ARTICLE 10. GENERAL DESIGN STANDARDS
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INTRODUCTION TO ARTICLE 10

A. Article 10, General Design Standards contains general design standards that apply throughout the city and are not unique to a Neighborhood Context or Special Context, including general standards for parking, landscaping, site grading, outdoor lighting, and signs.

B. Article 10, General Design Standards is comprised of separate Divisions that present all regulations related to a single subject matter. For example, Division 10.4, Parking and Loading includes all regulations related to the provision of off-street parking and loading, including exceptions and exemptions from minimum requirements and minimum design for the layout of Off-Street Parking Areas.

C. All development shall comply with this Article 10’s general design standards in addition to compliance with a zone district’s more specific building form and design standards, and with applicable use limitations. Each Division in Article 10, General Design Standards includes an applicability provision as to what specific types of development activity trigger application of the Division’s standards.
DIVISION 10.1  REFERENCE TO OTHER APPLICABLE DESIGN STANDARDS

In addition to the zoning design standards applicable to development under this Code, design standards found in other parts of the Denver Revised Municipal Code may apply. An applicant for development is encouraged to investigate whether these other standards may apply, and to work with Community Planning and Development and other agencies to determine how all applicable standards interplay with applicable zoning regulations. Other applicable design standards include, but are not limited to:

10.1.1 Chapter 49 (Streets, Sidewalks and Other Public Ways), D.R.M.C., regarding the designation of Parkways and the establishment of Parkway setbacks for buildings and structures.

10.1.2 Chapter 30 (Landmark Preservation), D.R.M.C., regarding the designation of Historic Structures and historic districts;

10.1.3 Chapter 10 (Buildings and Building Regulations), D.R.M.C., regarding the establishment of view plane protection areas, which may restrict the height of structures more stringently than the applicable zoning.

10.1.4 Chapter 8 (Animals), D.R.M.C., regarding licensing and permitting for the keeping of animals, including but not limited to dogs, cats, livestock, and fowl, within the City of Denver.

10.1.5 Chapter 56 (Utilities), D.R.M.C., regarding water, drainage, sanitary and floodplain regulations affecting land development.

10.1.6 Chapter 57 (Vegetation), D.R.M.C., regarding maintenance of landscaping in general, and maintenance of plantings in the public rights-of-way.

10.1.7 Chapter 27 (Housing), D.R.M.C., regarding requirements for certain developments to include a minimum number of moderately priced affordable housing units, if submitted for approval prior to January 1, 2017.

10.1.8 Chapter 24 (Health and Sanitation), Article XI (Medical Marijuana Dispensaries) for regulations relating to the establishment and operation of medical marijuana retail dispensaries, a type of retail sales and service land use.

10.1.9 Chapter 6 (Alcohol Beverages and Retail Marijuana), Article IV (Malt, Vinous and Spirituous Liquors), D.R.M.C., for regulations relating to the establishment and operation of Liquor Stores, a type of retail sales and service land use.

10.1.10 Chapter 6 (Alcohol Beverages and Retail Marijuana), Article V (Denver Retail Marijuana Code), D.R.M.C., for regulations relating to the establishment and operation of retail marijuana dispensaries, a type of retail sales and service land use.

10.1.11 Rules and regulations adopted by the Manager according to D.R.M.C., Chapter 12, including but not limited to Urban Design Standards and Guidelines and the Denver Streetscape Manual.
Article 10. General Design Standards
Division 10.1 Reference to Other Applicable Design Standards

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DIVISION 10.2  GENERAL SITE DESIGN AND FACILITY STANDARDS

SECTION 10.2.1  INTENT

This Division's general site design and facility standards are intended to supplement the more specific zone district building and design standards found in Articles 3 through 9 and, consistent with this Code’s context-based approach, ensure that new development: (a) Provides adequate on-site facilities to meet the demands of residents, employees, and visitors; (b) Assures and promotes convenient pedestrian and bicycle access to parks, community amenities, and activity or employment centers; and (c) Mitigates the potential for any adverse impacts on surrounding properties and neighborhoods.

SECTION 10.2.2  APPLICABILITY

In addition to compliance with applicable building form and design standards, all development shall comply with the following general site and facility design standards. In case of conflict between an applicable zone district standard or an applicable and more specific building form standard in Articles 3 through 9 and a design standard stated in this Division 10.2, General Site Design and Facility Standards the more specific building form standard shall apply, unless otherwise expressly stated. In case of conflict between a more specific design standard stated in this Article 10 and a design standard stated in this Division 10.2, General Site Design and Facility Standards the more specific design standard shall apply, unless otherwise expressly stated.

SECTION 10.2.3  GENERAL SITE DESIGN AND FACILITY STANDARDS

All development shall provide, as applicable:

10.2.3.1  Adequate design of grades, paving, gutters, drainage and treatment of turf to handle storm waters, prevent erosion and formation of dust;

10.2.3.2  Adequate, safe and convenient arrangement of pedestrian circulation facilities, roadways, driveways, off-street parking and loading space, facilities for waste disposal;

10.2.3.3  Arrangement of buildings and vehicular circulation open spaces so that pedestrians moving between buildings are not unnecessarily exposed to vehicular traffic;

10.2.3.4  Adequate amount and proper location of pedestrian walks, malls and landscaped spaces to separate horizontally or vertically pedestrian walks, malls and public transportation loading places from general vehicular circulation facilities;

10.2.3.5  Arrangement and orientation of buildings and location of Off-Street Parking Areas so as to minimize the impacts on adjacent properties;

10.2.3.6  Proper arrangement of signs and lighting devices with respect to traffic control devices and adjacent residential districts;

10.2.3.7  In development providing for family occupancy, adequate amount and safe location of play areas for children and other recreational areas according to the concentration of occupancy;

10.2.3.8  In development intended for nonresidential uses and located near or abutting Residential Zone Districts, provide fences, walls or year-round screen planting when necessary to shield adjacent residential districts from parking lot illumination, headlights, fumes, heat, blowing papers and dust and to reduce the visual encroachment of commercial architectural, signs and activity on residential privacy and residential neighborhood character;

10.2.3.9  Adequate consideration for the access needs of disabled or handicapped residents through the provision of special parking spaces, accessible routes between Off-Street Parking Areas and buildings, passenger loading zones and access to other facilities in order to give disabled residents an increased level of mobility;
10.2.3.10 Adequate identification of buildings, particularly in developments where two or more buildings use one street address or where two or more buildings are located on private streets or drives. For these cases, this Section's standards shall apply to all existing and future projects and shall require the following:

A. The installation of temporary signs identifying each individual building at the beginning stage of its construction;

B. The installation of permanent identifying signs on each building that will allow quick identification by emergency service personnel and visitors; and

C. The installation of legible maps at the main vehicle entry points and/or signs showing all private streets or drives and their alignment throughout the project.
DIVISION 10.3  MULTIPLE BUILDINGS ON A SINGLE ZONE LOT

SECTION 10.3.1  INTENT
This Division’s standards are intended to provide design flexibility in the siting of multiple buildings on a single zone lot, while assuring the siting of such multiple buildings results in adequate air, light, and pedestrian access and circulation, and mitigates any potential adverse impact on adjacent properties.

SECTION 10.3.2  APPLICABILITY
This Section’s design standards shall apply to all development on a single zone lot containing multiple primary buildings. Refer to Division 1.2, Zone Lots and Section 13.1.5, Siting Form Standards.

SECTION 10.3.3  EXCEPTION TO COMPLIANCE WITH BUILDING FORM STANDARDS

10.3.3.1 Exception for Required Build-To, Surface Parking Location and Street Level Activation

A. Applicability
This subsection 10.3.3.1 shall apply to all zone districts and building forms that have a Required Build-to and that allow multiple primary structures.

B. Exception
When Primary and Side Street Build-to are met for the entire zone lot, and the Surface Parking Location, and Street Level activation standards are met for those buildings being used to meet the Required Build-to, additional buildings on the site are not subject to the Build-to, Surface Parking Location, and Street Level activation standards.

a. For example, in Figure 10.3-1, if buildings “A” and “B” comply with the required Primary and Side Street Build-to and the Street Level activation standards, then building “C” may be sited with more flexibility on the zone lot and need not comply with the build-to or Street Level activation standards.

Figure 10.3-1
10.3.3.2 Exception for Surface Parking Location in Main Street
In the Main Street (MS) zone districts only, when a Side Street build-to is met with a building (A), surface parking is allowed between additional buildings on the zone lot (B) and that Side Street. See Figure 10.3-2.

10.3.3.3 Exception for Phased Development
When multiple buildings on the zone lot will be developed in phases, and the first phase(s) of development would not meet applicable build-to, surface parking location, and Street Level activation standards as required above, an applicant shall reserve an area along the street frontage for future building phases that will comply with such standards, provided the following conditions are met:

A. The reserved area shall include the entire zone lot frontage abutting the Primary Street or Side Street for a depth of no less than 60 feet, measured from the zone lot line except for approved vehicular access lanes.

B. Parking of vehicles is not allowed within the reserved area.

C. Water quality and detention/retention facilities, or utilities, are not allowed within the reserved area.

D. The reserved area shall be improved with at least 50% live landscape material, following Section 10.5.4.6 Landscaping Material Standards.

E. Required pedestrian access and circulation shall be provided, following Section 10.3.4.

SECTION 10.3.4 PEDESTRIAN ACCESS & CIRCULATION

10.3.4.1 Intent
This Section's Pedestrian Access & Circulation standards are intended to:

A. Provide safe, convenient pedestrian access and circulation patterns within and between developments.

B. Create a continuous network of pedestrian walkways within and between developments, providing pedestrians the opportunity to walk (rather than drive) between destinations.
C. Create a friendlier, more inviting environment by providing a pedestrian network that offers clear circulation paths from the Off-Street Parking Areas to building entries.

### 10.3.4.2 Exemptions
Development in the following zone districts is exempt from compliance with this Section 10.3.4’s Pedestrian Access & Circulation standards except as specifically stated:

**A. Exemption for All CMP Districts**
Development in all Campus (CMP) zone district is exempt. Pedestrian access and circulation shall be reviewed as part of Site Development Plan approval and shall meet the intent of this Section.

**B. Exemption for I-A, -B-Zone Districts**
Development in the I-A, -B zone districts is exempt.

**C. Partial Exemption for I-MX and M-IMX Zone Districts**
Development in all I-MX and M-IMX zone districts shall comply with the standards requiring one or more pedestrian connections between the primary entrances to buildings on the site and the public sidewalk system along streets abutting the development (or to the curb of an abutting street where there are no public sidewalks). Compliance with all other standards in this Section 10.3.4 is encouraged, but not mandatory.

### 10.3.4.3 Required Pedestrian Connections
An on-site system of pedestrian walkways shall be designed to provide direct access and convenient connections to and between the following:

**A. Primary entrances to each primary building, including pad site buildings;**

**B. All Off-Street Parking Areas or parking structures;**

**C. All site amenities or public gathering places;**

**D. The public sidewalk system along the perimeter streets abutting the development (or to the curb of an abutting street where there are no public sidewalks); and**

**E. Public and private sidewalks on adjacent properties that extend to adjoining land uses, developments, and public facilities such as parks, greenways, schools, recreational facilities and public office buildings.**

### 10.3.4.4 Minimum Walkway Width

**A. All on-site pedestrian walkways shall provide not less than 5 feet clear walking area.**

**B. Where walkways are included on parking islands and medians that include landscape requirements, the required walkway width must be clear of low branching trees, vegetation and similar impediments.**

**C. Where walkways occur along buildings walls, the required walkway width must be clear of door swings, exterior display, shopping cart storage, low branching trees and similar impediments.**

**D. See Section 10.4.6.4.C Protection of Landscaping & Pedestrian Access for additional standards.**

### 10.3.4.5 Walkways Through Vehicle Areas
At each point that the on-site pedestrian walkway system crosses a parking lot or internal street or driveway, the walkway or crosswalk shall be clearly marked through the use of a change in paving materials distinguished by their color, texture, or height.
SECTION 10.3.5   MINIMUM SPACING BETWEEN BUILDINGS
The Building and Fire Codes require minimum spacing between buildings.

SECTION 10.3.6   ACCESSIBILITY BY EMERGENCY VEHICLES
Multiple buildings on a single zone lot shall be arranged to provide accessibility for emergency vehicles, as required by the Denver Fire Code, Chapter 5, and associated Denver amendments.
DIVISION 10.4  PARKING AND LOADING

SECTION 10.4.1  INTENT
The intent of Parking Standards, in conjunction with the building form standards according to Articles 3 through 9, is to:

10.4.1.1 Balance the provision of adequate off-street parking to meet demand with city-wide objectives to encourage pedestrian-friendly environments and the use of multiple modes of transportation, including mass transit and bike parking requirements to reduce vehicle parking demand.

10.4.1.2 Provide a variety of mechanisms to meet parking needs while promoting development and reinvestment in existing buildings, including Historic Structures.

10.4.1.3 Recognize, through parking reductions, the parking efficiencies gained through mixed use development, mixed income development, development proximate to rail and bus transit, and their impact on parking demand.

10.4.1.4 Promote bicycle use by providing safe and convenient bike parking through minimum requirements for type of bike parking facility and amount of bicycle spaces.

10.4.1.5 Encourage comprehensive, efficient, multi-site parking strategies.

10.4.1.6 Minimize the visual impacts of Off-Street Parking Areas, structures and garages on streets, open spaces, and adjoining development.

10.4.1.7 Design surface parking and parking structures to be visually compatible with the surrounding development, convenient for users, and mitigate the negative impact of vehicle noise, headlights, lighting and mechanical systems.

10.4.1.8 Integrate the function and appearance of parking structures into building groups so as to minimize negative impacts on public space and the pedestrian environment.

10.4.1.9 Design parking structure facades to reflect the predominant fenestration patterns of area buildings and to the extent possible wrap street facing elevations with active uses, especially at the Street Level.

SECTION 10.4.2  GENERAL APPLICABILITY

10.4.2.1 Vehicle and Bicycle Parking Required

A. The owner and operator of any land area, structure, or primary use that generates a vehicle and bicycle parking requirement under this Code shall have joint and several responsibility for providing all parking required by this Division 10.4 and maintaining that parking in accordance with the provisions of this Division.

B. For land, structures, or primary uses, occupied or operated on June 25, 2010, the number of existing off-street parking spaces shall not be reduced below the lesser of the number of spaces required under this Division 10.4 or the number of spaces legally established, including taking into account any exceptions allowed.

C. Minimum/Maximum Amount Required

All primary uses shall provide a number of vehicle and bicycle parking spaces consistent with the context-specific minimum or maximum parking ratios according to Articles 3 through 9, unless otherwise exempt, reduced, or allowed according to this Division 10.4.

1. Exception for Expansions

If land area, structures, or primary uses are enlarged or expanded, minimum parking (in addition to any existing spaces) shall be provided for the additional increment only.
2. **Exception for Change of Use**
   This Section 10.4.2.1.C.2 shall apply to maximum and minimum vehicle parking requirements as stated below.
   
a. **General Exception**
   If land area, structures, or primary uses are changed from one primary use to any other primary use which requires more parking spaces than the previous primary use, the following shall apply:
   
i. If the new use's minimum parking requirement exceeds the previous use's minimum parking requirement by 25 percent or less, no additional parking spaces shall be required; or
   
ii. If the new use's minimum parking requirement exceeds the previous use's minimum parking requirement by more than 25 percent, additional off-street parking spaces shall be provided equal to the number that exceeds 125 percent of the previous use's minimum parking requirement.

   a) For example: The new use has a parking requirement that results in 126 required parking spaces. The previous use had a parking requirement that resulted in 100 required parking spaces. The new use shall only have to provide 1 additional parking space.

   iii. If additional vehicle parking is required per this subsection, "Exception for Change of Use," a credit may be taken against the minimum number of vehicle parking spaces required by this subsection in the amount of 1 space for each 25 feet of abutting street frontage, up to a maximum credit of 4 vehicle parking spaces.

b. **Exemption for Change in Use in Existing Buildings Built Prior to 1967**
   In all Mixed Use Commercial Zone Districts where minimum vehicle parking requirements apply, buildings shall be exempt from providing additional parking in the event of a change of use, provided all of the following are met:
   
i. The building was built before 1967,
   
ii. The building meets the required build-to requirements of the subject property's zone district, and
   
iii. The building meets the minimum height requirement of the subject property's zone district.

c. **Exception for Change in Use Subject to Maximum Vehicle Parking Standards**
   In areas subject to maximum vehicle parking standards, if land area, structures, or primary uses providing off-street parking are changed from one primary use to any other primary use that has a lower maximum number of parking spaces allowed than the previous primary use, the following shall apply:
   
i. If the parking spaces from the previous primary use are equal to or less than 125 percent of the allowed parking maximum under the new primary use, then parking spaces may continue to be utilized by the uses located on that zone lot, and may be used jointly, or may be provided as shared vehicle parking according to Section 10.4.5.4, Shared Vehicle Parking; or
   
ii. If the parking spaces from the previous primary use are greater than 125 percent of the allowed parking maximum under the new primary use, then parking spaces exceeding 125 percent of the maximum parking allowed under the new primary use shall be provided as shared vehicle parking according to Section 10.4.5.4, Shared Vehicle Parking.

   a) Example: The maximum parking allowed under a new primary use equals 60 parking spaces. The existing parking spaces from a previous primary use equals 100 parking spaces. The new primary use shall be
required to provide 25 spaces as shared vehicle parking (60 maximum allowed spaces multiplied by 125 percent = 75 allowed spaces. 100 existing spaces minus 75 allowed spaces = 25 spaces required to be provided as shared vehicle parking).

