTIVATION		
F	Transparency, Primary Street (min)	40%	40%
G	Transparency, Side Street (min)	25%	25%
	Transparency Alternatives	See Section 5.3.6.2	
H	Pedestrian Access, Primary Street	Entrance	
	USES	**All U-MX**	
	Street Level Active Uses (min % of Primary Street frontage meeting Build-To requirement)	40%	
	Permitted Primary Uses	All permitted Primary Uses shall be allowed within this building form. See Division 5.4, Uses.	

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

J. Shopfront


Not to Scale. Illustrative Only.
Multi Unit
Single Family Residential
Single Family Residential
Mixed-use Development
(A) Minimum Height
(B) Build-to Percentage with Garden Wall Alternative
Zone Lot
(E) Surface Parking Screening
PRIMARY STREET
(I) Transparency
(J) Pedestrian Access
Zone Lot
(C) Required Build-to Percentage
SIDE STREET
(B) Required Build-to Percentage
Zone Lot
(H) Transparency
PRIMARY STREET
(G) Protected District Upper Story Setback
(F) Protected District Upper Story Setback
(D) Protected District Setback
PRIMARY STREET
Protected District

SHOPFRONT

	HEIGHT	U-RX-3	U-RX-5	U-MS-2 U-MS-2x U-MX-2 U-MX-2x	U-MS-3 U-MX-3	U-MS-5
	Stories (max)	3	5	2	3	5
A	Feet (min/max)	na/45′	na/70′	na/30′	na/45′	24′/70′
	Stories/Feet, with incentives (max)	4/55'	7/95'	na	4/55'	7/95'
		See Section 10.12.1, Height Incentives				
	Feet, within 175′ of Protected District (max)	na	75'	na	na	75'

	SITING	U-RX-3	U-RX-5	U-MS-2 U-MS-2x U-MX-2 U-MX-2x	U-MS-3 U-MX-3	U-MS-5
	REQUIRED BUILD-TO					
B	Primary Street (min build-to % within min/max range)	70% 0′/15′	70% 0′/15′	75% 0′/5′ Residential Only Buildings: 0′/10′		
C	Side Street (min build-to % within min/max range)	na	na	25% 0′/5′ Residential Only Buildings: 0′/10′		
	SETBACKS					
	Primary Street (min)	0′	0′	0′	0′	0′
	Side Street (min)	0′	0′	0′	0′	0′
	Side Interior (min)	0′	0′	0′	0′	0′
D	Side Interior, adjacent to Protected District (min)	10′	10′	U-MS-2x, U-MX-2x: 5′ All Other Zone Districts:10′	10′	10′
	Rear, with or without an Alley (public or private) (min)	0′	0′	0′	0′	0′
	Rear, adjacent to Protected District, where Alley (public or private) abuts a Rear Zone Lot Line(min)	0′	0′	U-MS-2x, U-MX-2x: 12' All Other Zone Districts: 0'	0′	0′
	Rear, adjacent to Protected District, where Alley (public or private) does not abut a Rear Zone Lot Line (min)	10′	10′	U-MS-2x, U-MX-2x: 20' All Other Zone Districts: 10′	10′	10′
	PARKING					
	Surface Parking between building and Primary Street/Side Street	Not Allowed/Not Allowed				
E	Surface Parking Screening	See Div. 10.5, Landscaping, Fences, Walls and Screening				
	Vehicle Access	Shall be determined as part of Site Development Plan Review				

	DESIGN ELEMENTS	U-RX-3	U-RX-5	U-MS-2 U-MS-2x U-MX-2 U-MX-2x	U-MS-3 U-MX-3	U-MS-5
	BUILDING CONFIGURATION					
	Dwelling Unit Configuration	Structure may contain Side-by-Side Dwelling Units Residential Only Structure: Side-by-Side Dwelling Units shall not exceed 50% of the Structure's GFA				
F	Upper Story Setback Above 27′ adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	15′/25′	20′/25′	na	15′/25′	20′/25′
G	Upper Story Setback Above 51′, adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	na	35′/40′	na	na	35′/40′
	STREET LEVEL ACTIVATION					
H	Transparency, Primary Street (min)	60%, Residential Only Buildings: 40%				
I	Transparency, Side Street (min)	25%				
J	Pedestrian Access, Primary Street	Entrance				

USES	All U-RX Zone Districts	All U-MS and U-MX Zone Districts
Street Level Active Uses (min % of Primary Street frontage meeting Build-To requirement)	na	100%
	All permitted Primary Uses shall be allowed within this building form; however: (1) Second Story and Above: Residential or Lodging Accommodations Uses Only; and (2) Buildings with No Residential or Lodging Accommodation Uses: 10,000 sf GFA max. See Div. 5.4.	All permitted Primary Uses shall be allowed within this building form. See Div. 5.4, Uses.

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

SECTION 5.3.4 BUILDING FORM STANDARDS FOR DETACHED ACCESSORY STRUCTURES

5.3.4.1 Applicability

All detached accessory structures in all the Urban Neighborhood Context zone districts.

5.3.4.2 General Standards

A. Detached Accessory Structures Allowed

Allowed detached accessory structures include the following:

1. Structures, Completely Enclosed:
Examples include sheds, utility buildings, playhouses, pool houses, garages, guard houses, and other similar Completely Enclosed Structures.

2. Structures, Partially Enclosed:
Examples include carports, gazebos, porches, trellises, chicken coops, cabanas, and other similar Partially Enclosed Structures.

3. Structures, Open:
Examples include pools and associated surrounds, hot tubs and associated surrounds, decks, balconies, recreational and play facilities, non-commercial barbecues, outside fireplaces, outdoor eating areas, and other similar Open Structures.

4. Utilities, and Equipment Common and Customary to the Primary Structure and/or Use

Examples include, but are not limited to the following:

a. Radio and Television Receiving Antennas and Support Structures
Permitted accessory radio and television receiving antennas and support structures shall include satellite dishes less than 32 inches in diameter, and one amateur radio sending and receiving antenna and support structures provided for same.

b. Solar thermal and photo-voltaic energy systems

c. Ground-mounted mechanical equipment such as air conditioning units and heat pumps

d. Pool pumps, heating and water filtration systems

e. Other similar Detached Accessory Structures, Utilities, and Equipment Common and Customary to the Primary Structure and/or Use

5. Fences, Walls and Retaining Walls
All accessory fences, walls and retaining walls, including fences and walls used for required screening, shall comply with the fence, wall and screening standards in Division 10.5, Landscaping, Fences, Walls and Screening, instead of this Section 5.3.4.

6. Accessory Structures Not Listed

a. The Zoning Administrator shall determine and impose limitations on accessory structures not otherwise listed as allowed in an applicable Use Table in Articles 3 through 9, or not otherwise covered by the standards in this Section 5.3.4.

b. All such determinations shall be reviewed according to the procedures and review criteria stated in Section 12.4.6, Code Interpretations and Determination of Unlisted Uses. In addition to the criteria stated in Section 12.4.6, the Zoning Administrator shall determine whether a proposed accessory structure is common and customary to the primary structure on the zone lot or to a specific primary use, and if the structure is incidental to the primary structure(s) on the zone lot or to a specific primary use.

c. The Zoning Administrator may impose limitations on the proposed accessory structure, which shall be uniform throughout the zone district, and taking into consideration the size of the accessory structure, the total number of structures on the zone lot, and the effect on adjacent property.

d. Matters that may be regulated according to this Section shall include, but shall not be limited to, the size, area and number of accessory structures, except as specifically permitted or excluded by Articles 3 through 9, or by this Section 5.3.4.

5.3.4.3 Supplemental Standards

A. Additional Standards for Detached Accessory Structures in All Zone Districts

1. Building Coverage

All detached accessory structures on a zone lot, together with the primary structure(s) on such zone lot, shall not exceed any maximum building coverage standard (taking into account any permitted exemptions) applicable in the subject zone district for a particular primary building form (e.g., the suburban house, urban house, and duplex building forms are all subject to a maximum building coverage standard).

2. Public Art

A detached accessory structure may be allowed to exceed any Detached Accessory Building Form standard if it is a "work of Public Art" as defined by Section 20-86 of the Denver Revised Municipal Code, as determined by the Zoning Administrator with input from Denver Arts and Venues, and if the Zoning Administrator determines that such exception (1) will have no adverse impacts on abutting property, and (2) shall not substantially harm the public health, safety, and general welfare.

B. Required Building Materials for Detached Accessory Structures

All accessory structures shall be constructed of materials that are durable and not from salvaged materials such as doors, or other similar materials as designated by the Zoning Administrator.

C. Limit on Gross Floor Area in the General Detached Structure Building Form

1. Applicability

This section applies to the General Detached Structure building form in the CC, MX, and MS zone districts only.

2. Limit on Gross Floor Area

If an accessory use is operated partially or entirely in one or more General Detached structures, the gross floor area of such structures shall not exceed 10 percent of the area of the Zone Lot. However, this limitation shall not apply to General Detached structures with vehicle access doors.

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. See Section 1.4.6, Change in Building Form Assignment for Certain Detached Accessory Structures. Building Connectors between two detached structures shall follow the standards provided in Section 1.4.5, Applicable Building Form Standards for Detached Structures with Building Connector.

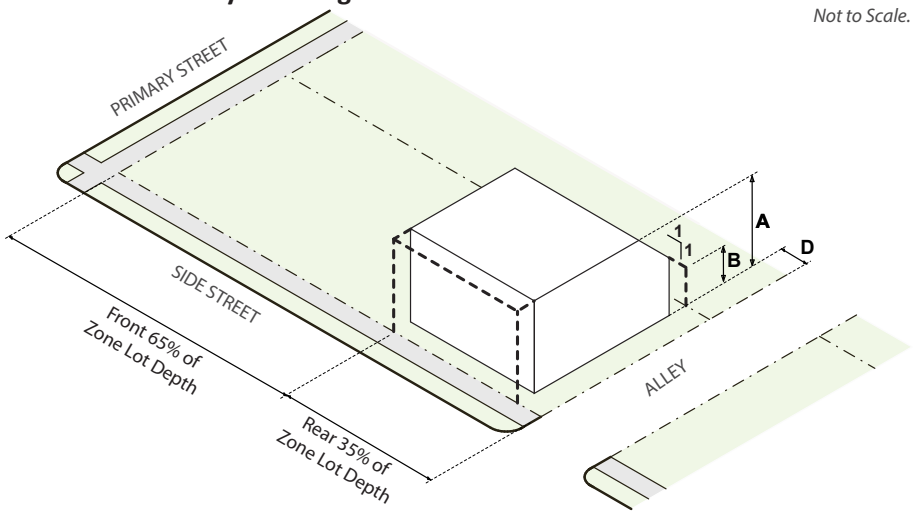
Urban (U-) Neighborhood Context Zone Districts		**Building Forms**		
		Detached Accessory Dwelling Unit	**General Detached Structure**	**Minor Detached Structures**
Maximum number of detached accessory structures per Zone Lot		One per Primary Dwelling Unit*	No max*	Option A: No max Option B: No max
Single Unit (SU)	U-SU-A, -B, -C, -E, -H	■	■	■
	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	■	■	■
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	■	■	■

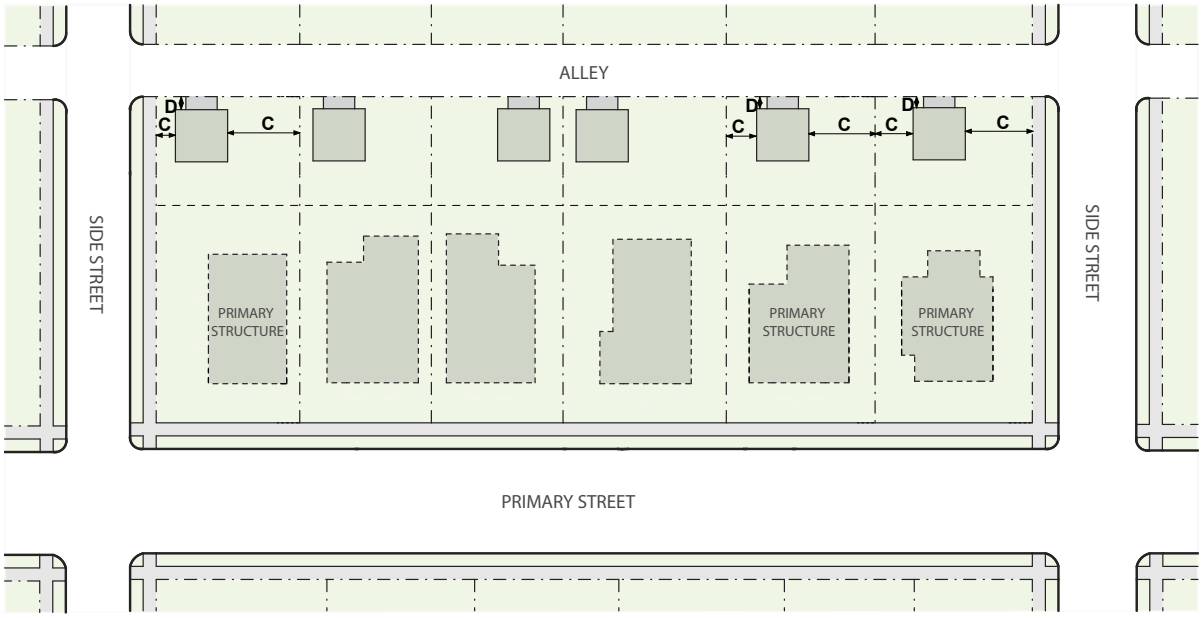
■ = Allowed *One per dwelling unit for structures with vehicle access doors, See Section 1.2.3.5, Number of Uses and Structures Allowed per Zone Lot.

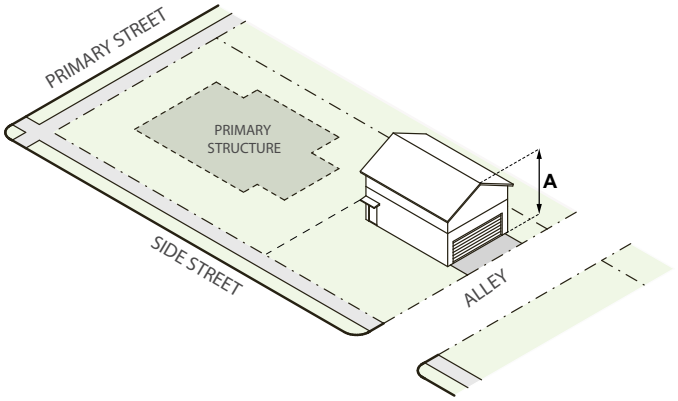
5.3.4.5 District Specific Standards

A. Detached Accessory Dwelling Unit

Not to Scale. Illustrative Only.







DETACHED ACCESSORY DWELLING UNIT

	HEIGHT	All U-SU, TU	All U-RH, RX, MX, MS
A	Stories (max)	2	2
A	Feet (max)	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°

	SITING	All U-SU, TU	All U-RH, RX, MX, MS
	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, where Alley (public or private) does not abut a Rear Zone Lot Line (min)	5'	5'
D	Rear, where Alley (public or private) abuts a Rear Zone Lot Line and garage doors face Alley (min)	5′	5′
D	Rear, where Alley (public or private) abuts a Rear Zone Lot Line and where garage doors do not face Alley (min)	0'	0'
	Building Coverage (max)	See maximum Building Coverage per Zone Lot in the Primary Structure building form table.	
	PARKING		
	Vehicle Access	From Alley (public or private); or Street access allowed when no Alley present See Sec. 5.3.7.4 for exceptions	

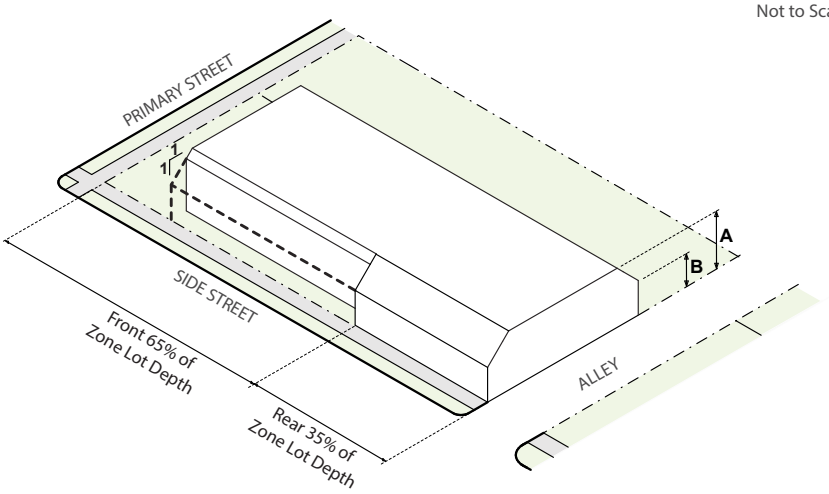
DESIGN ELEMENTS	All U-SU By Zone Lot Area: 7,000 sf or Less	All U-SU By Zone Lot Area: Greater than 7,000 sf	All U-TU, RH, RX, MX, MS
BUILDING CONFIGURATION			
Building Footprint (max)	864 sf per unit	1,000 sf per unit	1,000 sf per unit
Limitation on Gross Floor Area of the Accessory Dwelling Unit Use	See Section 11.8		
Rooftop or Second Story Decks, where an Alley (public or private) does not abut a Rear Zone Lot Line	Not allowed - See Section 5.3.5.2		
Rooftop or Second Story Decks, where an Alley (public or private) abuts a Rear Zone Lot Line	Allowed - See Section 5.3.5.2		

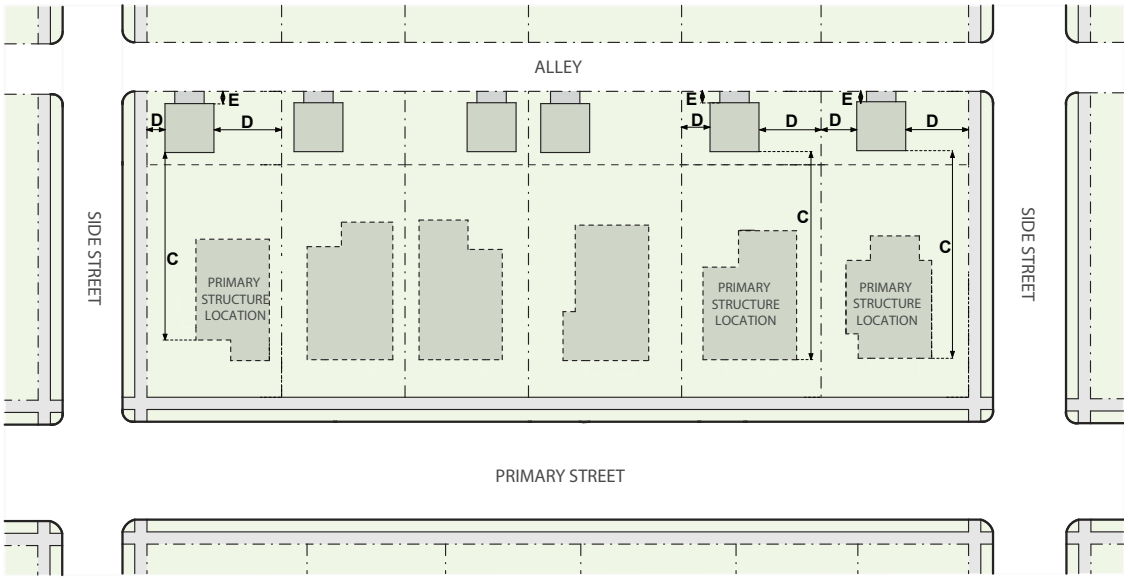
USES	All U-SU, TU, RH, RX, MX, MS
	An Accessory Dwelling Unit use must be concurrently permitted and approved for occupancy in this building form. The Accessory Dwelling Unit use may be combined with other uses Accessory to Primary Residential Uses. See Division 5.4 for permitted Uses Accessory to Primary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

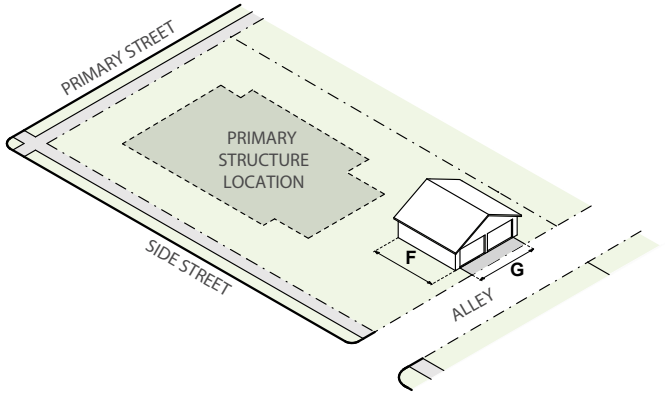
See Sections 5.3.5 - 5.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

B. General Detached Structure

Not to Scale. Illustrative Only.







GENERAL DETACHED STRUCTURE

Examples of General Detached Structures include garages, sheds, and gazebos. The General Detached Structure building form provides standards for structures accessory to a primary structure that exceed the standards for a Minor Detached Structure.

	HEIGHT	All U-SU, TU, RH	All U-RX, MX, MS
A	Stories (max)	1	1
A	Feet (max)	17′	17'
B	Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line	10′	na
	Bulk Plane Slope from Side Interior and Side Street Zone Lot Line	45°	na

	SITING	All U-SU, TU, RH	All U-RX, MX, MS
	SETBACKS AND BUILDING COVERAGE		
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′	5'
D	Side Interior (min), for structure entirely in rear 35% of zone lot*	0′	5'
	Side Interior (min), for structure not entirely in rear 35% of zone lot	5′	5'
	Side Interior (min), for structure not entirely in rear 35% of zone lot, where Zone Lot Width is 30′ or less	3′	5'
E	Rear, no alley (min)	5′	5'
	Rear, alley, where garage doors face alley (min)	5′	5'
	Rear, alley, where garage doors do not face alley* (min)	0′	0'
	Building Coverage (max)	See maximum Buidling Coverage per Zone Lot in the Primary Structure building form table	
	PARKING		
	Vehicle Access*	From Alley (public or private); or Street access allowed when no Alley present See Sec. 5.3.7.4 for exceptions	

	DESIGN ELEMENTS	All U-SU	All U-TU	All U-RH	All U-RX, MX, MS
	BUILDING CONFIGURATION				
	Building Footprint (max)	1,000 sf	1000 sf per unit**	1000 sf per unit**	na
F	Overall Structure Length (max)	36′	36′ per unit	no max	na
	Gross Floor Area (max)	na	na	na	See Section 5.3.4.3.C
	Allowed Number of Primary Street Facing Vehicular Access Doors in the front 50% of the lot depth (max)	3	3	3	na
G	Cumulative Width of All Primary Street Facing Vehicular Access Doors in the front 50% of the lot depth (max)	28′	28′	no max	na

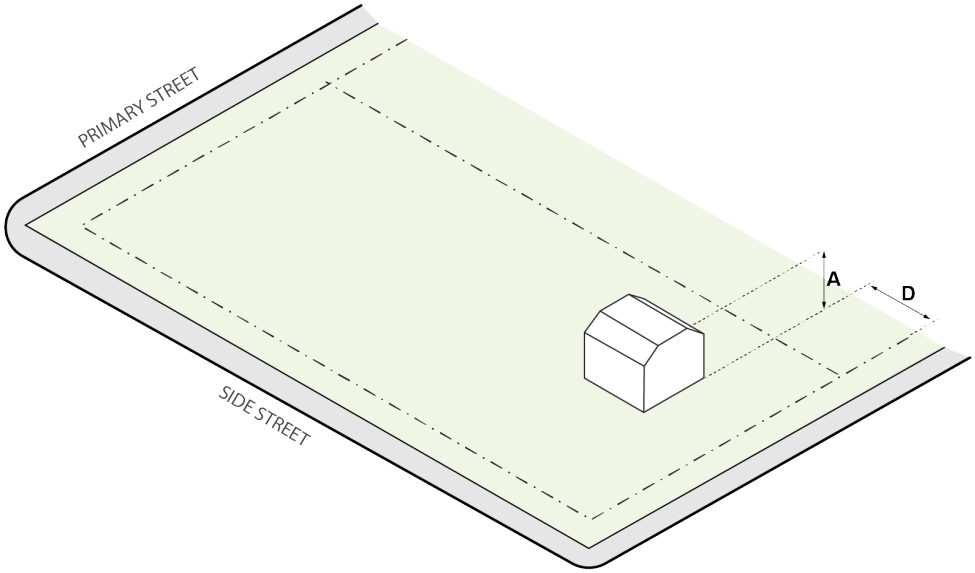
USES	All U-SU, TU, RH, RX, MX, MS
	Accessory Uses Only, excluding accessory dwelling unit where permitted. See Div. 5.4 for permitted Accessory Uses.

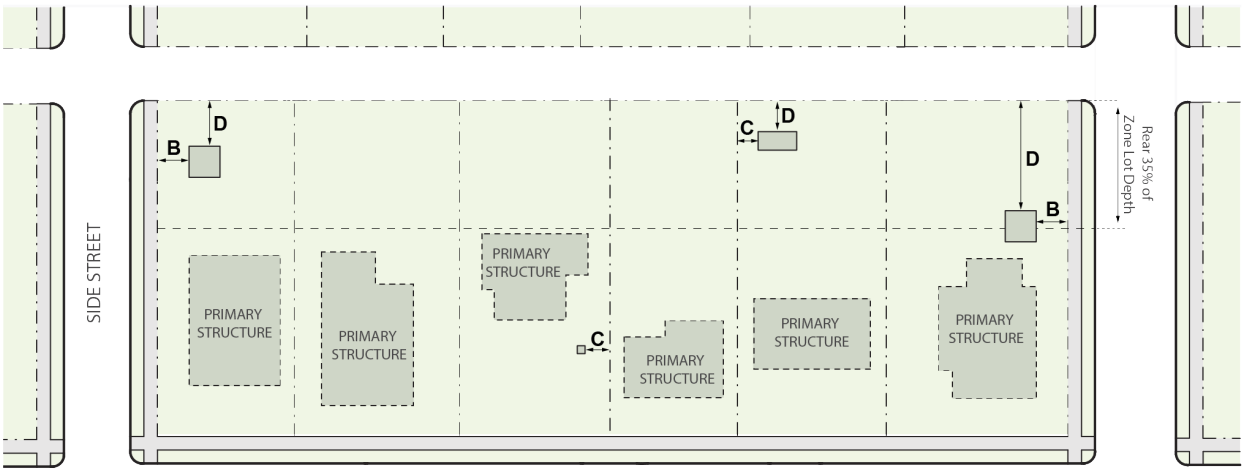
See Sections 5.3.5 - 5.3.7 for Supplemental Design Standards, Design Standard Alternatives, and Design Standard Exceptions.

*** See Section 10.4.6, Vehicle Parking Design, for standards that may be more restrictive.**

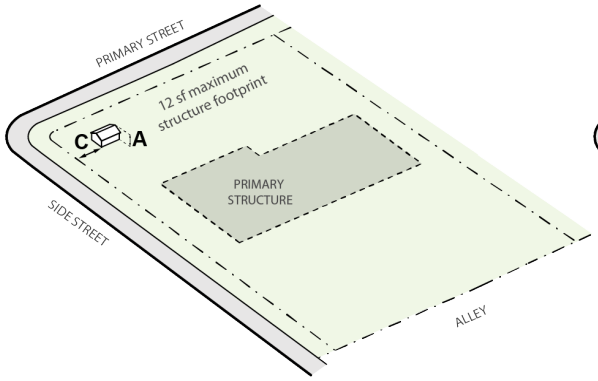
C. Minor Detached Structure

Not to Scale. Illustrative Only.