SECTION 10.4.3  BICYCLE PARKING

10.4.3.1 Applicability

Section 10.4.2, General Applicability, shall apply, with the following exceptions:

A. This Section 10.4.3 Bicycle Parking shall not apply in the D-C, D-TD, or D-CV zone districts. See Section 8.3.1.5, Off-Street Parking Requirements, for applicable bicycle parking standards for these districts.

10.4.3.2 Calculation

A. When a primary use's required amount of bicycle parking is 2 spaces or less, the use shall provide a minimum of 2 bicycle parking spaces in a fixed rack bicycle parking facility.

B. In determining the number of bicycle parking spaces required, fractional spaces are rounded to the nearest whole number, with one-half counted as an additional space.

C. In determining the number of bicycle parking spaces that must be sited in an enclosed bicycle facility or a fixed rack bicycle facility, fractional spaces are rounded to the nearest whole number, with one-half counted as an additional space.

D. All required spaces “per square feet” are measured as gross floor area, unless otherwise specified.

E. For residential uses, the bicycle parking requirement shall be calculated separately for separate residential buildings.

F. Where any building or zone lot contains two or more uses having different bicycle parking requirements, the bicycle parking requirements for each use shall apply proportionally to the extent of that use’s gross floor area in the building or on the zone lot.

10.4.3.3 Bicycle Parking Exceptions

A. Reductions in Required Amount by Administrative Adjustment

The Zoning Administrator may adjust the bicycle parking requirement in one of the following ways as described below according to Section 12.4.5, Administrative Adjustment.

1. A reduction in the overall number of bicycle parking spaces required for a primary use, up to a maximum 20% reduction. A reduction in the overall number of spaces does not change the proportional (%) distribution of the required spaces to an enclosed or fixed bicycle rack parking facility; or

2. An adjustment in the number of bicycle parking spaces that must be provided in either an enclosed or fixed bicycle rack parking facility, up to a maximum 20% adjustment, provided any reduction in the number of spaces provided in one type of parking facility shall be providing in the other type of parking facility.

a. For example: When a total of 20 bicycle parking spaces is required and 10 shall be provided in an enclosed storage facility and 10 shall be provided in a fixed bicycle rack parking facility, the Zoning Administrator may grant an adjustment to the amount that must be enclosed, resulting in a reduction from the original 10 enclosed spaces to 8 enclosed spaces. That would require a total of 12 spaces in a fixed bicycle rack parking facility.
B. Preservation of Existing Trees
   If, in order to comply with bicycle parking requirements, it would be necessary to remove mature, existing trees, the Zoning Administrator may allow reasonable reductions in the number of required bicycle parking spaces. Requests for this exception from the minimum bicycle parking requirements shall be reviewed according to Section 12.4.5, Administrative Adjustment.

10.4.3.4 Required Types of Bicycle Parking Facilities
   In order to meet the minimum required bike parking spaces, there are two types of bicycle parking facilities that may be required. The description and minimum standards for each type of bicycle parking facility are as follows. Such facilities may be placed on private property or within the public right-of-way. Facilities in the public right-of-way require a permit by Public Works.

   A. Enclosed Bicycle Parking Facility
      An enclosed bicycle parking facility shall be provided through various methods provided it meet the following minimum standards:
      1. Shall provide enclosed bicycle storage in lockers, a room within a building, or within a parking structure.
      2. All types of enclosed bicycle storage shall be easily accessible to all building occupants and to public entrances and walkways, secure, well lighted and weather resistant.
      3. Each storage space shall provide a minimum of 15 square feet in area. The Zoning Administrator may reduce the minimum area up to 6 square feet if a more efficient layout is provided.

   B. Fixed Bicycle Rack Parking Facility
      A fixed bicycle rack parking facility shall be provided through various methods provided it meet the following minimum design standards:
      1. Fixed bicycle racks shall be securely anchored.
      2. Fixed bicycle racks must be publicly accessible to building entrances and walkways.
      3. Spacing of the racks shall provide clear and maneuverable access.
      4. Where two bikes can be locked on both sides without conflict, each side can be counted as one required space.

SECTION 10.4.4 MINIMUM AND MAXIMUM VEHICLE PARKING

10.4.4.1 Applicability
   Section 10.4.2, General Applicability, shall apply.

10.4.4.2 Calculations
   A. General Rule
      1. In determining the minimum number of vehicle parking spaces required or the maximum number of vehicle parking spaces allowed, fractional spaces are rounded to the nearest whole number, with one-half counted as an additional space.
      2. Except when shared parking is allowed (see Section 10.4.5.4 Shared Vehicle Parking), when a zone lot is used for a combination of uses, the minimum vehicle parking requirement shall be the sum of the requirements for each use and may be used jointly. In areas where maximum vehicle parking standards apply, except when shared parking for off-site uses is being provided according to Section 10.4.5.4, Shared Vehicle Parking, where a zone lot contains multiple primary uses subject to maximum parking standards, the total amount of parking provided on the zone lot shall not exceed the aggregate maximum parking allowed for those uses, and may be used jointly.
3. Vehicle queuing spaces serving permitted fuel pumps where the spaces meet the dimensional standards for a 0° parking space as required in Section 10.4.6, may count toward the minimum required number of vehicle parking spaces.

B. Gross Floor Area for Purposes of Calculating Parking Amounts
For the purposes of complying with minimum and maximum parking requirements, gross floor area shall mean the sum of the gross horizontal areas of all of the floors of a building, including interior balconies and mezzanines, but excluding exterior balconies. All horizontal dimensions of each floor are to be measured by the exterior faces of walls of each such floor. The floor area of a building shall include the floor area of accessory buildings on the same zone lot, measured the same way. In computing gross floor area, the following shall be excluded:

1. Any floor area devoted to mechanical equipment serving the building, provided that the floor area of such use occupies not less than 75 percent of the floor area of the story in which such mechanical equipment is located;
2. Any floor area used exclusively as parking space for vehicles or bicycles; and
3. Any floor area that serves as a pedestrian mall or public access way to shops and stores.

C. “Unit” for Purposes of Calculating Parking Amounts
For the purposes of complying with minimum and maximum parking requirements, the term “unit” shall mean, as applicable, either:

1. A dwelling unit in a household living use, as “dwelling unit” is defined in Article 11, Use Limitations and Definitions; or
2. A habitable room, which may or may not contain kitchen or bathing facilities, intended for occupancy by a resident in a group living use.

D. Guest Parking in Districts with Maximum Vehicle Parking Standards

1. Intent
To allow flexibility for a limited amount of guest parking in zone districts with maximum vehicle parking standards.

2. Applicability
This Section 10.4.4.2.D applies to all residential primary uses in zone districts where maximum vehicle parking standards apply.

3. Standards
a. On a zone lot containing at least 3 and no more than 19 dwelling units, one additional vehicle parking space may be provided for guest parking.

b. On a zone lot containing 20 or more dwelling units, one additional vehicle parking space may be provided for guest parking for every 20 dwelling units. For example, a 42-unit development may provide two additional parking spaces for guest parking.

c. Except when shared parking is being provided on a separate zone lot according to Section 10.4.5.4, Shared Vehicle Parking, all guest parking must be located on the same zone lot as the residential primary use for which it is being provided.

10.4.4.3 Accessible Vehicle Parking
All primary uses subject to this Division 10.4 shall provide accessible parking for disabled persons that complies with the Denver Building and Fire Code and with the Americans with Disabilities Act (ADA) standards, provided, however, that the amount of accessible parking provided for multi-unit dwelling uses shall be no less than one (1) space for each dwelling unit constructed for occupancy by a disabled person.
10.4.4.4 Maximum Vehicle Surface Parking for Transit Oriented Development

A. Intent
   To promote active, transit-supportive development and uses proximate to transit stations, thereby leveraging regional investment in transit infrastructure and promoting livability and sustainability in Denver’s transit neighborhoods.

B. Applicability
   1. This Section 10.4.4.4 shall apply to all uses located within 1/4 mile of the outer boundary of a Rail Transit Station Platform in all zone districts except the CMP and zone districts;
   2. This Section 10.4.4.4 shall apply only to limit the amount of Surface Parking.
   3. If a structure or use is exempt from minimum parking requirements, this subsection’s maximum parking standard shall still apply, based on the minimum amount otherwise required by the underlying zone district for such use or structure absent any exemption or reduction.
      a. If the underlying zone district does not include minimum parking requirements, this subsection’s maximum parking standard shall still apply, based on the minimum requirement otherwise required for the subject use or uses in the C-MX Zone Districts.
   4. All distance and spacing requirements shall be measured according to the rule of measurement found in Section 13.1.11, Measurement of Separation or Distance.

C. Maximum Vehicle Surface Parking Permitted
   For all applicable zone districts where minimum parking requirements apply, Surface Parking spaces shall not exceed 110 percent of the minimum parking spaces required by the subject property’s zone district, except that up to 1 vehicle surface parking space per dwelling unit shall be allowed even if exceeding the 110 percent. For all applicable zone districts where maximum vehicle parking standards apply, the more restrictive standard shall determine the maximum vehicle Surface Parking allowed.

10.4.4.5 Location of Required Vehicle Parking
   Required vehicle parking spaces shall be located on the same zone lot as the primary use for which provided, except as allowed below:

A. As allowed in Section 10.4.5.4, Shared Vehicle Parking, or

B. Off-Site Vehicle Parking
   A primary use’s required vehicle parking may be located on a Zone Lot different from the Zone Lot containing the primary use (“off-site vehicle parking”), subject to compliance with the following standards:
   1. The subject Primary Use may provide off-site vehicle parking provided that the parking spaces on the off-site Zone Lot are not required vehicle parking spaces for any other Primary Use(s) (See Section 10.4.5.4 Shared Vehicle Parking for that scenario).
   2. Parking requirements may be met off the zone lot by ownership or a current lease of parking spaces on another zone lot and dedicated to the primary use being served. Divesting ownership or terminating lease of the required parking spaces shall result in termination of the zoning permit until the parking deficiency is remedied.
   3. Off-site parking shall be located within a “walking distance” of 1,500 feet from the use served by the remote parking. “Walking distance” shall be measured from the primary entrance of the primary use served along a connection that meets ADA requirements.
SECTION 10.4.5 VEHICLE PARKING EXCEPTIONS

10.4.5.1 Vehicle Parking Exemptions

The following uses and circumstances are exempt from providing the minimum amount of vehicle parking otherwise required by this Code, but only to the extent specified in this Section.

A. Pre-Existing Small Zone Lots

1. Intent
   Encourage the preservation of pre-existing Small Zone Lots through exempted vehicle parking requirements to facilitate the reuse of existing buildings and/or the redevelopment of Small Zone Lots.

2. Applicability
   a. All Mixed Use Commercial Zone Districts; and
   b. Where the subject Zone Lot is currently equal to or smaller than 6,250 square feet and was equal to or smaller than 6,250 square feet on June 25, 2010 (“Small Zone Lot”)

3. Exemption Allowed
   a. Reuse of Existing Buildings on Small Zone Lots
      i. If a building (1) is located on a Small Zone Lot and (2) existed on March 23, 2017, then of all uses in such building, including any modifications, alterations, and expansions, shall be exempt from providing vehicle parking.
      ii. Any building located on a Small Zone Lot that is voluntarily demolished shall not be considered an existing building. “Voluntary demolished” shall have the same meaning as the term “Demolition, Voluntary” defined in Article 13.
   b. New Buildings on Small Zone Lots Located within Proximity to Transit Service
      All uses housed in the lowest two Stories entirely above the base plane of a new building constructed on a Small Zone Lot located within 1/2 mile of the outer boundary of a Rail Transit Station Platform or located within 1/4 mile from a High-Frequency Transit Corridor may be exempt from providing vehicle parking. The Zoning Administrator shall determine whether a Small Zone Lot is within proximity to transit service as specified in Section 13.1.11.
c. **New Buildings on All Other Small Zone Lots**
   All uses housed in the first Story that is entirely above the base plane of a new building constructed on any other Small Zone Lot may be exempt from providing vehicle parking.

d. **Vehicle Parking Exceptions for Required Vehicle Parking on Small Zone Lots**
   i. All exceptions to minimum vehicle parking requirements set forth in Section 10.4.5 are available to any required minimum vehicle parking not exempted as described in this Section 10.4.5.1.A.
   ii. The total number of vehicle parking spaces required may be reduced by up to 100% under any one or combination of the vehicle parking reductions provided in accordance with Section 10.4.5.3.

B. **Ground-Floor Retail Uses in Mixed Use Projects**

   1. **Applicability**
      a. All Mixed Use Commercial Zone Districts, except MS-2, MS-2x, MX-2, MX-2x, MX-2A;
      b. Multi-story mixed use buildings; and
      c. Where one or more of the following uses is located on the ground floor:
         i. Retail sales, service, or repair uses, provided no single retail sales, service, or repair use is more than 10,000 square feet of gross floor area;
         ii. Food sales or market, provided no single food sales or market use is more than 10,000 square feet of gross floor area; or
         iii. Eating or drinking establishment, provided no single eating or drinking establishment is more than 3,500 square feet of gross floor area.

   2. **Exemption Allowed**
      A maximum of 5,000 square feet of gross floor area of the uses listed in Section 10.4.5.1.B.1.c above per building shall be exempt from vehicle parking requirements.

C. **Historic Structures**

   1. Required parking for Historic Structures shall be the lesser of the following:
      a. The number of parking spaces required for the land use and located on site as of August 1, 2007, or for structures designated after August 1, 2007, as of the date of designation; or
      b. The number of parking spaces required for the land use under this Code.

   2. Parking spaces required to serve the Historic Structure that are located off of the zone lot as of August 1, 2007, need not be retained unless the provision of off-site parking spaces is a condition resulting from the quasi-judicial decision of the city council (e.g., as a condition or waiver attached to a rezoning approval).

   3. Additions to Historic Structures shall be parked in accordance with this Division, and may be eligible for exemption according to Sections 10.4.2.1.C.1 and 2 Exceptions for Expansion and Change of Use. The parking spaces for an addition to a Historic Structure are in addition to the number of parking spaces required according to Section 10.4.5.1.C.1 above. Off street parking requirements for the addition may be met off of the zone lot according to Section 10.4.4.5.B, Off-Site Vehicle Parking.

   4. In the D-LD zone district, this subsection 10.4.5.1.C. shall have no force and effect, and Section 8.4.1.4, Off-Street Parking Requirements, shall govern the parking of Historic Structures.
D. **Preservation of Existing Trees**

If, in order to comply with standards in this Article 10 for the landscaping of parking areas and with this Division 10.4. Parking and Loading, it would be necessary to remove mature, existing trees, the Zoning Administrator may allow reasonable reductions in either (1) the size of required landscaped areas (for the purpose of accommodating the required parking), or (2) the number of required parking spaces. Requests for this exception from the minimum parking requirements shall be reviewed according to Section 12.4.5, Administrative Adjustment.

10.4.5.2 **Alternative Minimum Vehicle Parking Ratios**

The following uses are allowed alternative minimum vehicle parking ratios instead of the minimum parking ratios otherwise required by this Code, but only to the extent specified in Section 10.4.5.2.