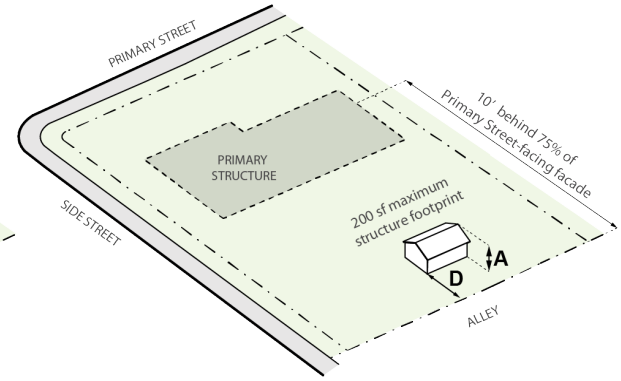




Option A: Located Anywhere on Lot



Option B: Located Behind Primary Street-Facing Facade



MINOR DETACHED STRUCTURE

Structures that meet the standards in this building form table are exempt from the requirement to obtain a zoning permit. Examples of Minor Detached Structure include sheds, arbors, play structures, ground-mounted mechanical equipment such as air conditioning units and heat pumps, and other structures that are similarly minor in impact, height, and footprint. Structures that do not meet the standards in the table below shall be reviewed as General Detached Structures. Option A is more limited than Option B in height and footprint, but offers more flexibility in siting.

	HEIGHT	All U-SU, TU, RH, RX, MX, MS Districts Option A*	Option B*
A	Stories (max)	1	1
A	Feet (max)	4′	14′

	SITING	All U-SU, TU, RH, RX, MX, MS Districts Option A	Option B
	Total number of each structure (max)	na	na
	LOCATION OF STRUCTURE		
	Ground-Mounted Mechanical Equipment	Shall be located a minimum of 10' behind 75% of the total width of the Primary Street-facing Façade**	Shall be located a minimum of 10' behind 75% of the total width of the Primary Street-facing Façade**
	Public Utility Equipment	Allowed anywhere on the Zone Lot	
	All Others	Allowed anywhere on the Zone Lot	
	SETBACKS		
B	Side Street (min)	5′	5′
C	Side Interior, for structure entirely in rear 35% of zone lot (min)	0′	0′
C	Side Interior, for structure not entirely in rear 35% of zone lot (min)	5′	5′
	Rear, where Alley (public or private) does not abut a Rear Zone Lot Line (min)	5′	5′
D	Rear, where Alley (public or private) abuts Rear Zone Lot Line (min)	0'	0'
	Building Coverage (max)	See maximum Building Coverage per Zone Lot in the Primary Structure building form table.	

DESIGN ELEMENTS	All U-SU, TU, RH, RX, MX, MS Districts Option A	Option B
BUILDING CONFIGURATION		
Structure footprint (max)	12 sf	200 sf

USES	All U- Zone Districts
	Accessory Uses Only, excluding accessory dwelling unit use and parking and storage of vehicles. 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.
*** 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 14-foot-tall structure, the structure must also follow the Option B siting standards that require the structure to be located a minimum of 10 feet behind 75% of the Primary Street-facing Façade.**

****When there are multiple Primary Structures on one Zone Lot, all Minor Detached Structures shall be located behind 75% of the total width of the Primary Street-facing Façade(s) of at least one Primary Structure. See Section 13.1.5.12 for applicable location standard when there are multiple Primary Structures on one Zone Lot.**

SECTION 5.3.5 SUPPLEMENTAL DESIGN STANDARDS

5.3.5.1 Surface Parking Between the Building and the Primary/Side Street

A. Intent

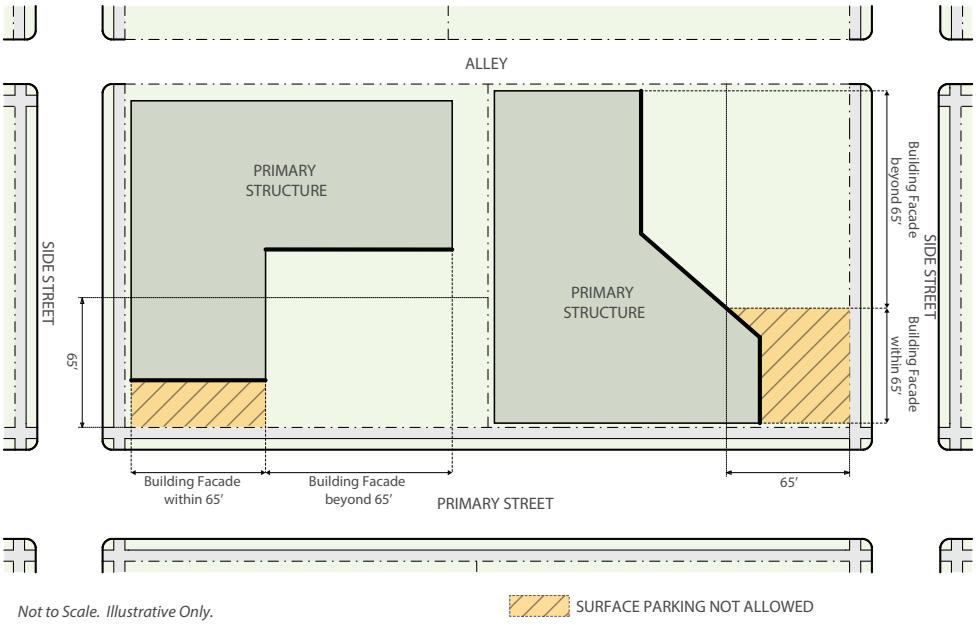
Allow for the functional siting of Buildings and Surface Parking while continuing to minimize the impacts of Surface Parking on the pedestrian experience.

B. Applicability

This Section 5.3.5.1 applies to the Shopfront building form in the U-MS and U-RX zone districts.

C. Surface Parking Not Allowed

Where a building form specifies that Surface Parking is not allowed between a Building and a Primary Street and/or Side Street, Surface Parking shall not be located in the area directly between the applicable Street and any portion of a Building Facade set back 65 feet or less from the Zone Lot Line abutting the applicable Street and the Street. Surface Parking shall be allowed in the area directly between the applicable Street and any portion of a Building Facade set back more than 65 feet from the Zone Lot Line abutting the applicable Street and the Street.



Not to Scale. Illustrative Only.

5.3.5.2 Rooftop or Second Story Decks

A. Intent

To protect the privacy of adjacent rear yards in low-scale residential neighborhoods and to allow for a small outdoor space for Detached Accessory Dwelling Units.

B. Applicability

This Section 5.3.5.2 applies to the following:

1. All U-SU, U-TU, and U-RH zone districts when using all primary and accessory building forms;
2. All U-RX, U-MX, and U-MS zone districts when using the following building forms under the listed conditions:
   a. A Town House primary building form; or
   b. A Detached Accessory Dwelling Unit accessory building form when accessory to a Town House primary building form; and

c. When the Zone Lot is adjacent to a to a zone district with a limitation on rooftop or second story decks in the rear 35% of the Zone Lot depth.

C. Supplemental Design Standard

1. Rooftop or Second Story Decks are prohibited in the rear 35% of the zone lot depth except with a Detached Accessory Dwelling Unit building form.

2. A Rooftop or Second Story Deck with a Detached Accessory Dwelling Unit building form is subject to the following limits:
   a. Shall only be allowed when the subject property has a rear zone lot line that abuts an Alley;
   b. Must be sited entirely within 15 feet of the rear zone lot line abutting an Alley;
   c. May have an upper walking surface with a maximum area of 100 square feet, including posts, railings, walls or other structural features, but excluding any above grade stairways at the Street Level connected to a Rooftop or Second Story Deck;
   d. May encroach into a required setback only if the Rooftop or Second Story Deck complies with the additional standards stated in Sec 5.3.7.4 Setback Exceptions.; and
   e. The upper walking surface of the Rooftop or Second Story Deck may not exceed 14 feet in height.

3. The Zoning Administrator may prohibit other similar structures in the rear 35% of the Zone Lot Depth, including detached or freestanding structures but excluding the detached accessory dwelling unit building form where allowed, when the Zoning Administrator finds the structure would have similar adverse privacy impacts as the specifically prohibited Rooftop or Second Story Deck.

5.3.5.3 Street Level Active Uses in the U-MX and U-MS Zone Districts

A. Intent

To promote activity on the street and sidewalk, enhance safety and encourage a vibrant urban environment.

B. Applicability

This Section 5.3.5.3 applies to the General and Shopfront building forms in the U-MX zone districts and the Town House and Shopfront building forms in the U-MS zone districts.

C. Street Level Active Uses

1. Street Level active uses include all permitted primary uses except the following:
   a. Mini-storage Facility; or
   b. Wholesale Trade or Storage, Light.

2. Street Level active uses include all permitted accessory uses except the following:
   a. Car Wash Bay Accessory to Automobile Services or Hotel Uses; or
   b. Drive Through Facility Accessory to Eating/Drinking Establishments and to Retail Sales, Service, and Repair Uses.

3. Street Level active uses shall not include Parking Spaces or Parking Aisles.

4. Street Level active uses shall occupy Street Level floor area for a minimum depth of 15 feet (may include the depth of a recessed entrance allowed to meet minimum pedestrian access standards).

5. The length of any build-to alternatives, except Arcades, permitted by Section 5.3.6.1, Required Build-to Alternatives, shall not apply toward the required percentage of Street Level building frontage that must be occupied by a Street Level active use.
    a. An Arcade may contribute to the Street Level Active use requirement for a maximum of 6 feet of the required 15 foot depth.
6. The portion of the Street Level building frontage that meets the Street Level active use requirement shall contain at least one window or door that meets the minimum transparency requirement standards in Section 13.1.6.3.A.4, Window Requirements.

5.3.5.4 Dwelling Units Oriented to the Street

A. Intent

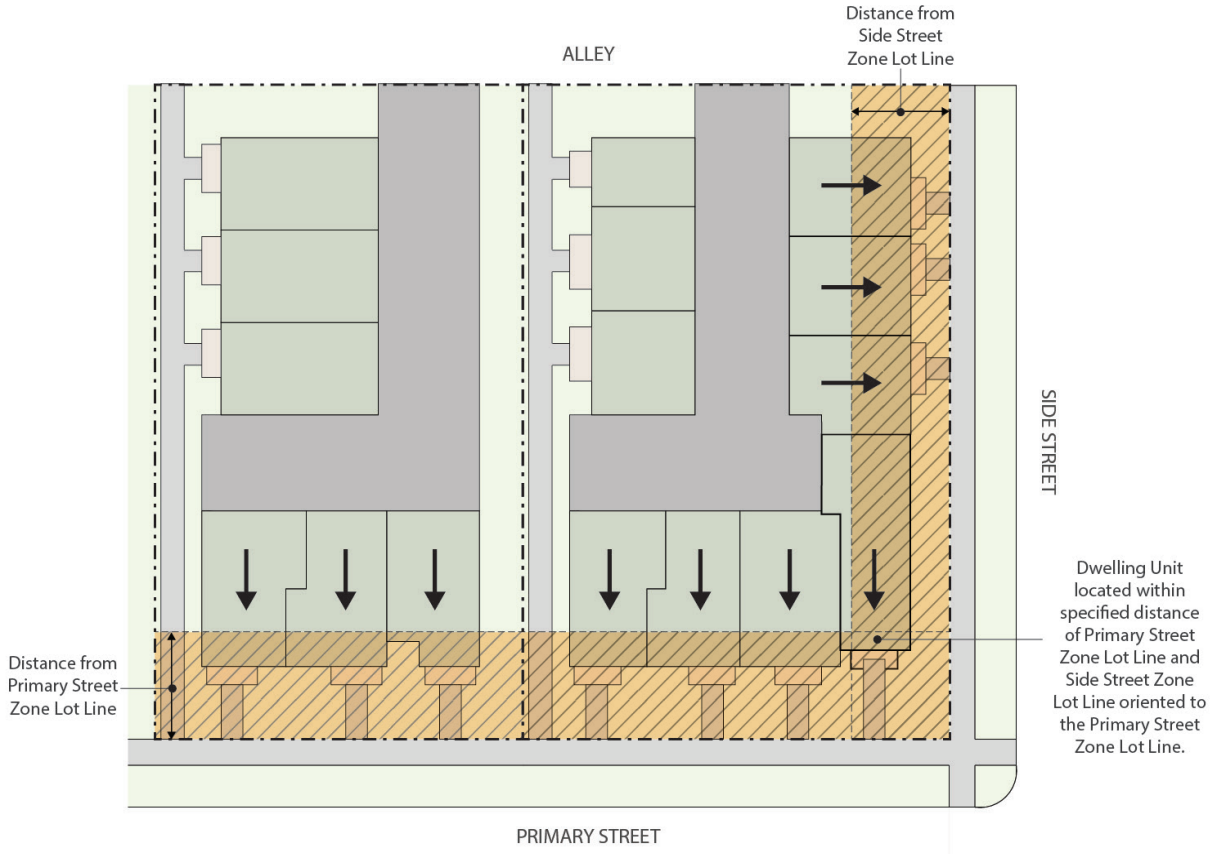
To ensure that buildings containing Side-by-side Dwelling Units contribute to vibrant pedestrian-oriented street frontages with Dwelling Units that clearly Orient to the Street.

B. Applicability

This Section 5.3.5.4 shall apply to development under the Town House building form in all U-RX, U-MX, and U-MS zone districts when required by the building form standards.

C. Supplemental Design Standards

1. On an Interior Zone Lot, Dwelling Units must be oriented to the to the Primary Street Zone Lot Line.
2. On a Zone Lot with more than one street frontage, Dwelling Units shall be oriented to the Primary Street Zone Lot Line or Side Street Zone Lot Line.
    a. Dwelling Units located within 20 feet of the Primary Street Zone Lot Line shall be oriented to the Primary Street Zone Lot Line.
    b. Dwelling Units located within 20 feet of the Side Street Zone Lot Line shall be oriented to the Side Street Zone Lot Line.
    c. Dwelling Units located within both 20 feet of the Primary Street Zone Lot Line and Side Street Zone Lot Line shall be oriented to the Primary Street Zone Lot Line.



d. On a Zone Lot with more than one Primary Street, the Zoning Administrator shall determine the street to which the corner Dwelling Unit shall orient based on an analysis, at a minimum, of:

i. The prevailing building orientation and setback patterns of buildings located on the same face block(s) as the subject Zone Lot;

ii. Block and lot shape;

iii. The functional street classification of all abutting streets as adopted by the Department of Transportation and Infrastructure ("DOTI");

iv. The future street classification of all abutting streets as adopted in Blueprint Denver; and

v. Guidance provided in any applicable General Development Plan or regulating neighborhood plan, such as designation of pedestrian priority streets in such plan.

5.3.5.5 Height for Sloped Roofs

A. Intent

To allow for design flexibility for sloped roofs to promote variations within the building form.

B. Applicability

This Section 5.3.5.5 shall apply to development under the Town House building form standards in all U-RX, U-MX, and U-MS zone districts.

C. Supplemental Design Standards

1. For any portion of a primary building's roof with a minimum pitch of 6:12, the maximum building height for the subject portion shall be:

a. 45-feet in 3-story RX, MX, and MS zone districts, and

b. 35-feet in 2-story MX and MS zone districts.

2. Development of a primary building with a roof with a minimum pitch of 6:12 that takes advantage of the maximum height allowed per this Section 5.3.5.5 may apply one or more height exceptions allowed in Section 5.3.7.1, except that such height exceptions shall be measured from an allowed maximum of height of:

a. 38 feet in 3-story RX, MS, and MS zone districts, and

b. 30 feet in 2-story MX and MS zone districts



SECTION 5.3.6 DESIGN STANDARD ALTERNATIVES

5.3.6.1 Required Build-To Alternatives

A. Intent

To help define the public realm and enhance the visual quality of the built environment where it is not possible to define the street and public sidewalk edge with building facades. Additionally, to allow relief for vehicle access when alley access is not feasible per Section 5.3.7.4, Vehicle Access from Alley Required - Exceptions, in the Town House building form.

B. Allowance

The following alternatives may be used singularly or in combination as alternatives to a required build-to standard and may count toward the required build-to no more than as described in the table below, provided all alternatives meet the requirements stated in Section 13.1.5.7.E, Build-to General Requirements:

REQUIRED BUILD-TO ALTERNATIVES									
ZONE DISTRICT	BUILD-ING FORM	PERMANENT OUTDOOR PATIO SEAT-ING (MAX INCREASE IN BUILD-TO RANGE)	PRIVATE OPEN SPACE (MAX % OF BUILD-TO)	GARDEN WALL (MAX % OF BUILD-TO)	GARDEN WALL WITH COVERED SEATING FOR PEDESTRIANS (MAX % OF BUILD-TO)	PERGOLA (MAX % OF BUILD-TO)	ARCADE (MAX % OF BUILD-TO)	COURT-YARD (MAX % OF BUILD-TO)	VEHICLE ACCESS (MAX FEET OF BUILD-TO)
U-RX U-MX U-MS	Town House	na	na	na	na	na	na	30%	12 feet
U-RX U-MX	All Others	na	na	25%*	30%*	30%*	100%	100%	na
U-MS	All Others	na	na	25%*	30%*	30%*	100%	na	na

*If used in combination, the garden wall, garden wall with covered seating for pedestrians and pergola alternatives may count toward no more than 30% of required build-to.

5.3.6.2 Transparency Alternatives

A. Intent

To provide visual interest on building facades, to activate the public street and sidewalk, and enhance the visual quality of the built environment along Street Level facade areas where windows do not provide sufficient transparency.

B. Allowance

The following alternatives may be used singularly or in combination as alternatives to a required transparency standard and may count toward required transparency no more than as described in the table below, provided all alternatives meet the requirements stated in Section 13.1.6.3.A.5, Transparency Alternative Requirements:

TRANSPARENCY ALTERNATIVES				
ZONE DISTRICT	ZONE LOT LINE DESIGNATION	PERMANENT OUTDOOR GATHERING AREAS (MAX)	PERMANENT ART (MAX)	COMBINATION OF ALTERNATIVES (MAX)
U-RX	Primary Street	60%	40%	80%
	Side Street	80%	40%	80%
U-MX	Primary Street	60%	40%	80%
	Side Street	80%	40%	80%*
U-MS	Primary Street	60%	40%	50%
	Side Street	80%	40%	50%

5.3.6.3 Pedestrian Access (Entrance) Alternatives

A. Intent

To provide a clear and obvious, publicly accessible route connecting the Primary Street to the primary uses within the building.

B. Allowance

In U-MX and U-RX zone districts, for all building forms except the Town House building forms, one of the following may be used as an alternative to a required Entrance, provided that the alternative meets the design standards described in Section 13.1.6.3.B.4, Pedestrian Access (Entrance) Alternative Requirements:

1. Courtyard or Plaza
2. Covered Walkway

SECTION 5.3.7 DESIGN STANDARD EXCEPTIONS

5.3.7.1 Height Exceptions

A. Intent

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

B. Standard

Except as specifically allowed below:

1. No portion of a structure shall project beyond the maximum height in feet specified in the applicable Building Form table, including any incentive height allowed by this code.
2. No portion of a structure shall project beyond the bulk plane specified in the applicable Building Form table.
3. No portion of a structure shall exceed the maximum height in stories specified in the applicable Building Form table.

C. Exceptions

The following building features of Primary Structures and Accessory Structures are allowed to exceed height in feet, stories, bulk plane, and upper story setbacks as described in the table below, subject to the following standards.

1. Unoccupied elevator penthouses, stair enclosures, and enclosed or unenclosed mechanical equipment including vertical or sloped screen walls for such equipment granted an exception for height in stories shall only be as large as necessary to achieve the intended function of the feature.
2. An elevator lobby granted an exception for height in stories shall be no larger in area than the area of the elevator shaft which it abuts, measured to the exterior walls.
3. Unoccupied building features shall not include space for living, sleeping, eating, cooking, bathrooms, toilet compartments, closets, halls, storage, or similar space.
4. The Zoning Administrator shall determine the applicable feature type and associated height exception standards for a given building feature.
5. Where a building feature exceeds the maximum height in feet or the maximum height in stories as allowed in this section, all standards for the applicable feature in the table below shall apply.

BUILDING FEATURES	ZONE DISTRICTS	THE AGGREGATE SHALL NOT EXCEED 33-1/3 PERCENT OF THE AREA OF THE SUPPORTING ROOF	SHALL BE SET BACK FROM THE PERIMETER OF THE BUILDING A MINIMUM OF ONE FOOT HORIZONTALLY FOR EVERY ONE FOOT OF VERTICAL HEIGHT	MAY EXCEED MAXIMUM HEIGHT IN FEET BY:	MAY EXCEED MAXIMUM HEIGHT IN STORIES BY:	MAY PROJECT THROUGH THE BULK PLANE	MAY EXCEED UPPER STORY SETBACK HEIGHT BY
Dormers on a Detached ADU building form	All U Zone Districts	No	No	Not applicable	Not applicable	Yes, per Section 13.1.4.3.	Not allowed
Roof Overhangs, gutters, and downspouts, each extending no more than 3-feet measured perpendicular from the exterior face of the Exterior Wall to the furthest edge of the projection	All U Zone Districts	No	No	Any distance when attached to a feature that meets the definition of a Story	Not applicable	Any distance	Any distance
Unoccupied spires, towers, flagpoles, antennas, chimneys, flues and vents	All U Zone Districts	No	No	28′	Not applicable	Any distance	Any distance
Unoccupied cooling towers and enclosures for tanks	All 5-Story U-RX, U-MS Zone Districts	No	Yes	28′	Not applicable	Not allowed	Not allowed
Unoccupied elevator penthouses, stair enclosures, and enclosed or unenclosed mechanical equipment including vertical or sloped screen walls for such equipment.	All 3-Story or lower U-RX, U-MX, U-MS Zone Districts in the Town House building form	Yes	Yes, from the perimeter of the portion of the building Facing the Primary Street, Side Street, Side Interior or Rear Zone Lot Line. No, from the perimeter of the portion of the building that does not face a Zone Lot Line.	12'	1 story	Not allowed	Not allowed
Unoccupied elevator penthouses, stair enclosures, and enclosed or unenclosed mechanical equipment including vertical or sloped screen walls for such equipment	All 3-Story or lower U-RX, U-MX, U-MS Zone Districts, , all other building forms	Yes	Yes, from the perimeter of the portion of the building facing the Primary Street or Side Street. Yes, from the perimeter of the portion of the building facing the zone lot line adjacent to a Protected District. No, all others.	12′	1 story	Not allowed	Not allowed
Unoccupied elevator penthouses, stair enclosures, and mechanical equipment including vertical or sloped screen walls for such equipment	All 5-Story U-RX, U-MS Zone Districts	Yes	Yes, from the perimeter of the portion of the building facing the Primary Street or Side Street. Yes, from the perimeter of the portion of the building facing the zone lot line adjacent to a Protected District. No, all others	28′	1 story	Not allowed	Not allowed

BUILDING FEATURES	ZONE DISTRICTS	THE AGGREGATE SHALL NOT EXCEED 33-1/3 PERCENT OF THE AREA OF THE SUPPORTING ROOF	SHALL BE SET BACK FROM THE PERIMETER OF THE BUILDING A MINIMUM OF ONE FOOT HORIZONTALLY FOR EVERY ONE FOOT OF VERTICAL HEIGHT	MAY EXCEED MAXIMUM HEIGHT IN FEET BY:	MAY EXCEED MAXIMUM HEIGHT IN STORIES BY:	MAY PROJECT THROUGH THE BULK PLANE	MAY EXCEED UPPER STORY SETBACK HEIGHT BY
Elevator lobbies	All 3-Story or lower U-RX, U-MX, U-MS Zone Districts	Yes	Yes	12′	1 story	Not allowed	Not allowed
Elevator lobbies	All 5-Story U-RX, U-MS Zone Districts	Yes	Yes	28′	1 story	Not allowed	Not allowed
Open Structures	All 3-Story or lower U-RX, U-MX, U-MS Zone Districts	Yes	Yes	12′	Not applicable	Not allowed	Not allowed
Open Structures	All 5-Story U-RX, U-MS Zone Districts	Yes	Yes	28′	Not applicable	Not allowed	Not allowed
Parapet Wall or Safety Railing	All 3-Story or lower U-RX, U-MX, U-MS Zone Districts	No	No	Not allowed	Not applicable	Not allowed	4'
Parapet Wall or Safety Railing	All 5-Story U- Zone Districts	No	No	Any distance	Not applicable	Not allowed	4'
Solar panels	All U- Zone Districts	No	No	Any distance	Not applicable	Any distance	Any distance
Evaporative coolers	All U- Zone Districts	No	Yes	Any distance	Not applicable	Any distance	Any distance
Accessory water tanks	All U-MX, U-MS Zone Districts	No	Yes	28′	Not applicable	Any distance	Any distance
Pedestrian bridge	All U- Zone Districts	Not applicable	Not applicable	28′	Any number	Any distance	Any distance

5.3.7.2 Setback Exceptions - Architectural, Site, Service & Utility Elements

A. Intent

To allow minor elements to encroach into a setback while maintaining an open and unobstructed minimum setback.

B. Standard

Except as specifically allowed below, Setbacks specified in the applicable Building Form tables shall be open and unobstructed.

C. Exceptions

The following Structures or portions of Structures are permitted to encroach into the Setbacks subject to the limitations in the tables below. No portion of a Structure that encroaches into the Setbacks shall extend into a required Setback beyond the maximum Setback encroachment distance specified in the tables below, as measured perpendicular to the respective Zone Lot line. Where more than one Setback encroachment is allowed for the same Structure or portion of a Structure, the permitted Setback encroachment distances shall not be cumulative. See "Height Exceptions" for encroachments related to Upper Story Setbacks.

1. Architectural Elements

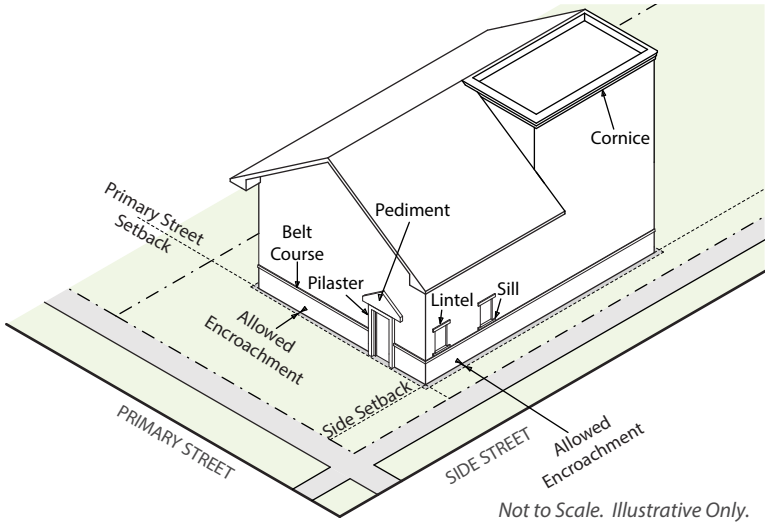
To allow for minor elements which add to the architectural character of buildings, while maintaining an open and unobstructed setback.

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Belt Courses, sills, lintels, pilasters, pediments, cornices, and corbels.	All U- Zone Districts	All building forms	1.5′ Cornices only: 3′	1.5′ Cornices only: 3′	1.5′ Cornices only: 3′; if setback is less than 5′: 2′	1.5′ Cornices only: 5′

Intent: To allow common, minor decorative elements which are integral to a building.