A. **General Provisions Applicable to All Alternative Minimum Vehicle Parking Ratios**

1. **Alternative Minimum Vehicle Parking Ratios Not Applicable to Accessible Parking**

   The number of required accessible parking spaces shall be calculated based on the minimum number of vehicle parking spaces required for the subject land use in the applicable Use and Parking Table before application of an eligible alternative minimum vehicle parking ratio. The number of required accessible parking spaces shall not be calculated based on alternative minimum vehicle parking ratios.

2. **No Combination with Reductions**

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

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

B. **Alternative Minimum Vehicle Parking Ratios Allowed**

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

<table>
<thead>
<tr>
<th>TYPE OF ALTERNATIVE</th>
<th>APPLICABLE ZONE DISTRICTS</th>
<th>APPLICABLE USE</th>
<th>ADDITIONAL REQUIREMENTS</th>
<th>ALTERNATIVE ALLOWED</th>
<th>SPECIAL REVIEW PROCESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordable Housing</td>
<td>All Main Street Zone Districts</td>
<td>Primary Residential Uses</td>
<td>Housing that is affordable for persons with 40 percent area median income and below</td>
<td>Alternative minimum vehicle parking ratio of 0.25 vehicle parking spaces per unit</td>
<td>n/a</td>
</tr>
<tr>
<td>Small Dwelling Units</td>
<td>All Main Street Zone Districts</td>
<td>Primary Residential Uses</td>
<td>Dwelling Units that are under 550 square feet in gross floor area may utilize this reduction</td>
<td>Alternative minimum vehicle parking ratio of 0.25 vehicle parking spaces per unit</td>
<td>n/a</td>
</tr>
<tr>
<td>Single Room Occupancy (SRO) Hotel</td>
<td>All Zone Districts</td>
<td>Single Room Occupancy (SRO) Hotel Primary Use</td>
<td></td>
<td>Alternative minimum vehicle parking ratio of 0.25 vehicle parking spaces per unit</td>
<td>n/a</td>
</tr>
</tbody>
</table>
### 10.4.5.3 Vehicle Parking Reductions

A. **General Provisions Applicable to All Vehicle Parking Reduction Allowances**

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

2. **Reductions Not Applicable to Accessible Parking**
   
   The number of required accessible parking spaces shall not be reduced, and the number of required accessible parking spaces shall be calculated based on the minimum number of vehicle parking spaces required not including any reduction.

3. **No Combination with Alternative Minimum Vehicle Parking Ratios**
   
   A vehicle parking reduction permitted in accordance with Section 10.4.5.3 shall not be taken in combination with use of an alternative minimum vehicle parking ratio provided in Section 10.4.5.2.
   
   a. For example: A Zone Lot in a Main Street zone district includes 100 affordable housing units and office Primary Uses. The affordable housing use applies the alternative minimum vehicle parking ratio of 0.25 vehicle parking spaces per unit for a parking requirement of 25 required vehicle parking spaces. The vehicle parking requirement for the office Primary Use may be reduced in accordance with the vehicle parking reductions provided in Section 10.4.5.3, but the alternative minimum vehicle parking requirement for the affordable housing units may not be reduced further.

4. **Maximum Reduction Allowed**
   
   a. The total number of vehicle parking spaces required on a zone lot shall not be reduced by more than 50% under any one or combination of this subsection's permitted reductions, with the following exceptions:
   
   i. Vehicle parking reductions for small lots in the C-CCN zone districts provided in Section 10.4.5.3.C.
   
   ii. A General Development Plan shall not result in more than a 75% reduction in the required parking for the entire GDP area.
   
   iii. Vehicle parking reductions for Pre-Existing Small Zone Lots provided in Section 10.4.5.1.A.
b. Vehicle parking spaces provided through the alternative vehicle parking ratios in Section 10.4.5.2 do not count towards the maximum percentage of vehicle parking spaces that may be reduced through this subsection’s permitted reductions.
   i. For example, a Zone Lot in a G-MS-5 zone district includes 100 affordable housing units and office Primary Uses. The affordable housing use applies the alternative minimum vehicle parking ratio of 0.25 vehicle parking spaces per unit for a parking requirement of 25 required vehicle parking spaces. The alternative minimum vehicle parking ratio for the affordable housing units is a 75% reduction from the 1 vehicle parking space per unit requirement in the G-MS-5 zone district, but alternative minimum vehicle parking ratios do not count towards the maximum percentage of vehicle parking spaces that may be reduced for the entire Zone Lot through Section 10.4.5.3.A.4. Therefore, the minimum vehicle parking requirement for the office Primary Use may be reduced in accordance with the vehicle parking reductions in Section 10.4.5.3, but the alternative minimum vehicle parking requirement for the affordable housing units may not be reduced further.

5. **Informational Notice Required for Certain Reduction Requests**
   A request for greater than a 25% reduction in the required amount of parking shall be reviewed according to Section 12.4.2, Zoning Permit Review with Informational Notice, with the following exceptions:
   a. Vehicle parking reductions requested as part of a General Development Plan
   b. Alternative vehicle parking ratios
   c. Vehicle parking reductions for small lots in the C-CCN zone districts under Section 10.4.5.3.C.

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

B. **Reductions Allowed**
The Zoning Administrator shall allow an applicant to apply reductions to the minimum number of required vehicle parking spaces upon finding that the additional requirements and special review process stated in the following table have been met:
<table>
<thead>
<tr>
<th>TYPE OF REDUCTION</th>
<th>APPLICABLE ZONE DISTRICTS</th>
<th>APPLICABLE USE</th>
<th>ADDITIONAL REQUIREMENTS</th>
<th>REDUCTION ALLOWED</th>
<th>SPECIAL REVIEW PROCESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordable Housing</td>
<td>All Zone Districts, except Main Street Zone Districts</td>
<td>Primary Residential Uses</td>
<td>Compliance with the provisions of Article IV Affordable Housing, Chapter 27 Housing, of the Denver Revised Municipal Code</td>
<td>20% reduction in the total number of required vehicle parking spaces</td>
<td>See Section 10.4.5.3.A.3</td>
</tr>
<tr>
<td>Assisted Living Facility</td>
<td>All Zone Districts</td>
<td>Assisted Living Primary Use</td>
<td>The reduction shall be allowed only upon finding that the assisted living facility generates less parking need or demand due to the specific nature and character of the facility, its occupants, and/or visitors; and if a reduction is permitted under this provision, no additional parking reduction otherwise available under this Code shall be granted</td>
<td>0.5 space per unit reduction in the total number of required vehicle parking spaces</td>
<td>Section 12.4.2, Zoning Permit with Informational Notice</td>
</tr>
<tr>
<td>Proximity to Multi-Modal Transportation</td>
<td>Suburban (S-), Urban Edge (E-), Urban (U-), or General Urban (G-), Industrial (I-), or Master Planned (M-) Zone District</td>
<td>Any Primary Use</td>
<td>Any Primary Use located on a Zone Lot having its nearest point within 1/4 mile of the outer boundary of a Rail Transit Station Platform or 1/4 mile of an enhanced transit corridor as defined in Blueprint Denver</td>
<td>25% reduction in the total number of required vehicle parking spaces</td>
<td>See Section 10.4.5.3.A.3</td>
</tr>
<tr>
<td>On-Site Car Sharing</td>
<td>All Zone Districts, except Campus Zone Districts</td>
<td>Any Residential Primary Use</td>
<td>Where an active car-sharing program is available in the same building or on the same zone lot as that Primary Use and is made available to the residents in the same building where the residential units are located</td>
<td>5 required vehicle parking spaces reduced for each 1 car share space provided</td>
<td>See Section 10.4.5.3.A.3</td>
</tr>
<tr>
<td>Off-Site Car Sharing</td>
<td>All Zone Districts</td>
<td>Any Primary Use</td>
<td>The car sharing program shall be: (1) Located on a zone lot and not within public right-of-way; (2) Located within a walking distance no greater than 1,500’ of the zone lot containing the subject primary use; (3) Either in existence or being developed concurrently with the proposed development; and (4) Has the capacity to meet a portion of the vehicle parking needs of the subject primary use</td>
<td>Determined by the Zoning Administrator</td>
<td>See Section 10.4.5.3.A.3</td>
</tr>
<tr>
<td>Bike Sharing</td>
<td>All Zone Districts, except Campus Zone Districts</td>
<td>Any Nonresidential Use</td>
<td>The bike share program shall be located in the same building, on the same zone lot, or in the public right-of-way abutting the subject zone lot.</td>
<td>1 required vehicle parking space reduced for each 5 bike share parking spaces provided</td>
<td>See Section 10.4.5.3.A.3</td>
</tr>
</tbody>
</table>
C. Vehicle Parking Reduction for Small Lots in the C-CCN Zone Districts

1. In the C-CCN zone districts, zone lots which are equal to or smaller than 9,375 square feet in area on October 27, 2014, shall be granted a 67 percent reduction in the total number of required vehicle parking spaces.

2. This vehicle parking reduction shall not be allowed in combination with any vehicle parking reduction allowed under section 10.4.5.3.B.

10.4.5.4 Shared Vehicle Parking

A. Applicability

1. An applicant may request shared parking to meet the minimum/maximum vehicle parking requirements for mixed use developments, or for multiple uses that are located near one another, and which have different peak parking demands and/or operating hours.

2. Parking spaces that may be shared according to this subsection:
   a. Shall be located on a zone lot (on-street parking spaces are not eligible), and
   b. Shall be capable of being specifically allocated or reserved for the primary uses served (spaces in a surface lot or garage that are accessible by the general public are not eligible), except that this provision shall not apply in areas where only maximum parking standards apply;
   c. However, in the event that a shared parking entity has been formed and is fully operational, the documented parking spaces allocated to the zone lot will count toward the vehicle parking requirement. Although allocated to a specified zone lot, said spaces need not be reserved for said specified zone lot.

B. Shared Parking Where Maximum Parking Standards Apply

1. When located on a Zone Lot subject only to a vehicle Surface Parking maximum according to section 10.4.4.4, each shared vehicle Surface Parking space shall be counted only once in the calculation of vehicle Surface Parking spaces that contribute to the maximum allowed.

2. When shared vehicle parking is required for a change of use according to Section 10.4.2.1.C.2.c, the number of shared spaces provided may exceed the number required to be shared according to that section. Shared spaces shall be counted only once in the calculation of the number of spaces that contribute to the maximum parking allowed for each Primary Use included in the parking analysis.

3. In all other areas subject to maximum vehicle parking standards the following shall apply:
   a. Parking may be shared between Primary Uses located on separate Zone Lots according to this subsection.
   b. Surface Parking and/or Garage Parking shall only be permitted as a Primary Use on a Zone Lot if the spaces are provided as shared vehicle parking according to this subsection.

C. Shared Amount Allowed

The Zoning Administrator shall determine the total amount of parking allowed to be shared based upon the shared parking analysis.

D. Process for Review and Approval

Requests for shared parking shall be processed according to Section 12.4.3, Site Development Plan Review. In addition to the requirements for a Site Development Plan, requests for shared parking shall comply with this Section’s standards and criteria.
E. Shared Parking Analysis Required
A parking analysis shall be submitted as part of the Site Development Plan application which clearly establishes that the subject uses will use the shared parking spaces at different times of the day, week, month, or year. The analysis shall reference a shared parking study prepared by a Qualified Professional. A shared parking study shall, at a minimum, address:

1. The intensity and type of activities and the composition of uses;
2. Hours of operation of the uses;
3. The rate of turnover for proposed shared spaces;
4. Distances of shared parking spaces from the uses they serve; and
5. The anticipated peak parking and traffic loads for the site.
6. Parking spaces reserved for a specific tenant or dwelling unit shall not be included in the shared parking calculation.
7. In areas subject to minimum parking requirements, if the shared parking spaces are located on a different zone lot than the primary use(s) served, such off-site spaces shall be located within a walking distance no greater than 1,500 feet from the use served. This provision shall not apply in areas where only maximum parking standards apply.
   a. “Walking distance” shall be measured from the primary entrance of the primary use served along a connection that meets ADA requirements.
   b. The Zoning Administrator may increase the allowed distance or waive the standard entirely when there is a shared parking entity and support in the shared parking analysis.
8. In areas subject to maximum parking requirements, when multiple off-site Primary Uses are included, the number of shared spaces shall be specified for each off-site Primary Use contributing to the maximum parking allowed.

F. Withdrawal from Participation in Plans or Programs
1. Upon application to the Zoning Administrator, the owners of the properties and land uses participating in a special parking arrangement authorized by this Section 10.4.5.4 may withdraw, either partially or completely, from any such arrangement or program, provided all uses, land, and structures remaining under such arrangement or program will comply with all conditions and limitations of the arrangement or program, and all primary uses, land and structures withdrawn from such arrangement or program can comply with this Division and the applicable zone district parking requirements. The Zoning Administrator shall keep the special parking arrangement/program withdrawal among its records and record the withdrawal in the Denver County real property records.
2. The Zoning Administrator may allow withdrawal from a special parking arrangement authorized by this Section 10.4.5.4 to result in a permanent deficiency of the required amount of parking spaces that was otherwise allowed as part of the special parking arrangement if the owner(s) demonstrates that best efforts, as determined by the Zoning Administrator, were made to maintain and continue the authorized special parking arrangement.
SECTION 10.4.6 VEHICLE PARKING DESIGN

10.4.6.1 Vehicle Parking Layout - Single and Two Unit Development

A. Applicability
This Subsection 10.4.6.1 shall apply to all Off-Street Parking Areas for all Single-Unit and Two-Unit Dwelling development.

B. Parking Space Standard
All required parking spaces shall have a width of 8.5 feet and a length of 17.5 feet.

C. Garage and Carport Setbacks
1. For access to a garage or carport, when the garage doors or carport "openings" are not "facing" the alley, there shall be a minimum dimension of 18 feet as measured from the face of the garage door or carport opening to the Side Interior Zone Lot Line. See Figure 10.4-2.

2. Alley Right-of-Way Width 13 Feet or Less
If an alley right-of-way is 13 feet wide or less, when garage doors are facing the alley, the garage or carport shall be setback a minimum of 18 feet from the farthest alley right-of-way boundary line. See Figure 10.4-3.

D. D. Other Standards
1. See Section 10.4.6.3.B, Vehicular Access
2. See Section 10.4.6.4.A, Drainage and Surface Materials

10.4.6.2 Vehicle Parking Layout - All Other Development

A. Applicability
This Subsection 10.4.6.2 shall apply to all All Off-Street Parking Areas except for Single-Unit and Two-Unit Dwelling development and except that mechanized parking spaces are exempt from the parking dimensions standards.

B. Parking Space and Module Standards
Off-street parking spaces shall be laid out in accordance with the standards shown in Table A and Figure 10.4-4, with the following additions and exceptions:

1. Parking Angle
   a. Parking angles greater than 0 degrees and less than 30 degrees are not allowed.
b. Other angles between 30 and 90 degrees are allowed and the dimensions for those angles shall be determined through interpolation.

c. Parking angles for spaces within individual garage units shall be determined by the angle of the entry to the garage structure.

2. Parking Aisle

a. A minimum of 5 feet of back out space shall be provided at ends of parking rows unless the aisle is 30 feet or more in width.

b. If a public alley is allowed to be used as the aisle or access to adjoining parking spaces or garages, the spaces or projection must be lengthened as necessary to provide a total alley or aisle width of 20 feet for 30-degree through 75-degree angle parking and 23 feet for 90-degree angle parking. This requirement shall apply to all new uses and developments except single-unit and two-unit dwellings.

3. Garage Door Setbacks
When a public alley is allowed to be used as the access to a parking garage, any garage door that faces the alley shall be setback at least 5 feet from the zone lot line abutting the public alley.

4. Compact Spaces

a. No more than 10 percent of the total parking spaces provided (required and excess spaces) may be compact.

b. When provided in a parking garage, compact spaces may be used only where the layout of the structure requires such spaces at the end of a row or to accommodate a column.

c. All compact parking spaces shall be clearly and visibly striped and labeled (e.g., by a sign) for compact car use only.

5. Measurements

a. In a parking structure, stall dimensions shall be measured from the surface of an adjacent pillar, post, or column closest to the parking stall.