Illustrative only



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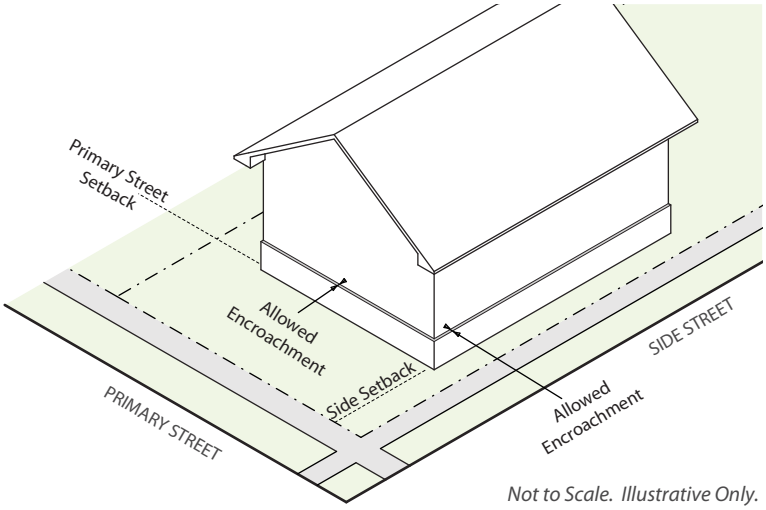
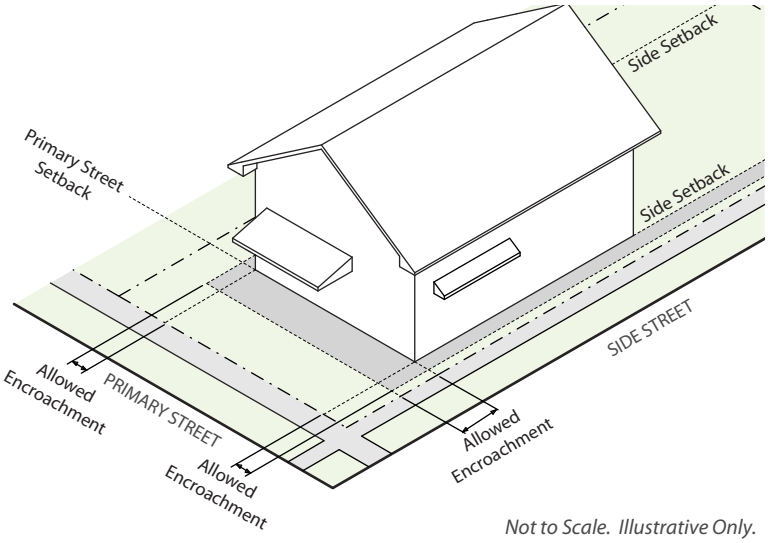
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Brick and stone veneers above Finished Grade for re-siding an existing structure only	All U- Zone Districts	All building forms	6″	6″	6″	6″
Intent: To allow for re-siding of existing structures which may not meet a required minimum setback or the re-siding of the structure would result in not meeting the required minimum setback.	 *Not to Scale. Illustrative Only.*					

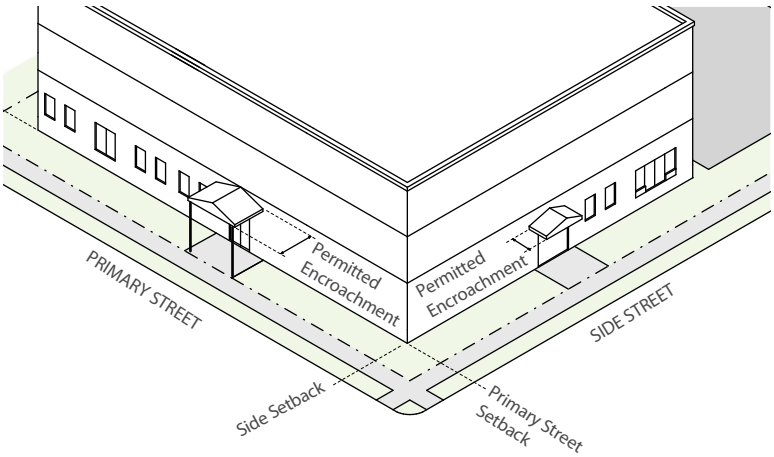
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Canopies providing cover to an entrance: • Shall be no more than 8′ maximum in horizontal width; • Shall be open on three sides; • May include an at-grade landing.	All U-SU, U-TU, U-RH Zone Districts	All building forms	3′	3′	3′; if setback is less than 5′: 2′ and at no point closer than 2′ to a Zone Lot line.	Not allowed
Intent: To provide for covering over an entrance to protect from weather. Unlike the Unenclosed Porch encroachment, canopy is allowed in Side Interior Setback.	 *Illustrative only*		 *Not to Scale. Illustrative Only.*			

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Canopies providing cover to an entrance: • The width shall be no greater than 25% of the width of the face of the building or 20', whichever is less; and • Shall be open on three sides.	All U- Zone Districts, except U-SU, U-TU and U-RH	Town House	Any distance	Any distance	3'	Not allowed
		All others	Any distance	Any distance	Not allowed	Not allowed

Intent: Provide protection from the weather for pedestrians entering the building and define pedestrian entrances to the building.



Illustrative only



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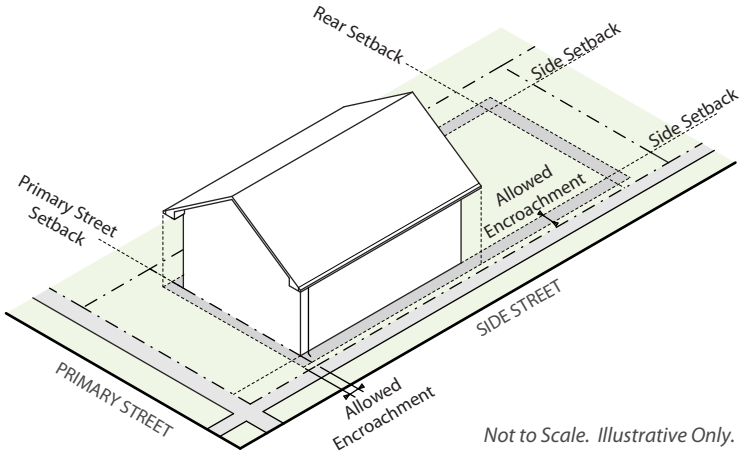
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Gutters, Downspouts, and Roof Overhangs	All U- Zone Districts	All building forms	3'	3'	3'; if setback is less than 5': 2'	5'

Intent: To allow features of structures intended to repel weather



Illustrative only



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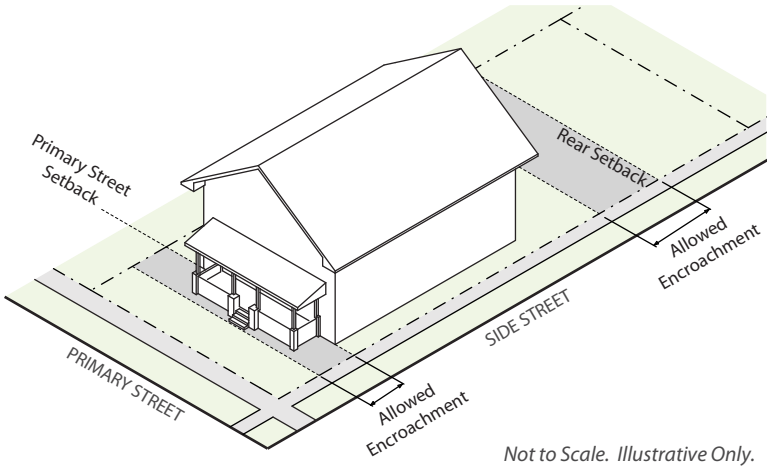
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Porches, Patios, Exterior Balconies, and above-grade stairways at the Street Level: • May be covered; • All sides shall be at least 50% open except for any side abutting a building facade or fire wall.	All U- Zone Districts	All building forms	8′ and minimum of 1′ between right-of-way and first riser of above- grade stairway	5′ and minimum of 1′ between right-of-way and first riser of above-grade stairway	Patios: Maximum of 5' wide, any distance All others: Not allowed	Patios: Any distance All others: 5′

Intent: To promote elements which provide for street activation and human scale.



Illustrative only



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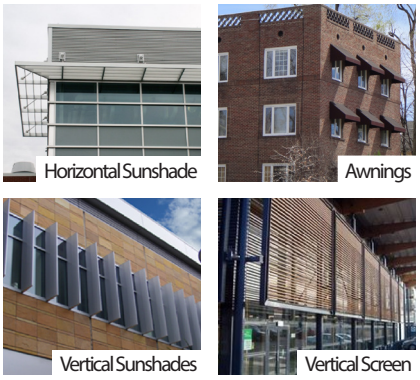
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Shading devices: Projections from Exterior Walls intended to control light entering through windows or doors. • Horizontal shading devices shall include awnings, horizontal sunshades, and other shading devices projecting in a horizontal plane • All other shading devices shall include vertical sunshades, vertical screens and combination horizontal/vertical sunshades ("eggcrate" sunshades) • Vertical screens and combination horizontal/vertical sunshades ("eggcrate" sunshades) shall be at least 50% open	All U- Zone Districts	All Building Forms	Horizontal shading devices: 5′	Horizontal shading devices: 3′	Horizontal shading devices: 3′	Horizontal shading devices: 10′
			All other shading devices: 1.5'	All other shading devices: 1.5	All other shading devices: 1.5	All other shading devices: 1.5

Intent: To allow for elements either integral or attached to a building which control entering light



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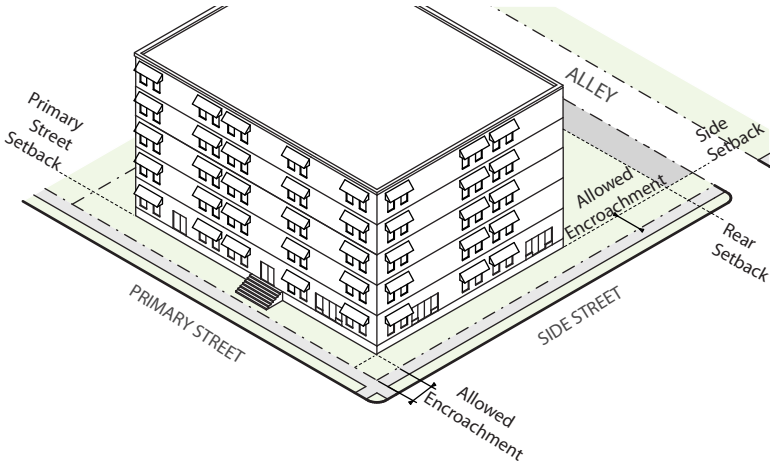

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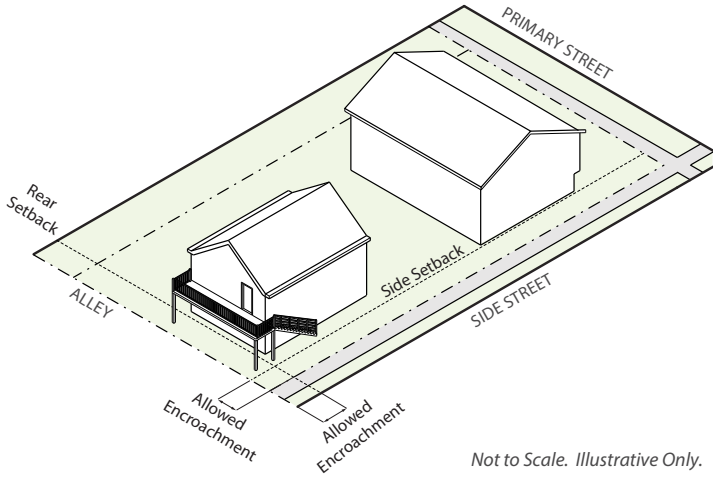
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Rooftop or Second Story Decks, above grade stairways equal to or less than 4 feet in width, and landings equal to or less than 16 square feet in area. • All sides shall be at least 50% open except for any side abutting a building facade or fire wall. *Exception applies when the Rear Zone Lot Line abuts an Alley or Street.	All U- Zone Districts	Detached Accessory Dwelling Unit	Not allowed	5'	Not allowed	5'*
Intent: To allow for second story exterior building entrances and an outdoor space allowance for detached ADU uses.						



Illustrative only



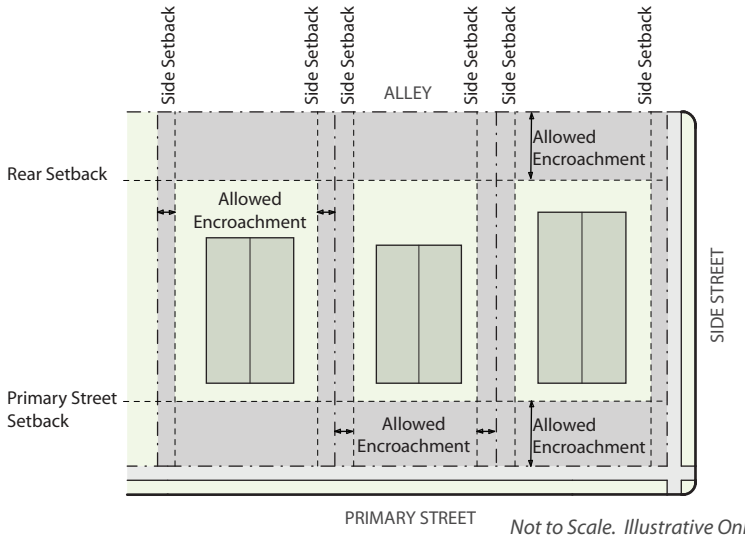
Not to Scale. Illustrative Only.

2. Site Elements

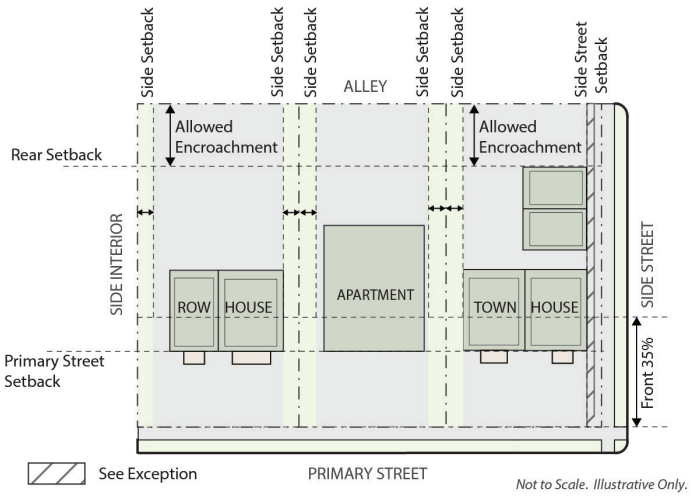
To allow for minor screening and parking elements while maintaining an open and unobstructed setback.

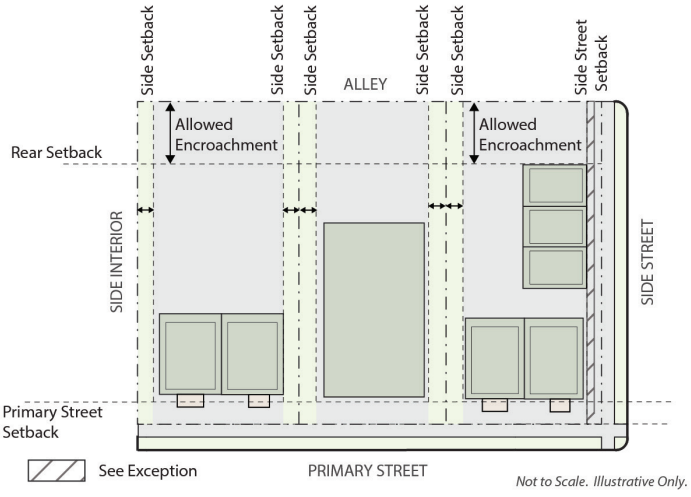
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Fences and Walls	See Article 10, Division 10.5 Landscaping, Fences, Walls and Screening					

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Off-Street Parking Area	All U-SU, U-TU, U-RH Zone Districts	Urban House, Duplex, and Tandem House	Any distance	Any distance	Any distance	Any distance
Intent: To allow off-street parking where it is less impactful.						

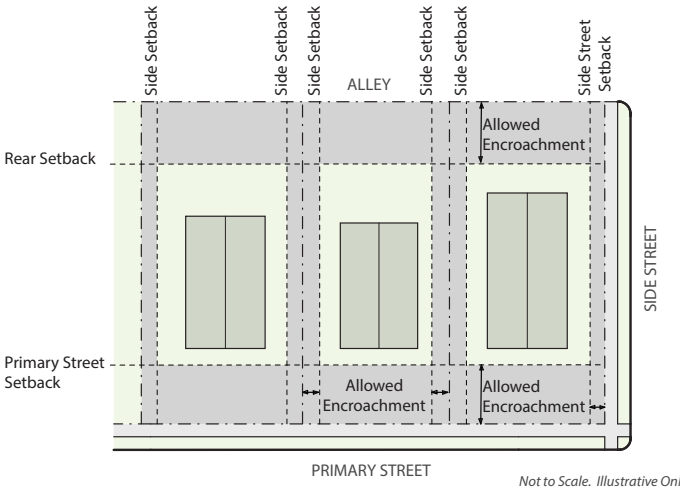


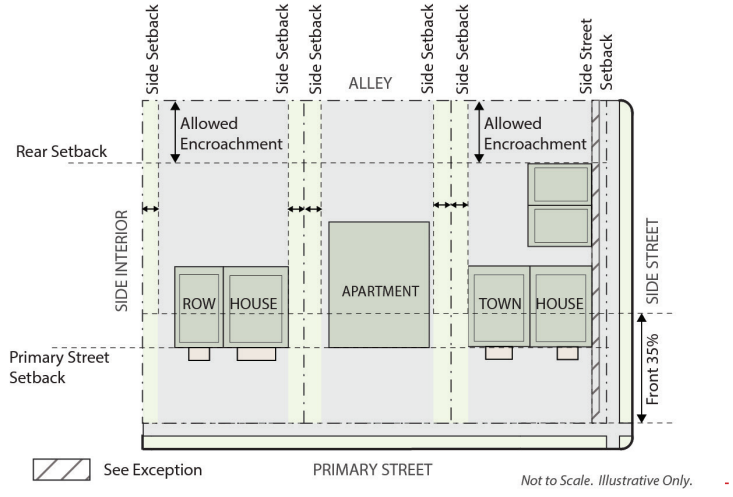
Not to Scale. Illustrative Only.

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Off-Street Parking Area	All U-TU and U-RH Zone Districts	Row House and Apartment	Not allowed	Not allowed	Allowed within the rear 35% of the Zone Lot only	Any distance
Intent: To restrict off-street parking where it is more impactful.					

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Off-Street Parking Area When a Zone Lot contains two or more building forms with different permitted encroachments, the less restrictive standards shall apply for the entire Zone Lot.	All U-RX, U-MX, and U-MS Zone Districts	Town House	Any distance	Not allowed* (*see exception below)	Any distance	Any distance
		General and Shopfront	Any distance	Any distance	Any distance	Any distance
Intent: To restrict off-street parking where it is more impactful.						

*Exception: The minimum 5' of back out space required in Division 10.4, Parking and Loading, shall be permitted to encroach 2.5' when:
- The encroachment is screened from the Side Street with a Garden Wall and 1 deciduous canopy tree or minimum 5' wide planting strip landscaped with 50% live plant material as described in 10.5.4.6 Landscape Material Standards.

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Drive or Driveway	All U-SU, U-TU and U-RH Zone Districts	Urban House, Duplex, and Tandem House	Any distance	Any distance	Any distance	Any distance
Intent: To allow a Drive or Driveway to access an Off-Street Parking Area.  *Illustrative only*						

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Drive or Driveway When a Zone Lot contains two or more building forms with different permitted encroachments, the less restrictive standards shall apply for the Entire Zone Lot.	All U-TU and U-RH Zone Districts	Row House and Apartment	Any distance	Any distance	Not allowed (*see exception below)	Any distance
		Town House	Any distance	Any distance	5' and at no point closer than 5' to the Zone Lot line (*see exception below)	Any distance
Intent: To allow a Drive or Driveway to access an Off-Street Parking Area, but restrict the location where it is impactful due to proximity to adjacent properties.  *Illustrative only*						

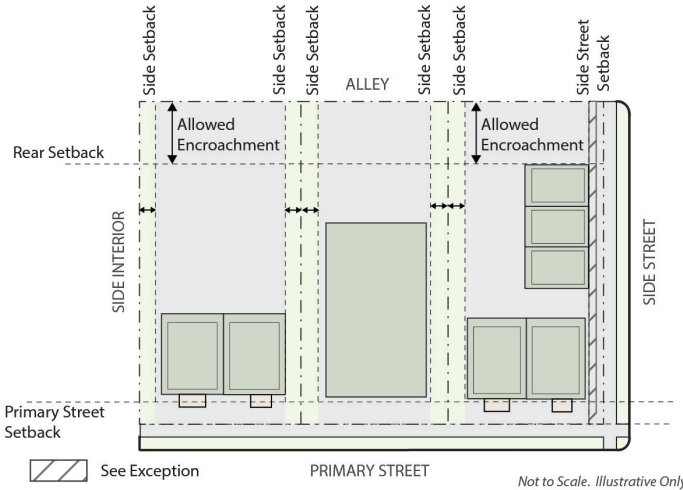
*Exception: A Drive or Driveway may encroach any distance into a Side Interior setback where:
- The Side Interior setback abuts a public Alley;
- Other public right-of-way, or an easement for public access abutting a public Alley; or
- Where a shared access agreement allows the Drive or Driveway to provide shared access to more than one abutting Zone Lot.

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Drive or Driveway	All U-RX, U-MX, and U-MS Zone Districts	Town House, General and Shopfront	Any distance	Any distance	Not allowed (*see exception below)	Any distance

Intent: To allow a Drive or Driveway to access an Off-Street Parking Area, but restrict the location where it is impactful due to proximity to adjacent properties.



Illustrative only



*Exception: A Drive or Driveway may encroach any distance into a Side Interior setback where:

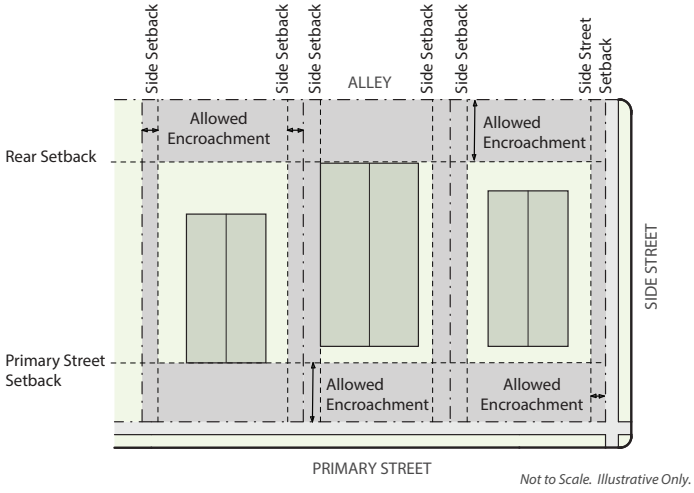
- The Side Interior setback Abuts a public Alley;
- Other public right-of-way, or an easement for public access Abutting a public Alley; or
- Where a shared access agreement allows the Drive or Driveway to provide shared access to more than one Abutting Zone Lot.

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Flatwork	All U- Zone Districts	All building forms	Any distance, but may not exceed 50% of the area within the setback	Any distance, but may not exceed 50% of the area within the setback	Maximum of 5' wide, Any distance	Maximum of 5' wide, Any distance

Intent: To provide pedestrian routes to entrances and buildings, but restrict coverage and width to ensure adequate openness



Illustrative only



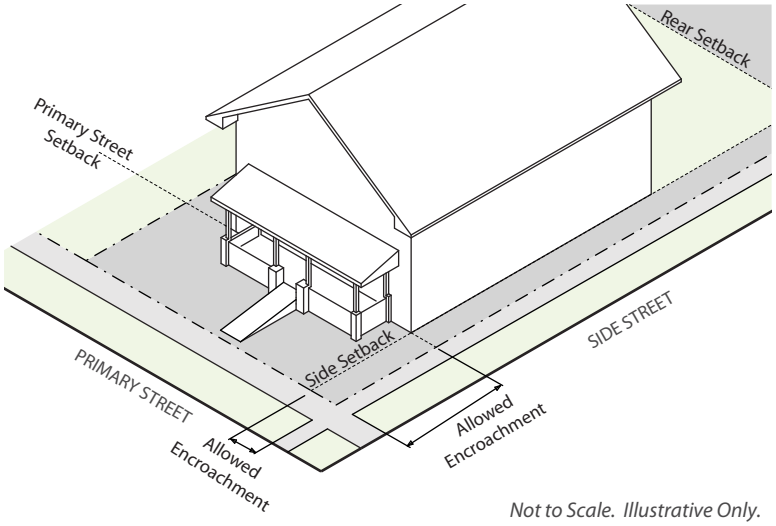
3. Service & Utility Elements

To allow for minor service and utility elements while maintaining an open and unobstructed setback.

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Barrier-free access structures	All U- Zone Districts	All building forms	Any distance	Any distance	Any distance	Any distance
Intent: To provide flexibility in the location of barrier-free access structures.						

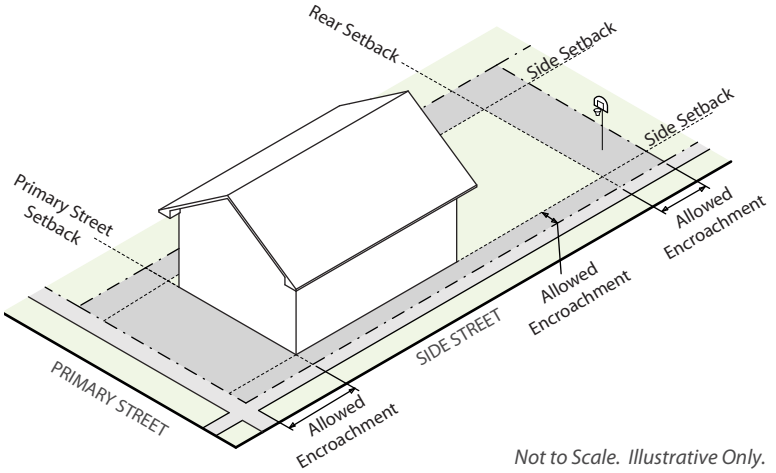


Illustrative only



Not to Scale. Illustrative Only.

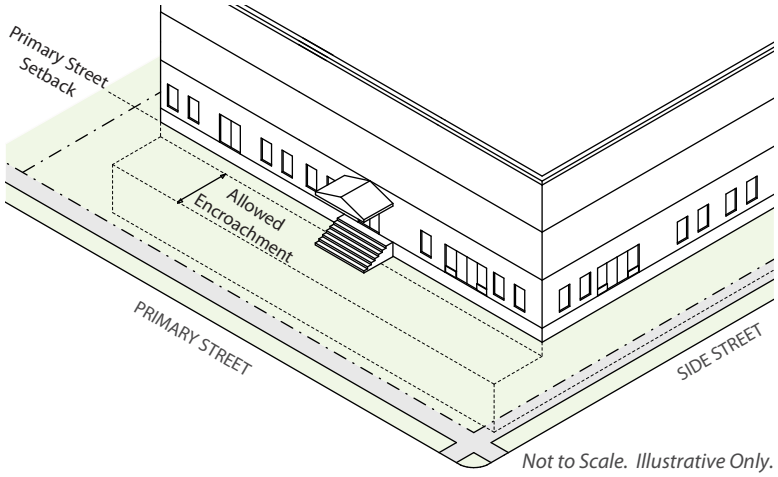
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Basketball goals on a fixed post	All U- Zone Districts	All building forms	Any distance	Any distance	Any distance	Any distance

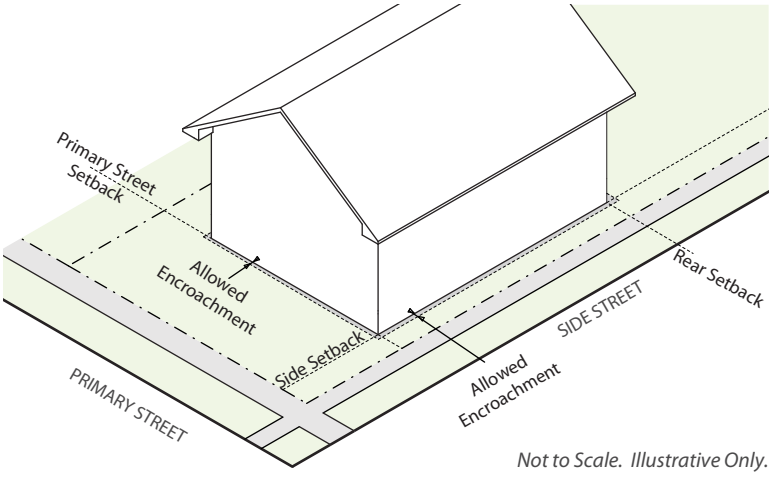


Not to Scale. Illustrative Only.