### TABLE A: DIMENSIONS OF PARKING SPACES & MODULES

<table>
<thead>
<tr>
<th>Parking Angle</th>
<th>Stall Length (A)</th>
<th>Stall Width (B)</th>
<th>Projection (C)</th>
<th>Parking Aisle One-Way / Two-Way (D)</th>
<th>Module One-Way / Two-Way (E)</th>
<th>Interlock Reduction (F)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Standard Parking Space</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0°</td>
<td>22’</td>
<td>8.5’</td>
<td>8.5’</td>
<td>13’/20’</td>
<td>30/37’</td>
<td>--</td>
</tr>
<tr>
<td>30°</td>
<td>17.5’</td>
<td>8.5’</td>
<td>16.11’</td>
<td>13’/20’</td>
<td>45.22/52.22’</td>
<td>2’</td>
</tr>
<tr>
<td>45°</td>
<td>17.5’</td>
<td>8.5’</td>
<td>18.38’</td>
<td>13’/20’</td>
<td>49.77/56.77’</td>
<td>2’</td>
</tr>
<tr>
<td>60°</td>
<td>17.5’</td>
<td>8.5’</td>
<td>19.41’</td>
<td>16’/20’</td>
<td>54.81/58.81’</td>
<td>1.5’</td>
</tr>
<tr>
<td>75°</td>
<td>17.5’</td>
<td>8.5’</td>
<td>19.1’</td>
<td>18’/20’</td>
<td>56.21/58.21’</td>
<td>1’</td>
</tr>
<tr>
<td>90°</td>
<td>17.5’</td>
<td>8.5’</td>
<td>17.5’</td>
<td>23’/23’</td>
<td>58/58’</td>
<td>--</td>
</tr>
<tr>
<td>90° *</td>
<td>17.5’</td>
<td>8.5’</td>
<td>17.5’</td>
<td>20’/20’</td>
<td>55/55’</td>
<td>--</td>
</tr>
<tr>
<td><strong>Compact Parking Space</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0°</td>
<td>18’</td>
<td>7.5’</td>
<td>7.5’</td>
<td>13’/20’</td>
<td>28/35’</td>
<td>--</td>
</tr>
<tr>
<td>30°</td>
<td>15.5’</td>
<td>7.5’</td>
<td>15.11’</td>
<td>13’/20’</td>
<td>43.22/50.22’</td>
<td>2’</td>
</tr>
<tr>
<td>45°</td>
<td>15.5’</td>
<td>7.5’</td>
<td>16.97’</td>
<td>13’/20’</td>
<td>46.94/53.94’</td>
<td>2’</td>
</tr>
<tr>
<td>60°</td>
<td>15.5’</td>
<td>7.5’</td>
<td>17.67’</td>
<td>16’/20’</td>
<td>51.35/55.35’</td>
<td>1.5’</td>
</tr>
<tr>
<td>75°</td>
<td>15.5’</td>
<td>7.5’</td>
<td>17.17’</td>
<td>18’/20’</td>
<td>52.34/54.34’</td>
<td>1’</td>
</tr>
</tbody>
</table>
### TABLE A: DIMENSIONS OF PARKING SPACES & MODULES

<table>
<thead>
<tr>
<th>Parking Angle</th>
<th>Stall Length (A)</th>
<th>Stall Width (B)</th>
<th>Projection (C)</th>
<th>Parking Aisle One-Way / Two-Way (D)</th>
<th>Module One-Way / Two-Way (E)</th>
<th>Interlock Reduction (F)</th>
</tr>
</thead>
<tbody>
<tr>
<td>90°</td>
<td>15.5’</td>
<td>7.5’</td>
<td>15.5’</td>
<td>23’ / 23’</td>
<td>54/54’</td>
<td>--</td>
</tr>
<tr>
<td>90° *</td>
<td>15.5’</td>
<td>7.5’</td>
<td>15.5’</td>
<td>20’ / 20’</td>
<td>51/51’</td>
<td>--</td>
</tr>
</tbody>
</table>

* Applies to vehicle parking layout for development under any combination of the following building forms on a Zone Lot: the Town House, Row House, and Garden Court. Standards cannot be used in combination with other building forms such as Apartment, General or Shopfront.

**Figure 10.4-4**

10.4.6.3 Vehicular Access and Circulation

**A. Internal Drive Dimensions**

The following standards shall apply in all zone districts to all Off-Street Parking Areas, excluding single-unit and two-unit dwelling development:

1. **Definition**

   “Internal drives” mean the part of a Off-Street Parking Area used for vehicular circulation, but which do not abut parking stalls in a manner that allows their use for vehicular access to the parking stalls.

2. **Minimum Internal Drive Dimensions**

   a. Internal drives shall be a minimum width of 10 feet for one-way traffic and shall be a minimum width of 20 feet for two-way traffic except for development under the Town House, Row House, or Garden Court building forms.
b. Internal drives for development under the Town House, Row House, or Garden Court building forms shall be a minimum width of 12 feet for one-way and/or two-way traffic on Zone Lots that contain no other building forms.

Figure 10.4-4
Not to scale. Illustrative Only.

![Diagram](image)


c. The Zoning Administrator may reduce the minimum internal drive width standard when necessary to relieve hardship associated with providing safe vehicle access and circulation on unusually small or narrow zone lots. Any such request for reduction shall be reviewed according to Section 12.4.5, Administrative Adjustments.

B. Vehicular Access

The following standards shall apply in all zone districts to all Off-Street Parking Areas:

1. Access to and egress from each parking space shall be obtained with no more than a standard two-movement entrance or exit from the parking space by a vehicle parking there.

2. Curb cuts for vehicular access from the public right-of-way and vehicle stacking space on the parking lot proximate to any entry pay station or other control device are subject to review by Public Works according to Section 10.4.6.3.B.3, below. "Vehicular Access from
the public right-of-way” means the part of the parking lot used for vehicles to transition between the public right-of-way and the parking lot.

3. Access from the public right-of-way to all Off-Street Parking Areas shall comply with Public Works Access criteria. Parking areas shall be provided with entrances and exits located to minimize traffic congestion and the effect of headlights at night.

4. All surface Off-Street Parking Areas shall be designed to enable all vehicle maneuvers to occur on private property and not in the public right-of-way unless specifically allowed by this Code.

5. Controlled access (e.g. gated or other access control) Off-Street Parking Areas shall be designed to accommodate anticipated queuing of vehicles entirely on private property and not in the public right-of-way.

10.4.6.4 Surface Parking Design Standards
The following design standards shall apply in all zone districts to any surface Off-Street Parking Area.

A. Drainage and Surface Materials
All Surface Off-Street Parking Areas shall:

1. Be graded for proper drainage; and

2. Be provided with an all-weather surface material of either:
   a. Asphalt,
   b. Asphaltic concrete,
   c. Concrete, or
   d. Any equivalent material as approved by the Zoning Administrator, additionally:
      i. For single-unit dwellings, any “equivalent material” shall be an all-weather surface with a minimum of 4” thickness that provides proper drainage and is the equivalent of asphalt, asphaltic concrete or concrete. This includes, but is not limited to, 3/4 inch recycled asphalt pavement (RAP) and 3/4 inch driveway gravel (crushed aggregate).

3. Additionally, for purposes of this provision, an “all-weather surface material” may include materials with a pervious surface of no greater than 15%.

B. Screening and Landscaping
See Division 10.5, Landscaping, Fences, Walls and Screening, for minimum parking lot landscaping and screening standards.

C. Protection of Landscaping & Pedestrian Access

1. Protection of Landscaped Areas
   a. Surface Off-Street Parking Areas shall be provided with curbs or wheel stops located so that no part of parked vehicles will extend more than 2 feet into any landscaped area. (See Figure 10.4-5)
   b. Planting strips or areas, fences, walls or hedges must be protected from vehicles and maintenance equipment by curbs, bollards, wheelstops, headers or other similar means.
2. **Protection of Sidewalks and Pedestrian Walks**
   a. Surface Off-Street Parking Areas shall be provided with curbs or wheel stops located so that no part of a parked vehicle will reduce a sidewalk or pedestrian walkway to less than 5 feet in width (See Figure 10.4-6); or
   b. In all locations where the edge of the pedestrian walks are directly abutted by parking spaces, an additional 3 feet of walkway width must be provided to accommodate vehicle overhangs. (See Figure 10.4-7)

3. **Other Protection Required**
   Surface Off-Street Parking Areas shall be provided with curbs or wheel stops located so that no part of parked vehicles will extend beyond the zone lot line.

### 10.4.6.5 Parking Structure Design Standards
This Section 10.4.6.5 shall apply to all parking garage structures:

A. Facade openings that face any public right-of-way or publicly accessible open space shall be vertically and horizontally aligned and all floors fronting on such facades shall be level.

B. Parking structures shall be designed to conceal the view of all parked cars and internal light sources from adjacent public rights-of-way and publicly accessible open space for the full height of the structure.
10.4.6.6 Tandem Parking

A. Applicability
This Section 10.4.6.6 shall apply to all tandem parking.

B. Where Allowed
1. Tandem parking is allowed in a residential development, but may not be used to provide guest parking for a residential development and both parking spaces shall be assigned to the same residential unit.
2. Tandem parking is only allowed in a nonresidential development where attendant parking is provided on the zone lot and where parking on the zone lot is subject to a tandem parking management program, as approved by the Zoning Administrator.
   a. For purposes of this provision, a “tandem parking management program” means a formal program undertaken by a property owner or property manager to mitigate the potential adverse effects of tandem parking on vehicle owners and other Off-Street Parking Area users.
   b. Elements of a tandem parking management program include, but are not limited to:
      i. A secured vehicle key storage system located near the tandem parking area;
      ii. A vehicle key management system administered by on-site personnel;
      iii. Reserved tandem program where specific individuals share specific tandem spaces; or
      iv. A fleet/motor pool vehicle management program.

C. Design Standards
1. A maximum of 2 parking spaces may be provided in tandem.
2. Two parking spaces in tandem shall have a combined minimum dimension of 8.5 feet in width and 35 feet in length.
3. It must be possible to get any vehicle in or out of a tandem space by moving only 1 vehicle.

10.4.6.7 Packed Parking
Packed parking, where it can provide more efficient surface parking through the reduction of maneuvering area when an attendant or mechanical parking system is used to park vehicles, is allowed subject to compliance with the following standards:
A. An attendant or mechanical parking system shall be provided to park vehicles during all business hours of the primary use.

B. All maneuvering, stacking, parking and loading for packed parking must be accomplished on private property.

C. The area of each packed parking space shall be no less than 150 square feet.

D. An access lane of no less than 23 feet in width must be provided through the packed parking area.

10.4.6.8 Attendant Shelters or Pay Stations
An attendant shelter or pay station may be provided on the same zone lot as a surface parking lot. If provided, an attendant shelter or pay station shall comply with the building form standards in the applicable zone district, as applicable, in addition to the following design standards. In case of any conflict with an applicable building form standard, the building form standard shall apply.

A. Maximum Number of Attendant Shelters Permitted: 1 attendant shelter building.

B. Maximum Number of Pay Stations Permitted: 1 pay station for each 50 surface parking spaces.

C. Minimum Setback: An attendant shelter shall be setback a minimum of 20 feet from any boundary of the surface parking lot abutting a Protected zone district.

10.4.6.9 Reference to Other Applicable Design Standards

A. Lighting
All off-street parking space lighting shall meet the standards of Division 10.7, Outdoor Lighting.

B. Landscaping
Landscaping standards shall apply to all surface Off-Street Parking Areas according to Division 10.5, Landscaping, Fences, Walls and Screening.

SECTION 10.4.7 USE AND MAINTENANCE OF PARKING AREAS

10.4.7.1 General Use and Maintenance Standards
Off-street parking space, including the spaces in which vehicles are parked as well as all drive aisles and access drives, shall be maintained and used in compliance with the following standards:

A. Off-street parking space shall not be used for the sale, repair, dismantling or servicing of any vehicles, equipment, materials or supplies.

B. No cleaning or maintenance of parking lots in a Residential Zone District utilizing motorized equipment may be performed between 11:00 p.m. and 6:30 a.m. each day.

C. Loudspeaker or other amplified systems shall not be used in Off-Street Parking Areas.

D. For additional standards applicable to the parking of vehicles, see Division 10.9, Parking, Keeping and Storage of Vehicles.

10.4.7.2 Fee for Required Parking Allowed
Required parking may be available as free parking, contract parking, or on an hourly or daily fee basis.

10.4.7.3 Flexibility in Use of Accessory Parking Areas

A. Intent

1. Provide flexibility in a property owner’s use of accessory parking spaces when such spaces are not fully utilized by the owner for the subject primary use(s).
2. Allow for the limited sharing of otherwise unused or under-utilized accessory parking spaces to satisfy parking demand in areas near the subject Off-Street Parking Area where the supply of on-street or off-street parking may be insufficient to meet such demand.

B. Applicability
This Section 10.4.7.3 allowance shall apply only under the following conditions:

1. Shall be applied only to the use of existing Accessory Parking spaces, where the subject zone lot contains both a Primary Use and Accessory Parking serving that Primary Use.

2. Shall not apply to a zone lot containing a primary Surface Parking land use, regardless of the legal status of such Surface Parking use, and the BOA shall not have the authority to issue a variance to allow application of this Section 10.4.7.3 to such zone lots.

3. This allowance shall not be used to meet the minimum parking requirements of any primary use. (For that scenario, see Section 10.4.5.4, Shared Vehicle Parking, or Section 10.4.4.5.B, Off-Site Vehicle Parking.)

C. Flexible Use of Accessory Parking Spaces Allowed with Zoning Permit

1. At any time when Accessory Parking spaces are not needed to meet the parking demand of the subject Primary Use (e.g., when the Primary Use is closed for business), the property owner may make available any unused or under-utilized Accessory Parking spaces to serve the parking needs of one or more Primary Uses not located on the same zone lot.

2. At all times, regardless of the option for flexible use allowed under this Section 10.4.7.3, the property owner shall maintain adequate Accessory Parking during all operating hours to serve the Primary Use(s) for which the Accessory Parking spaces are provided.

3. Such unused or under-utilized Accessory Parking spaces may be made available for a fee, at the property owner’s option.

4. Such unused or under-utilized Accessory Parking spaces may be made available to serve a Primary Use located on a different zone lot whose parking is otherwise capped by a maximum parking standard.

5. A Zoning Permit is required according to Section 12.4.1, Zoning Permit Review.

SECTION 10.4.8 LOADING

10.4.8.1 Intent
The intent of this Section’s loading standards is to assure the provision of adequate off-street areas to allow vehicle to access, circulate, and service one or more Primary Uses on the zone lot.

10.4.8.2 Applicability

A. All zone districts except SU, TU, TH, RH, MU, RO, or MS zone districts.

B. The duty to provide and maintain off-street loading spaces shall be the joint and several responsibility of the operator and owner of the structure for which off-street loading spaces are required to be provided.

C. No new structure shall be designed, erected, altered, used or occupied unless the off-street loading space required is provided, and the number of off-street loading spaces for structures actually used, occupied and operated on June 25, 2010, shall not be reduced below the minimum number of spaces required by this Division. If such occupied structures are enlarged or expanded, there shall be provided for the increment only the amount or number of off-street loading spaces that would be required as if the increment were a separate structure.
10.4.8.3 Standards

A. Required Number of Spaces
At least the following number of loading spaces, shall be provided:

<table>
<thead>
<tr>
<th>PRIMARY USES</th>
<th>SQUARE FEET OF GROSS FLOOR AREA *</th>
<th>REQUIRED NUMBER OF SPACES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail Sales and Wholesale Trade or Storage Primary Uses</td>
<td>Less than or equal to 15,000</td>
<td>None</td>
</tr>
<tr>
<td></td>
<td>Greater than 15,000 and less than or equal to 50,000</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>Greater than 50,000 and less than or equal to 200,000</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>Greater than 200,000 and less than or equal to 350,000</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td>Greater than 350,000</td>
<td>4</td>
</tr>
<tr>
<td>All Other Primary Uses</td>
<td>Less than or equal to 25,000</td>
<td>None</td>
</tr>
<tr>
<td></td>
<td>Greater than 25,000 and less than or equal to 250,000</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>Greater than 250,000 and less than or equal to 500,000</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>Greater than 500,001 and less than or equal to 750,000</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td>Greater than 750,000</td>
<td>4</td>
</tr>
</tbody>
</table>

* "Gross Floor Area" for purposes of calculating required loading spaces shall be determined as stated in Section 10.4.4, Vehicle Parking Required.

B. Dimensions
At least the following dimensions shall be provided, plus an area or means adequate for maneuvering, ingress and egress entirely within zone lot boundaries. Backing to or from a public right-of-way for loading maneuvering is prohibited unless Public Works expressly approves such movements in unusual situations where the site is constrained and as part of an approved Site Development Plan.

1. For Wholesale Trade or Storage Primary Uses, each loading space shall be at least 35 feet long, 10 feet wide and 14 feet high.
2. For Multi-Unit Dwelling Primary Uses, loading space dimensions shall be determined at Site Development Plan.
3. For all other uses, each loading space shall be at least 26 feet long, 10 feet wide, and 14 feet high.

C. Location

1. On-Site
   Off-street loading spaces shall be located on the same zone lot as the structure for which provided, except as allowed in subsection C.2 below.

2. On-Street
   a. Applicability
      On-street loading shall only be allowed where at least two or more loading spaces are required and where the Zoning Administrator has determined that the subject property is unusually small or irregularly shaped so that the reasonable development of the zone lot with the required loading spaces is difficult to achieve.
   b. Standards
      i. No more than two required loading spaces may be located on the public right-of-way;
      ii. The spaces shall not create any adverse impacts on traffic or pedestrian movement;
      iii. Public Works must approve the loading space(s); and
iv. At least one of the following shall be provided on the subject property zone lot:
   a) One loading space that is 10 feet wide and 26 feet long; or
   b) Two loading spaces that are each 10 feet wide and 20 feet long.

10.4.8.4 Maintenance
All off-street loading space shall be maintained in compliance with the regulations for the maintenance of off-street parking space according to Section 10.4.7, Use and Maintenance of Parking Areas.

SECTION 10.4.9 PARKING CATEGORIES

10.4.9.1 Vehicle Parking Categories

A. Purpose
Parking categories are used to determine the minimum amount of parking spaces required for a specific primary use.

B. Unclassified Uses
If for any reason the parking category of any primary use cannot be determined for the purpose of establishing the number of required vehicle parking spaces, the parking category of such use shall be determined by the Zoning Administrator according to Section 12.4.6, Code Interpretations and Determination of Unlisted Uses.

C. Parking Category Table
The following parking categories apply to all primary permitted by this Code.

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC PRIMARY USE</th>
<th>PARKING CATEGORY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Household Living</td>
<td>Dwelling, Single Unit</td>
<td>No Requirement</td>
</tr>
<tr>
<td></td>
<td>Dwelling, Two Unit (includes provision of two units on one zone lot in a tandem house form)</td>
<td>Multi-Unit</td>
</tr>
<tr>
<td></td>
<td>Dwelling, Multi-Unit</td>
<td>Multi-Unit</td>
</tr>
<tr>
<td></td>
<td>Dwelling, Mixed Use</td>
<td>Multi-Unit</td>
</tr>
<tr>
<td></td>
<td>Dwelling, Live / Work</td>
<td>Multi-Unit</td>
</tr>
<tr>
<td>Group Living</td>
<td>Assisted Living Facility</td>
<td>Residential Medium</td>
</tr>
<tr>
<td></td>
<td>Community Correctional Facility</td>
<td>Residential Low</td>
</tr>
<tr>
<td></td>
<td>Nursing Home, Hospice</td>
<td>Residential Medium</td>
</tr>
<tr>
<td></td>
<td>Residence for Older Adults</td>
<td>Residential Medium</td>
</tr>
<tr>
<td></td>
<td>Residential Care Use, Small or Large</td>
<td>Residential Low</td>
</tr>
<tr>
<td></td>
<td>Rooming and Boarding House</td>
<td>Commercial High</td>
</tr>
<tr>
<td></td>
<td>Shelter for the Homeless</td>
<td>Commercial Low</td>
</tr>
<tr>
<td></td>
<td>Student Housing</td>
<td>Multi-Unit</td>
</tr>
<tr>
<td>Civic, Public and Institutional</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Basic Utilities</td>
<td>Utility, Major Impact</td>
<td>Commercial Low</td>
</tr>
<tr>
<td></td>
<td>Utility, Minor Impact*</td>
<td>Commercial Low</td>
</tr>
<tr>
<td>USE CATEGORY</td>
<td>SPECIFIC PRIMARY USE</td>
<td>PARKING CATEGORY</td>
</tr>
<tr>
<td>--------------------------------------------------------</td>
<td>------------------------------------------------------------</td>
<td>------------------------</td>
</tr>
<tr>
<td>Community/Public Services</td>
<td>Community Recreational Facility</td>
<td>Public Use Medium</td>
</tr>
<tr>
<td></td>
<td>Day Care Center</td>
<td>Public Use Medium</td>
</tr>
<tr>
<td></td>
<td>Postal Facility</td>
<td>Commercial Medium</td>
</tr>
<tr>
<td></td>
<td>Public Safety Facility</td>
<td>Public Use Medium</td>
</tr>
<tr>
<td></td>
<td>Hospital</td>
<td>Public Use High</td>
</tr>
<tr>
<td></td>
<td>Correction Institution</td>
<td>Public Use Medium</td>
</tr>
<tr>
<td>Cultural/Special Purpose/Public Parks &amp; Open Space</td>
<td>Cemetery</td>
<td>No Requirement</td>
</tr>
<tr>
<td></td>
<td>Library</td>
<td>Public Use Medium</td>
</tr>
<tr>
<td></td>
<td>Museum</td>
<td>Public Use Medium</td>
</tr>
<tr>
<td></td>
<td>Performing Arts Center</td>
<td>Public Use Medium</td>
</tr>
<tr>
<td></td>
<td>City Park</td>
<td>No Requirement</td>
</tr>
<tr>
<td></td>
<td>Open Space - Recreation</td>
<td>Public Use Low</td>
</tr>
<tr>
<td></td>
<td>Open Space - Conservation</td>
<td>No Requirement</td>
</tr>
<tr>
<td>Education</td>
<td>Elementary School</td>
<td>Public Use Medium</td>
</tr>
<tr>
<td></td>
<td>Secondary School</td>
<td>Public Use High</td>
</tr>
<tr>
<td></td>
<td>University or College</td>
<td>Public Use Medium</td>
</tr>
<tr>
<td></td>
<td>Vocational or Professional School</td>
<td>Public Use Medium</td>
</tr>
<tr>
<td>Public and Religious Assembly</td>
<td>All Types</td>
<td>Public Use Medium</td>
</tr>
<tr>
<td>Commercial Sales, Services and Repair</td>
<td>Adult Business</td>
<td>Commercial Medium</td>
</tr>
<tr>
<td></td>
<td>Arts, Entertainment &amp; Recreation</td>
<td>Commercial Medium</td>
</tr>
<tr>
<td></td>
<td>Recreation and Entertainment Services, Indoor</td>
<td>Commercial Medium</td>
</tr>
<tr>
<td></td>
<td>Recreation and Entertainment Services, Outdoor</td>
<td>Commercial Medium</td>
</tr>
<tr>
<td></td>
<td>Sports and/or Entertainment Arena or Stadium</td>
<td>Public Use Medium</td>
</tr>
<tr>
<td></td>
<td>Theater and/or Performance Space</td>
<td>Public Use Medium</td>
</tr>
<tr>
<td>Parking of Vehicles</td>
<td>Parking, Garage</td>
<td>No Requirement</td>
</tr>
<tr>
<td></td>
<td>Parking, Surface</td>
<td>No Requirement</td>
</tr>
<tr>
<td>Eating &amp; Drinking Establishments</td>
<td>All Types</td>
<td>Commercial High</td>
</tr>
<tr>
<td>Lodging Accommodations</td>
<td>Bed and Breakfast Lodging</td>
<td>Commercial Medium</td>
</tr>
<tr>
<td></td>
<td>Lodging Accommodations, All Others</td>
<td>Commercial Medium</td>
</tr>
<tr>
<td>Office</td>
<td>Dental / Medical Office or Clinic</td>
<td>Commercial Medium</td>
</tr>
<tr>
<td></td>
<td>Office, All Others</td>
<td>Commercial Medium</td>
</tr>
<tr>
<td>Retail Sales, Service &amp; Repair</td>
<td>Animal Services and Sales, Household Pets Only</td>
<td>Commercial Medium</td>
</tr>
<tr>
<td>(Not Including Vehicle or Equipment Sales, Service &amp; Repair)</td>
<td>Animal Services and Sales, All Others</td>
<td>Commercial Medium</td>
</tr>
<tr>
<td></td>
<td>Body Art Establishment</td>
<td>Commercial Medium</td>
</tr>
<tr>
<td></td>
<td>Food Sales or Market</td>
<td>Commercial Medium</td>
</tr>
<tr>
<td></td>
<td>Pawn Shop</td>
<td>Commercial Medium</td>
</tr>
<tr>
<td></td>
<td>Pay Day Lending Services</td>
<td>Commercial Medium</td>
</tr>
<tr>
<td></td>
<td>Retail Sales, Service &amp; Repair -- Outdoor</td>
<td>Commercial Medium</td>
</tr>
<tr>
<td></td>
<td>Retail Sales, Service &amp; Repair, Special: Includes Gun Sales</td>
<td>Commercial Medium</td>
</tr>
<tr>
<td></td>
<td>Retail Sales, Service &amp; Repair, All Others</td>
<td>Commercial Medium</td>
</tr>
<tr>
<td>USE CATEGORY</td>
<td>SPECIFIC PRIMARY USE</td>
<td>PARKING CATEGORY</td>
</tr>
<tr>
<td>--------------</td>
<td>---------------------</td>
<td>------------------</td>
</tr>
<tr>
<td><strong>Vehicle / Equipment Sales, Rentals, Service &amp; Repair</strong></td>
<td>Automobile Emissions Inspection</td>
<td>Commercial Low</td>
</tr>
<tr>
<td></td>
<td>Automobile Gas / Service Station</td>
<td>Commercial Low</td>
</tr>
<tr>
<td></td>
<td>Automobile Wash, Laundry, Detail or Polishing Shop</td>
<td>Commercial Low</td>
</tr>
<tr>
<td></td>
<td>Automobile Repair Garage</td>
<td>Commercial Low</td>
</tr>
<tr>
<td></td>
<td>Automobile / Motorcycle / Light Truck Sales, Rentals, Leasing</td>
<td>Commercial Low</td>
</tr>
<tr>
<td></td>
<td>Automobile Pawn Lot or Vehicle Auctioneer</td>
<td>Commercial Low</td>
</tr>
<tr>
<td></td>
<td>Heavy Vehicle/ Equipment Sales, Rentals &amp; Service</td>
<td>Commercial Low</td>
</tr>
<tr>
<td><strong>Industrial, Manufacturing and Wholesale</strong></td>
<td>Communication Services</td>
<td>Commercial Low</td>
</tr>
<tr>
<td></td>
<td>Telecommunications Towers*</td>
<td>No Requirement</td>
</tr>
<tr>
<td></td>
<td>Telecommunication Facilities -- All Others</td>
<td>No Requirement</td>
</tr>
<tr>
<td><strong>Industrial Services</strong></td>
<td>Contractors, Special Trade -- General</td>
<td>Commercial Low</td>
</tr>
<tr>
<td></td>
<td>Food Preparation and Sales, Commercial</td>
<td>Commercial Low</td>
</tr>
<tr>
<td></td>
<td>Laboratory -- Research &amp; Development, Technological Services</td>
<td>Commercial Low</td>
</tr>
<tr>
<td></td>
<td>Service/Repair, Commercial</td>
<td>Commercial Low</td>
</tr>
<tr>
<td><strong>Manufacturing and Production</strong></td>
<td>Manufacturing, Fabrication &amp; Assembly -- Custom</td>
<td>Commercial Low</td>
</tr>
<tr>
<td></td>
<td>Manufacturing, Fabrication &amp; Assembly -- General</td>
<td>Commercial Low</td>
</tr>
<tr>
<td></td>
<td>Manufacturing, Fabrication &amp; Assembly -- Heavy</td>
<td>Commercial Low</td>
</tr>
<tr>
<td><strong>Mining &amp; Extraction and Energy Producing Systems</strong></td>
<td>Oil, Gas -- Production, Drilling*</td>
<td>Commercial Low</td>
</tr>
<tr>
<td></td>
<td>Sand or Gravel Quarry</td>
<td>Commercial Low</td>
</tr>
<tr>
<td></td>
<td>Wind Energy Conversion Systems*</td>
<td>No Requirement</td>
</tr>
<tr>
<td><strong>Transportation Facilities</strong></td>
<td>Airport</td>
<td>No Requirement</td>
</tr>
<tr>
<td></td>
<td>Helipad, Helistop, Heliport</td>
<td>No Requirement</td>
</tr>
<tr>
<td></td>
<td>Railroad Facilities</td>
<td>Commercial Low</td>
</tr>
<tr>
<td></td>
<td>Railway Right-of-Way</td>
<td>No Requirement</td>
</tr>
<tr>
<td></td>
<td>Terminal, Station, or Service Facility for Passenger Transit System</td>
<td>Commercial Low</td>
</tr>
<tr>
<td></td>
<td>Terminal, Freight, Air Courier Services</td>
<td>Commercial Low</td>
</tr>
<tr>
<td><strong>Waste Related Services</strong></td>
<td>Automobile Parts Recycling Business</td>
<td>Commercial Low</td>
</tr>
<tr>
<td></td>
<td>Junkyard</td>
<td>Commercial Low</td>
</tr>
<tr>
<td></td>
<td>Recycling Center</td>
<td>Commercial Low</td>
</tr>
<tr>
<td></td>
<td>Recycling Collection Station</td>
<td>Commercial Low</td>
</tr>
<tr>
<td></td>
<td>Recycling Plant, Scrap Processor</td>
<td>Commercial Low</td>
</tr>
<tr>
<td></td>
<td>Solid Waste Facility</td>
<td>Commercial Low</td>
</tr>
<tr>
<td><strong>Wholesale, Storage, Warehouse &amp; Distribution</strong></td>
<td>Automobile Towing Service Storage Yard</td>
<td>Commercial Low</td>
</tr>
<tr>
<td></td>
<td>Contractors, Special Trade - Heavy, Yard</td>
<td>Commercial Low</td>
</tr>
<tr>
<td></td>
<td>Container Storage (Mini-Storage)</td>
<td>Commercial Low</td>
</tr>
<tr>
<td></td>
<td>Heavy Equipment Sales or Rentals</td>
<td>Commercial Low</td>
</tr>
<tr>
<td></td>
<td>Storage Services</td>
<td>Commercial Low</td>
</tr>
<tr>
<td></td>
<td>Vehicle Storage, Commercial</td>
<td>Commercial Low</td>
</tr>
<tr>
<td></td>
<td>Wholesale Trade, General, and/or Storage of Toxic and/or Hazardous Materials</td>
<td>Commercial Low</td>
</tr>
<tr>
<td></td>
<td>Wholesale Trade, Light, and/or Storage of Nontoxic and/or Nonhazardous Materials</td>
<td>Commercial Low</td>
</tr>
</tbody>
</table>
### USE CATEGORY | SPECIFIC PRIMARY USE | PARKING CATEGORY
---|---|---
Agriculture | Aquaculture | Commercial Low
Agriculture | Garden, Urban | Commercial Low
Agriculture | Husbandry, Animal | Commercial Low
Agriculture | Husbandry, Plant | Commercial Low
Agriculture | Plant Nursery | Commercial Low

### 10.4.9.2 Bicycle Parking Categories

Bicycle parking is required based on the specific primary uses’s assigned parking category, according to Section 10.4.9.1, Vehicle Parking Categories. The bicycle parking standards are then varied by neighborhood context, as set forth in the tables below.