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Bomb shelter or fallout shelter entrances not more than 2-feet above grade; Bomb shelter or fallout shelter vents not more than 3-feet above grade	All U- Zone Districts	All building forms	Any distance	Any distance	Any distance	Any distance
Intent: To allow for functional siting.						

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Existing chimneys originally designed and constructed to enclose fireboxes, smoke chambers, and flues serving wood-burning fireplaces and not exceeding 6-feet in width	All U- Zone Districts	All building forms	Any distance	Any distance	Any distance	Any distance
Intent: To allow for functional siting.						

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Enclosed structure that is below the original grade and completely underground, of any setback, except as otherwise restricted by this Code	All U- Zone Districts	All building forms	Any distance	Any distance	Any distance	Any distance
Intent: To allow below grade structures that do not disrupt the streetscape.	 *Not to Scale. Illustrative Only.*					

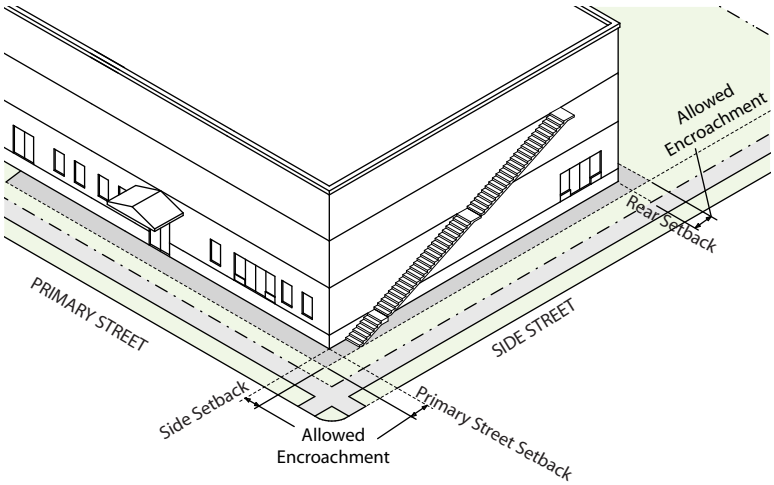
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Gas and electric meters	All U- Zone Districts	All building forms	1.5′	1.5′	1.5′	1.5′
Intent: To allow for functional siting.	 *Not to Scale. Illustrative Only.*					

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Emergency egress, when required by Denver Fire Code, such as fire escapes, fire escape ladders, and outside stairways, but excluding above-grade walkways.	All U- Zone Districts	All building forms	5′	3′	3′	10′

Intent: To provide for egress from a building only for emergency purposes



Illustrative only



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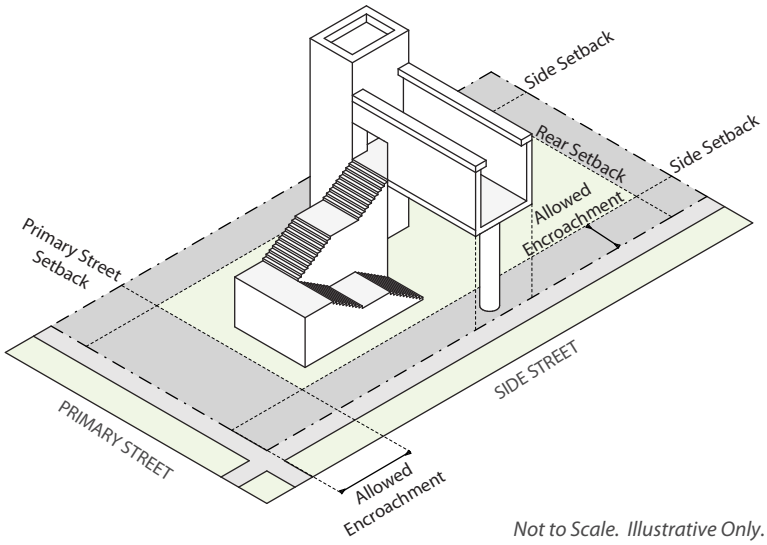
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Pedestrian Bridge where the encroachment is necessary to complete a connection for a continuous, publicly accessible pedestrian/bicycle route provided the Department of Transportation and Infrastructure ("DOTI") has approved a right-of-way encumbrance.	All U- Zone Districts	All building forms	Any distance	Any distance	Any distance	Any distance

Intent: To allow for above-grade connections that support continuous publicly accessible pedestrian/bicycle routes.



Illustrative only



Not to Scale. Illustrative Only.

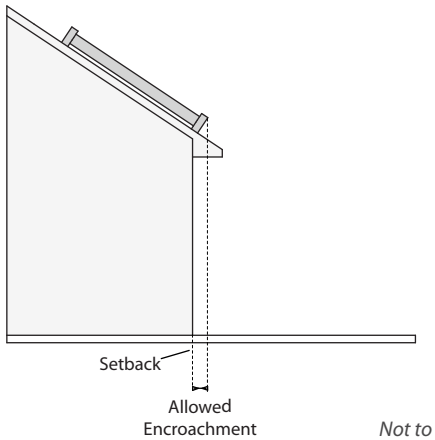
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Retaining structures for window wells and below grade areas, (1) shall not extend more than 6-inches above grade; and (2) shall not exceed 6-feet in width as measured parallel to the exterior walls of the structure served	All U- Zone Districts	All building forms	4'	4'	4'	4'
Intent: To allow for openings to below-grade spaces						

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Retaining structures for window wells and below grade areas for exits, exit discharges, and emergency escape and rescue openings required by the Denver Building and Fire Code, (1) shall not extend more than 6-inches above finished grade; and (2) shall not exceed 6-feet in width as measured parallel to the exterior walls of the structure served; and (3) shall not extend more than 4 feet into the setback as measured perpendicular to the exterior walls of the structure served; and (4) shall not exceed the minimum number of exits or emergency escape and rescue openings required by the Denver Building and Fire Code	All U- Zone Districts	All building forms	Any distance	Any distance	Any distance	Any distance
Intent: To allow for minimum means of egress components and minimum emergency escape and rescue openings required for life-safety						

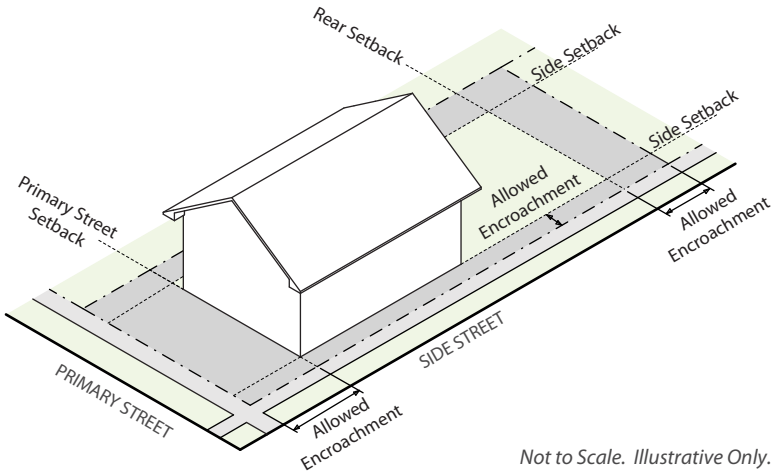
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Solar Panel, building-mounted	All U- Zone Districts	All building forms	Any distance	Any distance	Any distance	Any distance
Intent: To allow solar panels on structures that may not meet a required minimum setback.						

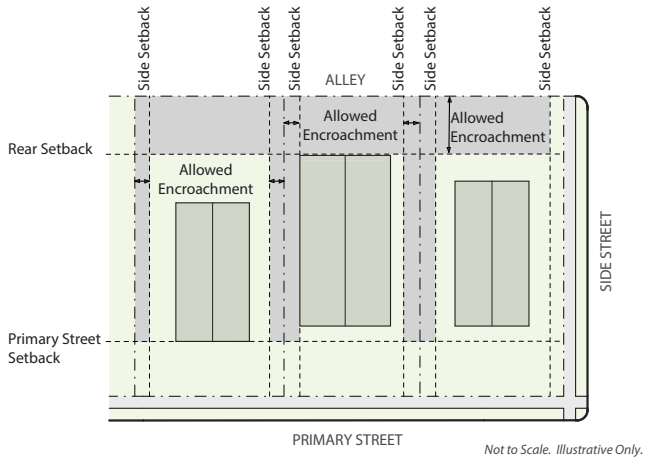


Illustrative only



Not to Scale. Illustrative Only.

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Utility pedestals, transformers or other similar equipment, excluding mechanical equipment: • Shall not exceed 4' in height.	All U- Zone Districts	All building forms	Any distance	Any distance	Any distance	Any distance
Intent: To allow for functional siting.	 *Not to Scale. Illustrative Only.*					

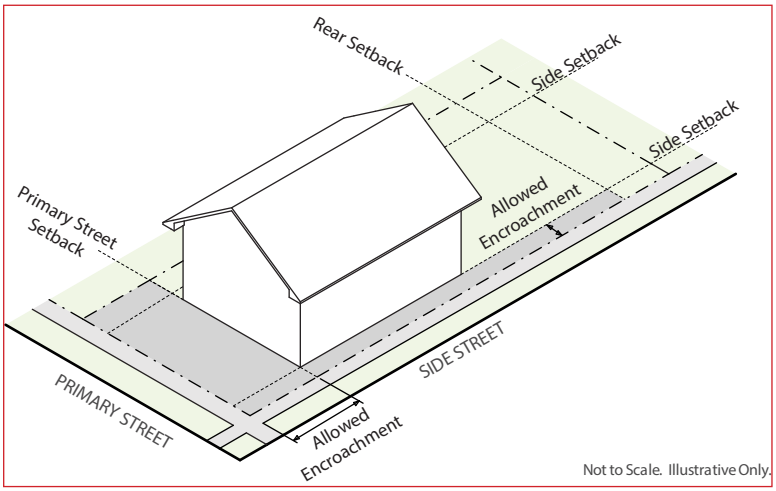
	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Utility pedestals, transformers or other similar equipment, excluding mechanical equipment: • Greater than 3' in height but not exceeding 8' in height above Finished Grade.	All U-RH, U-RX, U-MX, and U-MS Zone Districts	All building forms	Not allowed	Not allowed	Not allowed	Any distance
Intent: To allow for functional siting.  *Illustrative only*	 *Not to Scale. Illustrative Only.*					

	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Mailboxes and other accessory structures serving a similar utilitarian function, including cluster box units (CBUs) and free-standing bike racks	All U-Zone Districts	All building forms	Any distance	Any distance	Not allowed, unless also within the Primary Street Setback	Not allowed
Intent: To allow for functional siting.						





Illustrative only



	ZONE DISTRICTS	BUILDING FORMS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Wall-mounted fixtures, wiring, conduit, piping, and vents integral to conventional mechanical, electrical, plumbing, and fire protection systems (1) not otherwise identified as an allowed setback encroachment; and (2) serving permitted uses on the zone lot; and (3) projecting no more than 18-inches from the exterior face of the exterior wall Including but not limited to electrical panelboards, controllers, sensors, meters, drains, hosebibs, hydrants, fire department connections, sprinklers, alarms, dryer vents, bathroom vents, furnace vents, radon exhaust fans, lighting fixtures, and similar minor utility features approved by the Zoning Administrator	All U- Zone Districts	All building forms	Wall-mounted lighting fixtures and elements of fire protection systems: Any Distance All Others: Not Allowed	Any distance	Any distance	Any distance
Intent: To allow for functional siting.						

5.3.7.3 Building Coverage Exception

A. Applicability

All U- zone districts where a building coverage standard applies.

B. Unenclosed Porch Exception

1. Intent

To promote street activation and human scale.

2. Standard

The Building Footprint of a Primary Structure occupied only by portions of an Unenclosed Porch may be excluded from the calculation of Building Coverage up to a maximum of 400 square feet for each dwelling unit if:

a. The portions of the Unenclosed Porch are located between the Primary Street zone lot line and the Primary Street-facing façade(s) of the Primary Structure (a Facade is "Street-facing" when it meets the criteria in Section 13.1.6.5, Determination of "Street-Facing" Building Elements); and

b. The portions of the Unenclosed Porch provide access to a Primary Use within the structure.

5.3.7.4 Vehicle Access From Alley Required - Exceptions

A. No Alley

Where a building form specifies "street access allowed when no Alley present," vehicle access from the street is allowed when a Zone Lot is not bounded by an Alley.

B. Alley Access Required

Where a building form specifies vehicle access from Alley is required, and the Zone Lot is bounded by an Alley, any newly constructed Driveway, Off-Street Parking Area, Garage, Carport, or other parking facility shall be accessed solely from an Alley, unless the applicant can demonstrate at the time of zoning permit application that an exception stated in this Section 5.3.7.4 applies.

C. DOTI Approval Required for All Exceptions to Alley Access

The Department of Transportation and Infrastructure ("DOTI") shall approve all requests for an exception to required Alley access under this Section 5.3.7.4.