#### SUBURBAN NEIGHBORHOOD CONTEXT AND I-A, -B ZONE DISTRICTS

<table>
<thead>
<tr>
<th>Parking Category</th>
<th>Minimum Bicycle Parking Spaces Required</th>
<th>% Parking Spaces Provided in Enclosed Bicycle Parking Facility / Fixed Bicycle Rack Parking Facility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multi-unit</td>
<td>1/5 units</td>
<td>80%/20%</td>
</tr>
<tr>
<td>Residential Low</td>
<td>No Requirement</td>
<td>n/a</td>
</tr>
<tr>
<td>Residential Medium</td>
<td>No Requirement</td>
<td>n/a</td>
</tr>
<tr>
<td>Commercial High</td>
<td>1/5,000 sq. ft. GFA</td>
<td>0%/100%</td>
</tr>
<tr>
<td>Commercial Medium</td>
<td>1/20,000 sq. ft. GFA</td>
<td>60%/40% Retail, sales, service and repair uses: 20%/80%</td>
</tr>
<tr>
<td>Commercial Low</td>
<td>No Requirement</td>
<td>n/a</td>
</tr>
<tr>
<td>Public Use High</td>
<td>1/20,000 sq. ft. GFA</td>
<td>0%/100%</td>
</tr>
<tr>
<td>Public Use Medium</td>
<td>1/10,000 sq. ft. GFA</td>
<td>0%/100%</td>
</tr>
<tr>
<td>Public Use Low</td>
<td>No Requirement</td>
<td>n/a</td>
</tr>
</tbody>
</table>

#### URBAN EDGE NEIGHBORHOOD CONTEXT

<table>
<thead>
<tr>
<th>Parking Category</th>
<th>Minimum Bicycle Parking Spaces Required</th>
<th>% Parking Spaces Provided in Enclosed Bicycle Parking Facility / Fixed Bicycle Rack Parking Facility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multi-unit</td>
<td>1/5 units</td>
<td>80%/20%</td>
</tr>
<tr>
<td>Residential Low</td>
<td>No Requirement</td>
<td>n/a</td>
</tr>
<tr>
<td>Residential Medium</td>
<td>No Requirement</td>
<td>n/a</td>
</tr>
<tr>
<td>Commercial High</td>
<td>1/5,000 sq. ft. GFA</td>
<td>0%/100%</td>
</tr>
<tr>
<td>Commercial Medium</td>
<td>1/20,000 sq. ft. GFA</td>
<td>60%/40% Retail, sales, service and repair uses: 20%/80%</td>
</tr>
<tr>
<td>Commercial Low</td>
<td>No Requirement</td>
<td>n/a</td>
</tr>
<tr>
<td>Public Use High</td>
<td>1/20,000 sq. ft. GFA</td>
<td>0%/100%</td>
</tr>
<tr>
<td>Public Use Medium</td>
<td>1/10,000 sq. ft. GFA</td>
<td>0%/100%</td>
</tr>
<tr>
<td>Public Use Low</td>
<td>No Requirement</td>
<td>n/a</td>
</tr>
</tbody>
</table>

#### URBAN NEIGHBORHOOD CONTEXT AND MASTER PLANNED CONTEXT

<table>
<thead>
<tr>
<th>Parking Category</th>
<th>Minimum Bicycle Parking Spaces Required</th>
<th>% Parking Spaces Provided in Enclosed Bicycle Parking Facility / Fixed Bicycle Rack Parking Facility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multi-unit</td>
<td>1/4 units</td>
<td>80%/20%</td>
</tr>
<tr>
<td>Residential Low</td>
<td>No Requirement</td>
<td>n/a</td>
</tr>
<tr>
<td>Residential Medium</td>
<td>No Requirement</td>
<td>n/a</td>
</tr>
<tr>
<td>Commercial High</td>
<td>1/3,000 sq. ft. GFA</td>
<td>0%/100%</td>
</tr>
<tr>
<td>Commercial Medium</td>
<td>1/10,000 sq. ft. GFA</td>
<td>60%/40% Retail, sales, service and repair uses: 20%/80%</td>
</tr>
</tbody>
</table>
### Table: Urban Neighborhood Context and Master Planned Context

<table>
<thead>
<tr>
<th>Parking Category</th>
<th>Minimum Bicycle Parking Spaces Required</th>
<th>% Parking Spaces Provided in Enclosed Bicycle Parking Facility / Fixed Bicycle Rack Parking Facility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial Low</td>
<td>No Requirement</td>
<td>n/a</td>
</tr>
<tr>
<td>Public Use High</td>
<td>1/10,000 sq. ft. GFA</td>
<td>0%/100%</td>
</tr>
<tr>
<td>Public Use Medium</td>
<td>1/10,000 sq. ft. GFA</td>
<td>0%/100%</td>
</tr>
<tr>
<td>Public Use Low</td>
<td>No Requirement</td>
<td>n/a</td>
</tr>
</tbody>
</table>

### Table: General Urban Neighborhood Context and All I-MX Zone Districts

<table>
<thead>
<tr>
<th>Parking Category</th>
<th>Minimum Bicycle Parking Spaces Required</th>
<th>% Parking Spaces Provided in Enclosed Bicycle Parking Facility / Fixed Bicycle Rack Parking Facility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multi-unit</td>
<td>1/4 units</td>
<td>80%/20%</td>
</tr>
<tr>
<td>Residential Low</td>
<td>No Requirement</td>
<td>n/a</td>
</tr>
<tr>
<td>Residential Medium</td>
<td>No Requirement</td>
<td>n/a</td>
</tr>
<tr>
<td>Commercial High</td>
<td>1/3,000 sq. ft. GFA</td>
<td>0%/100%</td>
</tr>
<tr>
<td>Commercial Medium</td>
<td>1/10,000 sq. ft. GFA</td>
<td>60%/40% Retail, sales, service and repair uses: 20%/80%</td>
</tr>
<tr>
<td>Commercial Low</td>
<td>No Requirement</td>
<td>n/a</td>
</tr>
<tr>
<td>Public Use High</td>
<td>1/10,000 sq. ft. GFA</td>
<td>0%/100%</td>
</tr>
<tr>
<td>Public Use Medium</td>
<td>1/10,000 sq. ft. GFA</td>
<td>0%/100%</td>
</tr>
<tr>
<td>Public Use Low</td>
<td>No Requirement</td>
<td>n/a</td>
</tr>
</tbody>
</table>

### Table: Urban Center Neighborhood Context and Campus Zone Districts

<table>
<thead>
<tr>
<th>Parking Category</th>
<th>Minimum Bicycle Parking Spaces Required</th>
<th>% Parking Spaces Provided in Enclosed Bicycle Parking Facility / Fixed Bicycle Rack Parking Facility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multi-unit</td>
<td>1/2 units</td>
<td>80%/20%</td>
</tr>
<tr>
<td>Residential Low</td>
<td>No Requirement</td>
<td>n/a</td>
</tr>
<tr>
<td>Residential Medium</td>
<td>No Requirement</td>
<td>n/a</td>
</tr>
<tr>
<td>Commercial High</td>
<td>1/1,500 sq. ft. GFA</td>
<td>0%/100%</td>
</tr>
<tr>
<td>Commercial Medium</td>
<td>1/7,500 sq. ft. GFA</td>
<td>60%/40% Retail, sales, service and repair uses: 20%/80%</td>
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<tr>
<td>Commercial Low</td>
<td>No Requirement</td>
<td>n/a</td>
</tr>
<tr>
<td>Public Use High</td>
<td>1/5,000 sq. ft. GFA</td>
<td>0%/100%</td>
</tr>
<tr>
<td>Public Use Medium</td>
<td>1/10,000 sq. ft. GFA</td>
<td>0%/100%</td>
</tr>
<tr>
<td>Public Use Low</td>
<td>No Requirement</td>
<td>n/a</td>
</tr>
</tbody>
</table>

### Table: Downtown Neighborhood Context - D-LD, D-GT, D-AS, D-AS-12+, D-AS-20+ Zone Districts Only

<table>
<thead>
<tr>
<th>Parking Category</th>
<th>Minimum Bicycle Parking Spaces Required</th>
<th>% Parking Spaces Provided in Enclosed Bicycle Parking Facility / Fixed Bicycle Rack Parking Facility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multi-unit</td>
<td>1/2 units</td>
<td>80%/20%</td>
</tr>
<tr>
<td>Residential Low</td>
<td>No Requirement</td>
<td>n/a</td>
</tr>
<tr>
<td>Residential Medium</td>
<td>No Requirement</td>
<td>n/a</td>
</tr>
<tr>
<td>Commercial High</td>
<td>1/1,000 sq. ft. GFA</td>
<td>0%/100%</td>
</tr>
<tr>
<td>Commercial Medium</td>
<td>1/7,500 sq. ft. GFA</td>
<td>60%/40% Retail, sales, service and repair uses: 20%/80%</td>
</tr>
<tr>
<td>Commercial Low</td>
<td>No Requirement</td>
<td>n/a</td>
</tr>
<tr>
<td>Public Use High</td>
<td>1/5,000 sq. ft. GFA</td>
<td>0%/100%</td>
</tr>
<tr>
<td>Public Use Medium</td>
<td>1/10,000 sq. ft. GFA</td>
<td>0%/100%</td>
</tr>
<tr>
<td>Public Use Low</td>
<td>No Requirement</td>
<td>n/a</td>
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</tbody>
</table>
## Article 10. General Design Standards
### Division 10.4 Parking and Loading

<table>
<thead>
<tr>
<th>Parking Category</th>
<th>Minimum Bicycle Parking Spaces Required</th>
<th>% Parking Spaces Provided in Enclosed Bicycle Parking Facility/Fixed Bicycle Rack Parking Facility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multi-unit</td>
<td>1.1/unit</td>
<td>80%/20%</td>
</tr>
<tr>
<td>Residential Low</td>
<td>No Requirement</td>
<td>n/a</td>
</tr>
<tr>
<td>Residential Medium</td>
<td>No Requirement</td>
<td>n/a</td>
</tr>
<tr>
<td>Commercial High</td>
<td>1/1,000 sq. ft. GFA</td>
<td>0%/100%</td>
</tr>
<tr>
<td>Commercial Medium</td>
<td>1/4,000 sq. ft. GFA, Lodging accommodations uses: 1/7,500 sq. ft. GFA</td>
<td>60%/40% Retail, sales, service and repair uses: 20%/80%</td>
</tr>
<tr>
<td>Commercial Low</td>
<td>No Requirement</td>
<td>n/a</td>
</tr>
<tr>
<td>Public Use High</td>
<td>1/5,000 sq. ft. GFA</td>
<td>0%/100%</td>
</tr>
<tr>
<td>Public Use Medium</td>
<td>1/5,000 sq. ft. GFA</td>
<td>0%/100%</td>
</tr>
<tr>
<td>Public Use Low</td>
<td>No Requirement</td>
<td>n/a</td>
</tr>
</tbody>
</table>
DIVISION 10.5  LANDSCAPING, FENCES, WALLS AND SCREENING

SECTION 10.5.1  INTENT
The intent of this Division's landscaping, fences, walls, and screening standards is to:

10.5.1.1 Establish an attractive landscaped edge and screening adjacent to street right-of-way and residential.

10.5.1.2 Increase Denver’s urban tree canopy, reduce heat island effects, and improve air quality.

10.5.1.3 Preserve existing trees and vegetation.

10.5.1.4 Promote and enhance the community’s appearance as viewed from the public realm.

10.5.1.5 Improve site permeability and reduce stormwater runoff.

10.5.1.6 Incorporate required water quality and storm water management features into the overall site and landscape design in a way that is attractive and a positive part of an integrated landscape design.

10.5.1.7 Mitigate visual impacts on surrounding properties, open spaces, and public rights-of-way arising from rooftop mechanical equipment, outdoor storage of materials and waste, surface parking lots, and other similar outdoor uses and activities.

SECTION 10.5.2  GENERAL STANDARDS

10.5.2.1 Corner Sight Triangles
Corner sight triangles are areas at intersection corners of streets, driveways, or alleys where the height of landscaping, fences, walls, and screening may be limited to preserve clear vehicle sight lines to oncoming vehicular and pedestrian traffic. Any landscaping, fence, or wall, or screening within a corner sight triangle shall be approved by Public Works.

10.5.2.2 Maintenance

A. Responsibility
The owner of the property, his successors, heirs and assignees are responsible for the proper maintenance of required landscaping, fences, walls and screening.

B. Continuous Maintenance Required
Required landscaping, fences, walls and screening must be Continuously Maintained including necessary watering, weeding, pruning, pest control and replacement of dead or diseased plant material or damaged fence and wall materials.

C. Replacement of Planting Material
Replacement of dead or diseased plant material shall be of the same type of plant material as set forth in the approved landscape plan. Replacement of dead or diseased plant material shall occur within 30 days of such event during the growing season of April 1 to October 1. At all other times, replacement shall occur within 45 days of the start of the following growing season. In no event shall replacement time exceed one year.

D. Irrigation
1. Landscaped areas must have a properly designed irrigation system providing full coverage on all plant material areas from drip irrigation lines, impulse sprinklers, pop-up and surface spray sprinklers or other means appropriate for the area to be irrigated.

2. The applicant or a qualified irrigation specialist, must certify, either on the required landscape plan or in a written statement attached to the plan, that the proposed irrigation system is adequate.
SECTION 10.5.3 TREE PRESERVATION - RESIDENTIAL ZONE DISTRICTS

10.5.3.1 Applicability - Preservation of Established Trees in Residential Primary and Side Street Setbacks

As a condition of any permit to demolish or construct any building containing a single unit dwelling, two-unit dwelling, or multi-unit dwelling in a Residential Zone District, the owner of the zone lot shall be required to preserve any established tree not otherwise diseased or decayed within the primary and side street setback areas of the zone lot.

10.5.3.2 Preservation Measures Required

In order to protect an established tree from damage or destruction and to enhance the tree’s chance of survival after construction activities on the zone lot are completed, the owner shall take and maintain throughout the course of demolition or construction the following measures:

A. Erect and maintain temporary fencing surrounding the area beneath the tree in order to mitigate the chance of impact injuries to the tree during demolition or construction;

B. Refrain from operating construction equipment or storing construction materials beneath the canopy of the tree or engaging in other activities that would cause the undue compaction of the soil in the tree’s root zone; and

C. Refrain from any excavation beneath the canopy of the tree that would cause undue destruction of the tree’s roots.

10.5.3.3 Permit for Tree Removal

The owner may be relieved from the requirements of this Section only upon obtaining a permit for tree removal from the City Forester according to the provisions of Sections 57-20(b) and 57-25 of the D.R.M.C.

10.5.3.4 Definition of “Established Tree”

See Article 13, Rules of Measurement and Definitions, for the definition of “established tree.”

SECTION 10.5.4 LANDSCAPING STANDARDS

10.5.4.1 Applicability and Exceptions

A. Applicability

1. This Section 10.5.4 shall apply to development in all zone districts, except residential development in all SU or TU zone districts.

2. Whenever the area of an existing surface parking lot is expanded or when a new area is constructed, the entire Off-Street Parking Area shall be landscaped according to this Section 10.5.4.

3. For Surface Parking as a Primary Use in the D-LD, D-CV, D-C, D-TD, D-GT and D-AS zone districts, Section 8.10.3, Surface Parking Lot Landscaping, shall apply rather than this Section 10.5.4.


5. See the City of Denver Streetscape Design Manual for additional provisions.

B. Exceptions

1. Process for Exception Requests

All requests for exceptions from the general site and surface parking landscaping requirements shall be reviewed according to Section 12.4.5, Administrative Adjustments.
2. **Exception for Physical Limitations**  
If the Zoning Administrator determines that, because of physical limitations imposed by the location and arrangement of existing buildings or by site dimensions, it is impossible or impractical to meet the requirements of this Section, the Zoning Administrator may:  
   a. Allow part or all of the landscaped area required to be provided elsewhere on the zone lot; or  
   b. Waive part or all of such requirements altogether, provided that the standards are implemented to the fullest extent possible, given the physical limitations.

3. **Exception for Excessive Improvement Costs**  
If the landscaping requirements of this Section are applicable because of either an addition to the gross floor area of an existing building or the change of use of an existing building, the Zoning Administrator may:  
   a. Waive certain of landscape requirements on the basis that the cost of meeting such requirements exceeds 50 percent of the cost of either constructing the building addition or changing the use.  
   b. This waiver may be granted only if the applicant provides the Zoning Administrator with an itemization of the landscape improvements and costs necessary to meet the requirements, together with an estimate prepared by a licensed contractor or other qualified professional, of the construction cost of the building addition or the construction and other tenant improvement costs related to the change of use.

4. **Exception for Preservation of Existing Trees**  
   a. Preservation of existing trees may count toward landscape requirements of the Code.  
   b. If, in order to comply with both (1) these standards for the landscaping of Off-Street Parking Areas, and (2) the off-street parking requirements, it would be necessary to remove mature, existing trees, the Zoning Administrator may allow reasonable reductions in either (1) the size of required landscaped areas (for the purpose of accommodating the required parking), or (2) the number of required parking spaces.

10.5.4.2 Site Landscaping Standards - Group 1

A. **Applicability**

1. **Zone Districts**  
   Section 10.5.4.1, Applicability and Exceptions shall apply, except this Section 10.5.4.2 shall not apply in the I-A and, I-B zone districts, and in the I-MX zone districts for development using the Industrial Primary Building Form.

2. **Build-To Range**  
   All “open areas” within a required build-to range along the entire applicable street frontage shall be landscaped (e.g., the area located within the 0 to 15 feet build-to range along the primary street).

3. **Required Setbacks**  
   All “open areas” within a required minimum setback shall be landscaped.

4. **Open Area Defined**  
   For purposes of this Section 10.5.4.2, “open area” shall mean areas not occupied by either:  
   a. Building(s);  
   b. An allowed encroachment into a build-to or setback area;  
   c. A required entrance and/or pedestrian connection;  
   d. On-site pedestrian walkways no wider than 5 feet;
e. Surface Off-Street Parking Areas;
f. Area dedicated to permanent outdoor amenities related to the primary use, such as an outdoor eating and serving area; or
g. Areas that other City laws require to be kept free of live planting material.

B. Minimum Landscaping Standards

1. A minimum of 50% of the applicable area shall be landscaped with live planting material and the remaining 50% shall be landscaped with either live or non-live landscaping material, according to Section 10.5.4.6 Landscaping Material Standards. See Figures 10.5-1 and 10.5-2.

2. Trees and shrubs in Urban Center (“C-“) and Downtown (“D-“) zone districts may be located in planters.

3. Existing trees and shrubs located in the required landscape areas shall be credited towards this requirement, provided they meet Section 10.5.4.6, Landscaping Material Standards.

Figure 10.5-1

Figure 10.5-2

10.5.4.3 Site Landscaping Standards - Group 2

A. Applicability

1. This subsection 10.5.4.3 shall apply in the I-A and I-B zone districts and in I-MX zone districts to development using the Industrial Primary Building Form.

2. Expansions of Existing Use

a. This Section 10.5.4.3 shall apply to the expansion of an existing use only if the site area or gross floor area of such use is enlarged more than 15 percent of that existing on June 25, 2010.

b. The area of landscaping required shall be the ratio of additional floor or site area to the gross floor area or site area existing on June 25, 2010, multiplied by 5 percent.

i. For example, assume an industrial use is to be expanded by 23 percent of the present gross floor area or site area: 0.23 (23%) × 0.05 (5%) = 0.0115. 0.0115 × Present zone lot area = Area of required new landscaping.
### B. Standards

<table>
<thead>
<tr>
<th>PLANTING AREA</th>
<th>MINIMUM WIDTH OF PLANTING STRIP</th>
<th>PLANTINGS AND SCREENING REQUIRED</th>
</tr>
</thead>
</table>
| Required Primary and Side Street Setback Areas | N/A | A Minimum of 50% of the required primary street and side street setback area, exclusive of driveways, shall consist of live ground cover.  
1 shade tree or ornamental tree shall be provided every 40 feet of linear frontage. Trees may be grouped or spaced to accommodate building placement, driveways or corner triangles |
| Required Side Interior and Rear Setback Areas Abutting Residential Zone District. The presence of a street or alley shall not destroy abutment. | 10 ft | Shall create a visual barrier between the Industrial zone lot and abutting Residential Zone District. Such visual barrier shall include:  
1. Trees, shrubs, and hedges;  
2. Earth berms and plantings;  
3. Approved planter boxes, fences or walls; or  
4. Any combination of the above which meets these regulations. |
| Zone Lot | N/A | Shall provide landscaped areas equal to 5 percent of the zone lot area installed on the zone lot. Primary Street and Side Street setback landscaping and the landscaped areas required for on-site parking lots may be counted toward compliance with this requirement. Such landscaping shall be located near the front of the zone lot and shall comply with all applicable general landscaping standards in Division 10.5, Landscaping, Fences, Walls and Screening. |

| Figure 10.5-3 |

### Diagram

- **Visual Barrier Required Abutting Residential Zone District**
- **Required Landscaped Open Area**
- **Canopy Tree**

**Legend**:
- Side Street Setback
- Rear Setback
- Primary Street Setback
- RESIDENTIAL ZONE DISTRICT
- INDUSTRIAL BUILDING
- PRIMARY STREET
10.5.4.4 Perimeter Surface Parking Lot Landscaping Standards

A. Applicability
Section 10.5.4.1, Applicability and Exceptions, shall apply.

B. Perimeter Surface Parking Lot Landscaping Standards Abutting Street Right-of-Way

1. Standards
   a. To the maximum extent feasible, on-site drainage required for a zone lot shall be integrated into the perimeter planting strip.
   b. Alternatives to required landscape, fence and wall materials may be allowed to better match primary building materials used on the site according to Section 12.4.5, Administrative Adjustment.
   c. The following shall be provided within zone lot boundaries between the boundary of any surface parking lot and street rights-of-way (except as noted):

<table>
<thead>
<tr>
<th>CONTEXT AND/OR DISTRICT</th>
<th>PERIMETER PLANTING STRIP REQUIRED</th>
<th>PLANTINGS REQUIRED WITHIN THE PERIMETER PLANTING STRIP</th>
<th>GARDEN WALL REQUIRED</th>
<th>GARDEN WALL HEIGHT</th>
<th>GARDEN WALL MATERIALS</th>
<th>PEDESTRIAN ACCESS REQUIRED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Suburban Neighborhood Context I-A and I-B Zone Districts I-MX Zone Districts with Industrial Building Form (See Figure 10.5-4)</td>
<td>Yes, minimum width of 10’</td>
<td>1 deciduous canopy tree for every 25’ of linear frontage. Spacing of trees may vary, the maximum spacing is 40’.</td>
<td>No; however may reduce perimeter planting strip width to 5’ if provide a garden wall</td>
<td>Min 30 inches; Max 42 inches</td>
<td>Masonry or Ornamental fence with masonry piers spaced not more than 25’</td>
<td>Yes</td>
</tr>
<tr>
<td>Urban Edge, Urban, General Urban Neighborhood Contexts Campus Master Planned Contexts I-MX Zone Districts with General Building Form (See Figure 10.5-5)</td>
<td>Yes, minimum width of 5’</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Yes</td>
</tr>
<tr>
<td>Urban Center Neighborhood Context (See Figure 10.5-6)</td>
<td>Not Required</td>
<td>NA</td>
<td>Yes</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Downtown Neighborhood Context D-AS-12+, D-AS-20+, D-CPV-T, D-CPV-R, and D-CPV-C Districts only (See Figure 10.5-5)</td>
<td>Yes, minimum width of 8’ (may be located in street right-of-way)</td>
<td>1 deciduous canopy tree for every 25’ of linear frontage. Spacing of trees may vary, the maximum spacing is 40’.</td>
<td>Yes</td>
<td>Min 30 inches; Max 42 inches</td>
<td>Yes; Min. 3’ wide access at max. of 80’ intervals along all public street and alley frontages of the parking lot</td>
<td></td>
</tr>
</tbody>
</table>

Downtown Neighborhood Context D-C, D-TD, D-LD, D-CV, D-GT, D-AS Districts

See Section 8.10.3 in Article 8
C. Perimeter Surface Parking Lot Landscaping Standards Adjacent to Residential Use or Zone District

1. **Intent**
   Protect ground-level and below-ground-level windows from headlight glare and the direct emission of vehicle exhaust.

2. **Standards**
   a. All Off-Street Parking Areas shall have a visual screen on each perimeter zone lot line abutting a Residential Use or zone district, unless separated by an alley. See Figure 10.5-7.
   b. The requirements of this Section may be reduced or varied by the Zoning Administrator if conditions exist that meet the intent of the regulation or there is formal agreement from the adjacent residential property owner.
   c. Off-Street Parking Areas shall provide a visual screen as follows:

<table>
<thead>
<tr>
<th>MINIMUM WIDTH OF PLANTING STRIP</th>
<th>PLANTING REQUIRED</th>
<th>FENCE REQUIRED</th>
<th>FENCE OR WALL MATERIAL STANDARDS</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 feet</td>
<td>1 deciduous canopy tree for every 25 linear feet</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Spacing of trees may vary, the maximum spacing is 40’</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Suburban Neighborhood Context: 6’ tall opaque fence or wall; or an earth berm and plantings</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>All other Neighborhood Contexts and Zone Districts: 6’ tall opaque fence or wall</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Fences or walls used to meet these screening requirements shall be of wood, composite materials, brick, masonry, metal/iron bars, textured or aggregate concrete.

- Chain link or wire mesh may be used only in combination with plant material of sufficient density to create an opaque screen.
- Corrugated or sheet metal, salvaged doors, tires, car doors, or other discarded materials are prohibited not permitted.
- Other materials of similar quality and durability but not listed herein may be used upon approval by the Zoning Administrator.

Figure 10.5-7

10.5.4.5 Interior Surface Parking Lot Landscaping Standards

A. **Applicability**

1. Section 10.5.4.1, Applicability and Exceptions shall apply.
2. This Section 10.5.4.5 shall not apply to surface parking lots with 20 or fewer parking spaces.

B. General Standards
Interior landscaping required by this Section for surface parking lots shall include, at a minimum, the following design and material elements:

1. Required landscaping and trees shall be sited to achieve maximum shading of parked vehicles.

2. Landscaping that abuts the length of a parking space shall provide a brick paver, mulched edges, or similar technique to provide a clear landing area for persons entering and exiting their parked vehicles.

3. On-site drainage required for a zone lot shall, to the maximum extent feasible, be incorporated into parking lot landscaped areas.

C. Specific Standards

<table>
<thead>
<tr>
<th>SURFACE PARKING LOTS WITH:</th>
<th>LANDSCAPED AREA REQUIRED</th>
<th>PLANTINGS REQUIRED WITHIN LANDSCAPED AREA</th>
<th>DESIGN REQUIREMENTS FOR LANDSCAPED AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>20 parking spaces or less</td>
<td>No requirement</td>
<td></td>
<td>Minimum Width: 6’</td>
</tr>
<tr>
<td>21-100 parking spaces</td>
<td>An area equal to at least 5% of the square footage of the area of surface parking stalls, exclusive of circulation and proposed landscaped areas, shall be provided.</td>
<td>Shall be landscaped with 50% live planting material and the remaining 50% with either live or non-live material following Section 10.5.4.6; and At least 1 deciduous canopy tree shall be provided at the ratio of one for every 50 linear feet of double loaded row of parking</td>
<td>Landscape areas must be within or immediately adjacent to the parking rows and may be in a strip along the center of a double loaded row or in one or more island ends interspersed between parking rows and stalls.</td>
</tr>
<tr>
<td>(See Figures 10.5-8 and 10.5-9)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>101 or more parking</td>
<td>An area equal to at least 5% of the square footage of the area of surface parking stalls, exclusive of circulation and proposed landscaped areas, shall be provided.</td>
<td>Shall be landscaped with 50% live planting material and the remaining 50% with either live or non-live material following Section 10.5.4.6; and For each 200 sf or part thereof of landscaped area required, according to this Section 10.5.4.5.C, at least 1 deciduous canopy tree and 6 shrubs shall be included in the landscaped area.</td>
<td>Minimum Width: 6’ Minimum Intervals: Areas where the required landscaping is located shall be provided at intervals no greater than every 15 contiguous parking stalls in a row; however, the Zoning Administrator may vary the maximum increment, provided the spacing and layout of the landscape islands meet the intent of the regulation.</td>
</tr>
<tr>
<td>spaces (See 10.5-10)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Figure 10.5-8
Figure 10.5-9

6' Minimum

Figure 10.5-10

10.5.4.6 Landscaping Material Standards

When required by this Division, landscaping materials shall meet the following minimum standards:

A. Live Plant Material Standards

1. Where live plant material is required, the amount of area coverage (e.g. 50%) shall be calculated for plant maturity, rather than the coverage at time of planting.

2. All required live plant material must be kept Continuously Maintained in live and growing condition.

3. Applicants are encouraged to incorporate drought-resistant plants and shrubs into required landscaping areas, including but not limited to ornamental grasses.
4. The following materials are allowed and shall meet the following size specifications at time of planting:
   a. Deciduous trees are at least 2-inch caliper measured 4 inches above the ground;
   b. Ornamental and flowering trees are at least 1 and 1/2 inches caliper measured 4 inches above the ground;
   c. Evergreen trees are at least 5 feet tall;
   d. Evergreen spreaders and broadleaf evergreens are 5-gallon size minimum, with spreads no less than 18 to 24 inches;
   e. Shrubs are 5-gallon size minimum, with heights no less than 2 to 3 feet;
   f. Vines and ornamental grasses are 1 gallon in size, minimum;
   g. Ground Cover;
   h. Turf or sod; and
   i. Other similar quality and size live plant material.

B. Non-Live Landscaping Material Standards
Where non-live landscaping material is required on a zone lot, the following materials are allowed:
   1. Organic mulch; or
   2. Gravel or stone that is designed or placed so as to allow permeability.

SECTION 10.5.5 FENCES AND WALLS

10.5.5.1 General Standards
All fences and walls shall comply with the following:

A. Corner Sight Triangle
   A shorter height may be required to assure corner sight triangles at intersecting streets and alleys (see Section 10.5.2.1, Corner Sight Triangles).

B. Schools, Parks and Open Space
   Elementary or Secondary schools, City Parks, or Open Space, Recreation or Conservation uses are allowed to have open-mesh fences with no maximum height on any part of the zone lot.

C. Exception to Maximum Height
   The Zoning Administrator may grant a permit for fences and walls that exceed the maximum height in Section 10.5.5.2 upon application in specific cases, according to Section 12.4.2 Zoning Permit Review with Informational Notice and subject to compliance with the following standards:
   1. The proposed fence or wall shall not adversely affect traffic safety or appropriate use of adjacent property.
   2. Any 4-feet linear section of an over-height fence or wall in the Primary Street setback shall be less than 50 percent solid over its entire area.
   3. The fence or wall is necessary to provide security, privacy, or protection from traffic impacts such as noise or lights.
   4. The fence shall not detract from the safety or pedestrian character of the right-of-way.
   5. The fence shall not be located in any Primary Street setback area adjacent to a designated Parkway.
D. **Setback Encroachment Allowed**

Fences and walls may encroach into any setback area any distance, unless within a Parkway Setback established in D.R.M.C. Chapter 49.

E. **Material Standards**

All fences and walls shall be constructed of one or more of the following materials (corrugated or sheet metal, salvaged doors, tires, car doors, or other discarded materials are prohibited):

1. Wood; Composite materials; Brick; Masonry; Metal/iron bars (ornamental fence); Textured or aggregate concrete; Chain link or wire mesh.
2. In the I-A, I-B and I-MX zone districts only: Barbed wire or razor wire, if approved by the Fire Department.
3. Fences located on top of retaining walls in the Primary Street setback must be 50 percent or more open for any portion of the fence that is more than 4 feet above the lowest grade at the base of the retaining wall.
4. Other materials of similar quality and durability but not listed herein may be used upon approval by the Zoning Administrator.
5. **Nonconforming Fence and Wall Materials - All Zone Districts**

In all zone districts, notwithstanding the Nonconforming Structure provisions in Article 12, Zoning Procedures and Enforcement, existing fences and walls that have been constructed of prohibited materials or other materials not approved by the Zoning Administrator may not be maintained, and any such fences and walls shall be immediately reconstructed of approved materials or removed; provided, however, if such fence or wall is required by some other provision of the Revised Municipal Code, such fence or wall shall be reconstructed with approved materials.

### 10.5.5.2 Specific Maximum Heights

The following standards shall apply except where greater height is allowed in Section 10.5.5.1 above or when this Code expressly requires such fence or wall for landscaping, screening, or other purposes. See Article 13, Rules of Measurement and Definitions for fence and wall height measurement. This section shall not apply to Retaining Walls.

A. **Residential Zone Districts and Single Unit and Two Unit Development**

1. **Intent**

   Maintain the intent of required setback areas and building coverage maximums by regulating the height of fences and the openness of fences where appropriate.

2. **Applicability**

   This Section 10.5.5.2 applies in all Residential Zone District and to any single-unit or two-unit dwelling development.

3. **Maximum Height**

   a. The maximum height when forward of any Primary street facing Primary Structure Facade shall be 4 feet and when located at or behind any Primary street facing Primary Structure Facade shall be 6 feet. See Figure 10.5-11.
b. In the Master Planned Context, for Primary Structures “facing” a publicly accessible open space rather than the Primary Street, the maximum height when forward of a Primary street facing Primary Structure Facade shall be 6 feet; however when forward of the Primary Structure Facade “facing” the open space, the maximum height shall be 4 feet. See Figure 10.5-12.

B. Mixed Use Commercial Zone Districts, OS-B and OS-C

1. Applicability
   All Mixed Use Commercial Zone Districts, OS-B and OS-C zone districts, but not including the I-MX zone district.

2. Maximum Height
   The maximum height when forward of any street facing Primary Structure Facade shall be 4 feet and when located at or behind any street facing Primary Structure Facade shall be 6 feet. See Figure 10.5-13.
C. I-A, I-B and I-MX Zone Districts

1. Applicability
   I-A, I-B, or I-MX zone districts.

2. Maximum Height
   a. Within the Setback Area
      The maximum height shall be 7 feet and shall only be open wall or fences, chain link, or wire mesh.
   b. Outside the Setback Area
      The maximum height shall be 10 feet.