D. General Exceptions

When one or more of the conditions listed in this Section 5.3.7.4.D apply, street access may be used instead of alley access. However, if improvements to any portion of the Alley, including widening and/or repaving, are required by the City at the time of Development due to a change in use or intensity, which improvements resolve one or more conditions for an exception specified in this Section 5.3.7.4.D, then vehicular Alley access shall be required.

1. The Alley is not provided with an all-weather surface of asphalt, asphaltic concrete, concrete, or any equivalent material;

2. The Alley is less than 12 feet in width;

3. At least 60 percent of the existing Zone Lots on the same Face Block are served by Driveways, Off-Street Parking Areas, Garages, Carports, or other parking facilities accessed from a primary street.

4. The Department of Transportation and Infrastructure ("DOTI") prohibits the use of the Alley for vehicular access to the Zone Lot based upon a determination that the Alley cannot safely or operationally accommodate additional vehicular traffic; or

5. The Primary Use is within the Civic, Public, and Institutional Use Category and the DRC determines during Site Development Plan review that street access is more consistent with the Comprehensive Plan, or is necessary to ensure safety or vehicle operational needs.

E. Special Exception for Pre-Existing Street Access

When the conditions listed in this Section 5.3.7.4.E apply, street access may be used instead of alley access:

1. Vehicular access from the street to an accessory Garage, Carport, or other Off-Street Parking Area was legally established, constructed, or expanded prior to June 25, 2010, and has been Continuously Maintained; and

2. The Primary Structure containing either a Single-Unit or Two-Unit Dwelling use on the same Zone Lot is not Voluntarily Demolished. In the case of Voluntary Demolition of the Primary Structure, vehicle access must be taken from the Alley unless otherwise allowed by this Section 5.3.7.4.

SECTION 5.3.8 REFERENCE TO OTHER DESIGN STANDARDS

5.3.8.1 Article 10: General Design Standards

Refer to the following Divisions for other applicable design standards

A. Parking and Loading: Division 10.4

B. Landscaping, Fences, Walls and Screening: Division 10.5

C. Site Grading Standards: Division 10.6

D. Outdoor Lighting: Division 10.7

E. Signs: Division 10.10

DIVISION 5.4 USES

SECTION 5.4.1 APPLICABILITY

5.4.1.1 This Division 5.4 sets forth the land uses permitted, and required zoning procedures for all the Urban Neighborhood Context zone districts.

5.4.1.2 Uses not listed are prohibited, unless the Zoning Administrator specifically permits the unlisted use according to Section 12.4.6, Code Interpretations and Determination of Unlisted Uses.

5.4.1.3 For number of primary and accessory uses allowed per zone lot, see Section 1.2.3.5, Number of Structures and Uses Allowed per Zone Lot.

SECTION 5.4.2 ORGANIZATION

5.4.2.1 Organized by Primary, Accessory and Temporary Uses

The Use Table first presents all primary uses, then all accessory uses, and finally all temporary uses. Primary uses are arranged hierarchically within the table by use classification, category of primary uses, and then by specific use type. Accessory uses are organized by whether such use is accessory to a primary residential use or to a primary nonresidential use. Temporary uses are presented alphabetically ordered in the last division of the table.

5.4.2.2 Primary Use Classifications, Categories & Specific Use Types

A. Primary Use Classifications

All primary land uses in the Use Table are organized into one of the following five general land use classifications:

1. Residential Uses
2. Civic, Public & Institutional Uses
3. Commercial Sales, Service & Repair Uses
4. Industrial, Manufacturing & Wholesale Uses
5. Agriculture

B. Primary Use Categories & Specific Use Types

Primary uses are further organized into use categories and specific use types listed under each general primary land use classification. The Use Table is organized into the above five general land use classifications, use categories and specific use types.

C. Classifications & Categories Are Mutually Exclusive

The general land use classifications and use categories listed in the Use Table are intended to be mutually exclusive; that is, a use classified into one use category, such as "lodging accommodations," cannot be classified in a different use category, such as "congregate living," unless otherwise expressly allowed by this Code.

SECTION 5.4.3 EXPLANATION OF TABLE ABBREVIATIONS

5.4.3.1 General Explanation of Table Cell Entries

In each of the table cells, the entry will indicate first whether use limitations apply to the specific use, and then separated by a hyphen, the type of zoning review required prior to establishment of the use under this Code. For example, as described in more detail below, a cell entry "L-ZPIN" means, first, the use is subject to use limitations (the "L"), and, second, that the use is subject to zoning permit review with information notice (the "ZPIN") prior to its establishment.

5.4.3.2 Permitted, Limited, Not Permitted

A. Permitted Use - No Use Limitations Apply ("P")
A "P" in a table cell indicates that the use is permitted in the respective zone district, and is not subject to use limitations.

B. Permitted Use - Subject to Use Limitations ("L")
"L" in a table cell indicates the use is permitted in the zone district subject to compliance with the use limitations referenced in the last column of the use table ("Applicable Use Limitations").

C. Uses Not Permitted ("NP")
"NP" in a table cell indicates that the use is not permitted in the specific zone district.

5.4.3.3 Zoning Procedure

A. Use Subject to Zoning Permit Review ("ZP")
"ZP" in a table cell indicates that the use is permitted in the respective zone district only if reviewed and approved according to the requirements in Section 12.4.1, Zoning Permit Review.

B. Use Subject to Zoning Permit Review with Informational Notice ("ZPIN")
"ZPIN" in a table cell indicates that the use is permitted in the respective zone district only if reviewed and approved according to the public notice and procedural requirements in Section 12.4.2, Zoning Permit Review with Informational Notice. Such uses shall comply with any applicable use limitations noted in the last column of the use table ("Applicable Use Limitations"), as well as the review criteria stated in Section 12.4.2, Zoning Permit Review with Informational Notice.

C. Use Subject to Zoning Permit Review with Community Information Meeting ("ZPCIM")
"ZPCIM" in a table cell indicates that the use is permitted in the respective zone district only if reviewed and approved according to the public notice and procedural requirements in Section 12.4.1, Zoning Permit Review. Prior to formal application, an applicant shall schedule a community information meeting and provide public notice of the community information meeting according to Section 12.3.4.6, Community Information Meeting.

D. Use Subject to Zoning Permit with Special Exception Review ("ZPSE")
"ZPSE" in a table cell indicates that use is generally appropriate in the neighborhood context and zone district, yet may have the potential for limited impacts on adjacent properties or on the established character of the neighborhood context or zone district. "ZPSE" uses are subject to a Board of Adjustments public hearing according to Section 12.4.9, Zoning Permit with Special Exception Review, which grants the Board of Adjustment the authority to impose conditions on the specified use to mitigate any potential impacts. Such uses shall comply with any applicable use limitations noted in the last column of the use table ("Applicable Use Limitations"), as well as the review criteria stated in Section 12.4.9, Zoning Permit with Special Exception Review.

E. Uses Where More Than One Zoning Procedure Is Indicated
Where a table cell shows more than one zoning procedure applies to a use, for example "L-ZP/ZPIN", the referenced use limitation (last table column) will indicate which zoning procedure applies in a specific case. For example, a table cell may indicate "L-ZPIN/ZPSE" for a use. This means that the ZPIN zoning procedure will apply, unless the applicable use limitation specifies the ZPSE zoning procedure is triggered (e.g., by proximity to a Protected District).

5.4.3.4 Enclosure of Uses

All primary, accessory and temporary uses must be established, operated and maintained within a Completely Enclosed Structure, unless otherwise specifically allowed by this Code. The Use Tables in Articles 3-9 indicate when a use may be established, operated or maintained outside a Completely Enclosed Structure by including an asterisk "*" next to the specific use type. For example, the asterisk following the "Telecommunication Tower*" use type in the tables indicates that a telecommunication tower land use need not be enclosed.

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
ZPCIM = Subject to Zoning Permit Review with Community Information Meeting ZPIN = Subject to Zoning Permit Review with Informational Notice
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-A2 U-SU-B U-SU-B2 U-SU-C U-SU-C2 U-SU-E U-SU-H	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	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.2.7
	Dwelling, Two Unit	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.2.2; §11.2.7
	Dwelling, Multi-Unit	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.2.3; §11.2.7
	Dwelling, Live / Work	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.2.4; §11.2.7
	Manufactured Home Community	NP	NP	NP	NP	NP	NP	NP	NP	
Residential Care	Residential Care, Type 1	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	L/L-ZP	§11.2.8; §11.2.9
	Residential Care, Type 2	L-ZPCIM	L-ZPCIM	L-ZPCIM	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.2.8; §11.2.10
	Residential Care, Type 3	NP	NP	NP	L-ZPCIM	NP	NP	L-ZPCIM	L-ZPCIM	§11.2.8; §11.2.11
	Residential Care, Type 4	NP	NP	NP	NP	NP	NP	L-ZPCIM	L-ZPCIM	§11.2.8; §11.2.12
Congregate Living	All Types	NP	NP	U-RH-2.5: NP U-RH-3A: P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	§11.2.2
CIVIC, PUBLIC & INSTITUTIONAL PRIMARY USE CLASSIFICATION										
Basic Utilities	Utility, Major Impact*	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	§ 11.3.1
	Utility, Minor Impact*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.3.2
Community/ Public Services	Community Center*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.3.3
	Day Care Center	L-ZP	L-ZP	P-ZPIN	P-ZPIN	P-ZPIN	P-ZP	P-ZP	P-ZP	§ 11.3.4
	Postal Facility, Neighborhood	NP	NP	NP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Postal Processing Center	NP	NP	NP	P-ZP	NP	NP	P-ZP	P-ZP	
	Public Safety Facility	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	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Museum	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*	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	

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Education	Elementary or Secondary School	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.3.8
	University or College	NP	NP	NP	L-ZP	NP	L-ZP	L-ZP	L-ZP	§ 11.3.8; § 11.3.9
	Vocational or Professional School	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.3.8
Public and Religious Assembly	All Types	L-ZP	L-ZP	L-ZP	L-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	See Section 9.4.4, Use Overlay Districts, for adult business use allowance in the UO-1 District.
Arts, Recreation and Entertainment	Arts, Recreation and Entertainment Services, Indoor	NP	NP	NP	P-ZP	L-ZPIN	L-ZP	P-ZP	P-ZP	§ 11.4.2
	Arts, Recreation and Entertainment Services, Outdoor*	NP	NP	NP	L-ZPSE	NP	L-ZPSE	L-ZPSE	L-ZPSE	§ 11.4.3
	Event Space with Alternate Parking and Loading*	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		L-ZP	L-ZP	L-ZP	Not Applicable					§11.4.6
Parking of Vehicles	Parking, Garage	NP	NP	NP	P-ZP	NP	P-ZP	P-ZP	P-ZP	
	Parking, Surface*	NP	L-ZP	L-ZP	NP	NP	NP	NP	NP	§ 11.4.8
Eating & Drinking Establishments	All Types	NP	NP	NP	P-ZP	L-ZPSE	L-ZP	P-ZP	P-ZP	§ 11.4.9
Lodging Accommodations	Bed and Breakfast Lodging	NP	NP	NP	P-ZP	NP	P-ZP	P-ZP	P-ZP	
	Lodging Accommodations, All Others	NP	NP	NP	P-ZP	NP	NP	P-ZP	P-ZP	
Office	Dental / Medical Office or Clinic	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.4.10
	Office, All Others	NP	NP	NP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	

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Retail Sales, Service & Repair (Not Including Vehicle or Equipment Sales, Service & Repair)	Animal Sales and Services, Household Pets Only	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	NP	NP	NP	L-ZP	L-ZP	L-ZP	P-ZP	P-ZP	§11.4.14; §11.4.11
	Pawn Shop	NP	NP	NP	NP	NP	NP	NP	NP	
	Retail Sales, Service & Repair -- Outdoor*	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	NP	NP	NP	P-ZP	L-ZP/L-ZPIN	L-ZP	P-ZP	P-ZP	§11.4.11
Vehicle / Equipment Sales, Rentals, Service & Repair	Automobile Emissions Inspection Facility	NP	NP	NP	NP	NP	L-ZP	P -ZP	P-ZP	§11.4.17
	Automobile Services, Light	NP	NP	NP	NP	NP	L-ZPSE	L-ZP	L-ZP	§11.4.18; §11.4.19
	Automobile Services, Heavy	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*	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*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.5.2
	Communication Services	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*	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*	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*	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	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	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	NP	NP	NP	NP	NP	NP	L-ZP	L-ZP	§11.5.7

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Manufacturing and Production	Manufacturing, Fabrication & Assembly -- Custom	NP	NP	NP	L-ZPIN	L-ZP	L-ZP	L-ZP	L-ZP	§11.5.8
	Manufacturing, Fabrication & Assembly -- General	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*	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*	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*	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	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	
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	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	NP	NP	NP	NP	NP	NP	L-ZP/ ZPIN/ ZPSE	L-ZP/ZPIN/ ZPSE	§11.5.26

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AGRICULTURE PRIMARY USE CLASSIFICATION										
Agriculture	Aquaculture*	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	§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	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.6.5
ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION										
Accessory to Primary Residential Uses	Unlisted Accessory Uses	L - Applicable to all Zone Districts								§11.7
	Accessory Dwelling Unit	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.7; §11.8.2
	Domestic Employees	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; §11.5.13
	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	Child Care Home, Large	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§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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ACCESSORY TO PRIMARY NONRESIDENTIAL USES USE CLASSIFICATION										
Accessory to Primary Nonresidential Uses	Unlisted Accessory Uses	L - Applicable to all Zone Districts								§11.7; §11.10.1s
	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 and 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; §11.4.6
	Occasional Sales, Services Accessory to Primary Places of Religious Assembly or Primary Uses Operated by Nonprofit Organizations*	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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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
	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; §11.10.20
	Retail Food Establishment, Mobile (Food Truck)*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.7; §11.10.19
TEMPORARY USE CLASSIFICATION										
Temporary Uses	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 (Food Truck)*	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	

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