SECTION 10.5.6 RETAINING WALL REQUIREMENTS

10.5.6.1 Applicability
   This Section 10.5.6’s retaining wall requirements shall apply to all new development, except in the I-A or I-B zone districts.

10.5.6.2 Retaining Wall Standards
   A. When provided, Retaining Walls in the Primary Street Setback area shall be built to a maximum height of 4 feet and successive walls may be built provided that they are separated by at least 4 feet. However, this standard shall not apply to limit the height or require terracing when one or more Retaining Walls are used as an integral part of a below-grade window well or other basement egress area that is allowed by this Code to encroach into the Primary Street Setback area.

   B. In any area of the zone lot other than the Primary Street Setback, Retaining Walls may be built to any height.
C. Fences located on top of Retaining Walls in the Primary Street Setback must be 50 percent or more open for any portion of the fence that is more than 4 feet above the lowest grade at the base of the retaining wall.

D. See Sections 13.1.7 and 13.1.8, Fence and Wall Height Measurement and Retaining Wall Height Measurement.

SECTION 10.5.7 SCREENING REQUIREMENTS

10.5.7.1 Applicability
Development in all zone districts, except in the I-A and I-B zone districts and except for residential development in a SU or TU zone district, shall comply with this Section 10.5.7’ s screening standards.

10.5.7.2 Screening Required by Specific Use Limitations

A. Wherever this Code requires screening as a condition or limitation on an allowed use, such screening shall be comprised of landscaping, fences, or walls of a design and density adequate to screen the use or activity from adjacent residences, rights-of-way, city parks, and open spaces.

B. Fence and wall materials required for screening shall comply with the material requirements of the zone district in which it is located.

10.5.7.3 Screening of Rooftop Equipment

A. Rooftop mechanical equipment, shall be screened from ground level view, as viewed from any abutting Primary Street's right of way, perpendicular to the zone lot line. See Article 13, Rules of Measurement and Definitions for rooftop mechanical equipment screening measurement.

B. Screening shall be of a material similar in quality and appearance to other areas of the building facade. For example, a parapet wall may be used to screen rooftop equipment.

C. Development in a Campus (CMP) zone district is exempt but shall be reviewed as part of Site Development Plan approval and shall meet the intent of this Division.

D. The submittal of a plan and section/elevation drawing must document that the rooftop mechanical equipment is not visible from the opposite side of the abutting Primary Street's right of way. Submitted drawings shall indicate the point of measure and height of the mechanical screening, where applicable. See Article 13, Rules of Measurement and Definitions for rooftop mechanical equipment screening measurement.

10.5.7.4 Screening of Outdoor Trash Storage Areas - Multi-Unit and Nonresidential Development

A. Siting

1. In all zone districts except the MS zone districts, outdoor trash and recycling collection and storage areas accessory to a multi-unit dwelling or nonresidential development shall be placed either flush or behind any street facing facade of the Primary Structure.
2. In a MS zone district, all outdoor trash and recycling collection and storage areas shall be setback at least 20 feet from the zone lot line abutting a named or numbered street, or from the zone lot line abutting a Residential Zone District.

B. Screening

1. All outdoor trash and recycling collection and storage areas accessory to a multi-unit dwelling or nonresidential development shall be fully enclosed by screening comprised of a solid fence or wall a minimum of 6 feet tall. The side of the screening from which collection is made may remain open or may be enclosed with a fence or wall containing an opening (e.g., gate) for access.

2. Fence and wall materials for the required screening shall comply with the material requirements of the zone district in which it is located. (See Section 10.5.5, Fences and Walls.)
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DIVISION 10.6 SITE GRADING STANDARDS

SECTION 10.6.1 INTENT
The maintenance of natural site contours helps to preserve neighborhood characteristics as viewed from the street and minimize potential adverse impacts of grade changes and retaining walls on adjacent properties.

SECTION 10.6.2 APPLICABILITY
All development requiring a site development plan application according to Article 12, Zoning Procedures and Enforcement or development that is subject to a Block Sensitive Primary Street Setback requiring a zoning permit shall be required to meet the site grading standards provided in this Section, except that development located on a zone lot or lots that comprise at least one complete face block, where development of the entire face block is under the control of a single property owner or master developer, is exempt from this Division 10.6.

SECTION 10.6.3 REFERENCE TO GENERAL DRAINAGE STANDARD
Site grading shall not adversely impact adjacent properties as stated in Section 10.11.3, Change in Drainage Patterns.

SECTION 10.6.4 QUALIFIED PROFESSIONAL CERTIFICATION REQUIRED FOR EXCEPTIONS
Any exception to the setback area grading standards in this Division 10.6 shall be requested in writing by the applicant, and shall include a report prepared by a Qualified Professional certifying that the exception is necessary and will not result in adverse drainage or grading impacts on abutting properties.

SECTION 10.6.5 PRIMARY STREET SETBACK AREA GRADING STANDARDS
Re-grading of the primary street setback area shall not result in a difference between original and finished grade of more than 1 foot at any point that is within 10 feet of the primary street zone lot line, except as specifically permitted below:

10.6.5.1 Site grade may be altered by more than 1 foot if the Zoning Administrator finds the grade change is necessary to provide proper site drainage and avoid adverse effects on adjacent properties.

10.6.5.2 Only when required by Public Works, “proper site drainage” may include installation of up to a 4-feet high berm and/or above-ground walls, and/or up to 6 feet of excavation below street grade. All such drainage structures shall be sited to be hidden and/or screened with landscaping. Any retaining wall shall have an architectural finish of equal or better quality than the primary building’s architectural finish, as determined by the Zoning Administrator. Above-ground walls shall be finished on both sides and be limited to 24 inches tall on at least one side abutting a pedestrian access.

10.6.5.3 Site grade may be altered by more than 1 foot to allow for required or permitted landscaping and retaining walls under this Code, and where such landscaping/retaining walls restore finished grade closer to the Front Primary Base Plane. See Article 13 for definition of the term “finished grade” and the rule of measurement for Front Primary Base Plane. This exception shall not be used to allow a grade change to accommodate an unenclosed porch, raised or sunken patio, or any other similar building feature within 10 feet of the front property line. See Figure 10.6-1 below.
10.6.5.4 Where parking access is allowed from the street, site grade may be altered by more than 1 foot for 50% or 20 feet of the linear lot frontage (whichever is less) to allow for excavation associated with a driveway where the primary street setback area within 10 feet of the zone lot line is raised above the level of the street.

10.6.5.5 Site grade may be altered by more than 1 foot if the Zoning Administrator finds the grade change is necessary to allow for barrier-free access to a building as required by the Americans with Disabilities Act or Denver Accessibility Standards, and when no alternative location is reasonably available.

10.6.5.6 Site grade may be altered by more than 1 foot if the Zoning Administrator finds the grade change is necessary to allow for exterior stairs and/or ramps connecting to a pedestrian access/entrance that is required to comply with Denver Building Code standards, and when no alternative location is reasonably available.

SECTION 10.6.6 SIDE INTERIOR SETBACK AREA GRADING STANDARDS

Re-grading of side, interior setback areas is not permitted except as described below:

10.6.6.1 Proper Site Drainage
Site grade may be altered if the Zoning Administrator finds the grade change is necessary to provide proper site drainage and avoid adverse effects on adjacent properties. “Proper site drainage” may include those features according to Section 10.6.5.2.

10.6.6.2 Emergency Basement Egress
Site grade may be altered to allow for window well and/or emergency basement egress areas that are each no more than 3 feet in depth as measured perpendicular to the side Zone Lot line and 6 feet in length as measured parallel to the side Zone Lot line.

10.6.6.3 ADA Accessibility Standards
Site grade may be altered by more than 1 foot if the Zoning Administrator finds the grade change is necessary to allow for barrier-free access to a building as required by the Americans with Disabilities Act or Denver Accessibility Standards, and when no alternative location is reasonably available due to lot width. The applicant must demonstrate to the Zoning Administrator that the building design cannot be modified to accommodate the accessible route within existing grades.

10.6.6.4 Limited Grading Allowances for Town House building form Development

A. When development occurs using the Town House building form, no site grade change greater than one foot may occur within 7.5 feet of the Side Interior Zone Lot line. Site grade changes located more than 7.5 foot from the Side Interior Zone Lot Line may occur.
Figure 10.6-2

Not to Scale. Illustrative Only.

Area in which NO site grade changes greater than one foot may occur.
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DIVISION 10.7  OUTDOOR LIGHTING

SECTION 10.7.1  INTENT
These outdoor lighting standards are intended to:

A. Eliminate adverse impacts of light through glare and spillover;
B. Provide attractive lighting fixtures and layout patterns that contribute to unified exterior lighting design of development; and
C. Provide exterior lighting that promotes safe vehicular and pedestrian access to and within a development, while minimizing impacts on adjacent properties.

SECTION 10.7.2  APPLICABILITY

A. General Applicability to All Development
1. Unless specifically exempted below, all existing and proposed development shall meet the provisions of this Division.
2. Buildings lawfully existing as of the June 25, 2010, may be renovated or repaired without modifying outdoor lighting in conformance with this Division, provided there is no increase in gross floor area in the building or the impervious area of the site.
3. Where a building existed as of the June 25, 2010, and the building is enlarged in gross floor area or impervious area on the site by 50% percent or 10,000 square feet, whichever is less, outdoor lighting as specified in this Division shall be provided.

B. Exemption for Outdoor Active Recreational Uses
Because of their unique requirements for nighttime visibility and their limited hours of operation, ball diamonds, playing fields, tennis courts, and other similar outdoor active recreational uses (both public and private facilities unless otherwise restricted by this Code) are exempt from the outdoor lighting standards stated in this Division and shall only be required to meet the following standards:
1. Limits on Cutoff Angle
   Cutoff from a lighting source that illuminates an outdoor active recreational use may exceed an angle of 90 degrees from the pole, provided that the light source is shielded to prevent light and glare spillover to an adjacent Protected District.
2. Maximum Permitted Illumination at the Property Line
   The maximum permitted illumination at the property line shall be 2 footcandles.

SECTION 10.7.3  LIGHT SOURCES

10.7.3.1 Exemption
Holiday lighting displays are exempt from these light source restrictions.

10.7.3.2 Prohibited Light Sources
The following light fixtures and sources shall not be used:
A. Low-pressure sodium and mercury vapor light sources;
B. Cobra-head-type fixtures having dished or drop lenses or refractors; and
C. Searchlights and other high-intensity narrow-beam fixtures, except as part of a permitted special event.
10.7.3.3 Allowed Light Sources

Allowed light sources shall be limited to:

A. Incandescent
B. Fluorescent
C. Metal halide
D. Color-corrected high-pressure sodium
E. LED
F. Magnetic induction lamps (Phillips QL)
G. Other light sources approved by the Zoning Administrator that meet the intent of this subsection to require light sources that provide energy efficiency gains and emit white or near-white light that assures a safe pedestrian and vehicle environment.

SECTION 10.7.4 DESIGN STANDARDS

10.7.4.1 Purpose and Applicability

Outdoor lighting shall primarily be used to provide safety, while secondarily accenting key architectural elements and to emphasize landscape features. All lighting fixtures designed or placed to illuminate any portion of a site shall meet this Section’s requirements.

10.7.4.2 Fixture (Luminaire) Requirements

A. Fixture Requirements Applicable to All Outdoor Lighting Types

1. Full Cutoff Lighting Fixtures Required

   a. All outdoor lighting shall have light sources that are concealed by a full cutoff lighting fixture so that the light source is not visible from any street right-of-way or adjacent properties. In order to direct light downward and minimize the amount of light spill into the night sky and onto adjacent properties, all lighting fixtures shall be Full Cutoff Lighting Fixtures.

   b. Canopy Area Lighting

      All development that incorporates a canopy area over fuel sales, drive-through lanes or similar installations shall install either a Full Cutoff Lighting Fixture or a Fully Shielded Lighting Fixture, as those terms are defined in Article 13 of this Code and shall be designed to mitigate light trespass from the canopy lighting.

2. Mounting

   Except where otherwise regulated, all outdoor lighting fixtures affixed to a building or structure shall be mounted so that the cone of light is contained on-site and does not cross any property line of the site.

3. Accent Lighting

   Only lighting used to accent architectural features, landscaping or art may be directed upward, provided that the fixture shall be located, aimed, or shielded to minimize light spill into the night sky.
B. **Additional Fixture Requirements for Free-Standing Outdoor Lighting Fixtures**

Free-standing lighting fixtures shall not exceed the following maximum heights:

<table>
<thead>
<tr>
<th>OUTDOOR LIGHTING LOCATION</th>
<th>FIXTURE HEIGHT (MAXIMUM AS MEASURED TO THE TOP OF THE FIXTURE FROM GRADE)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Within 50’ of a Residential Zone District</td>
<td>16’ (See Figure 10.7-1)</td>
</tr>
<tr>
<td>Surface Parking Area</td>
<td></td>
</tr>
<tr>
<td>-MU, -RH, -RO, -RX, -TH Districts</td>
<td>24’</td>
</tr>
<tr>
<td>-CC, I-A, I-B, -I-MX, M-IMX Districts</td>
<td>35’</td>
</tr>
<tr>
<td>All other districts</td>
<td>30’ (See Figure 10.7-1)</td>
</tr>
</tbody>
</table>

**Figure 10.7-1**

10.7.4.3 **Glare Prohibited**

All outdoor lighting fixtures shall be oriented to avoid glare onto rights-of-way in a manner that may distract or interfere with the vision of drivers, bicyclists or pedestrians, and shall be oriented to avoid glare onto adjacent Residential Zone Districts.

10.7.4.4 **Limit Lighting to Periods of Activity**

The use of sensor technologies, timers or other means to activate lighting during times when it will be needed is encouraged to conserve energy, provide safety and promote compatibility between different land uses. Lower lighting levels at off-peak times are encouraged as a safety measure.

10.7.4.5 **Security Lighting**

A. Building-mounted security light fixtures such as wall packs shall not project above the fascia or roof line of the building and shall be shielded.

B. Security fixtures such as wall-packs shall not be substituted for appropriate Off-Street Parking Area or walkway lighting and shall be restricted to loading, storage, service and similar locations.

C. Security fixtures shall be mounted and oriented to avoid glare onto adjacent rights-of-way or Residential Zone Districts.

10.7.4.6 **Entrances in Nonresidential and Multi-Unit Dwelling Development**

All entrances to buildings used for nonresidential purposes and open to the general public, and all entrances in multi-unit residential buildings containing more than 4 units shall be lighted with low
intensity fixtures not to exceed 8 footcandles to ensure the safety of persons and the security of the building.

A. Applicability

1. This subsection 10.7.4.7 shall apply to Off-Street Parking Areas in all zone districts, except as provided in subsection 10.7.4.7.A.2 below.

2. Buildings and Off-Street Parking Areas lawfully existing as of May 24, 2018, may be renovated or repaired without modifying outdoor lighting in conformance with this Section 10.7.4.7, if:
   a. There is no increase in gross floor area in the building or the impervious area of the site;
   b. No changes are proposed to outdoor Light Fixtures; routine repairs or maintenance, such as changing a lamp, may be performed without conforming to this Section 10.7.4.7; and
   c. Such lawfully existing buildings comply with Section 10.7.4.7.B.3, Additional Standards.

B. Requirements Applicable to all Parking Areas

1. Lighting Uniformity Limits for Parking Areas
   Outdoor lighting of Off-Street Parking Areas shall comply with the following uniformity ratio limits, measured in Footcandles (F.C.) at ground level:
   a. The maximum to minimum uniformity ratio for any parking area shall be 20:1
   b. The average to minimum uniformity ratio for any parking area shall be 4:1

2. Protected District Abutment
   Where a Zone Lot abuts a Protected District, the maximum illumination level at the Zone Lot Line abutting the Protected District shall be 0.1 F.C.

3. Additional Standards
   For additional standards, refer to the Rules and Regulations for the Landscaping of Parking Areas, or any subsequently adopted document that regulates lighting illumination levels.

C. Requirements Applicable to Specific Use Types
   Off-Street Parking Area lighting on Zone Lots containing the following specific use types shall not exceed the maximum levels listed in the table below:

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>MAXIMUM ILLUMINATION LEVEL (IN FOOTCANDLES)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vehicle/Equipment Sales, Rentals, Service &amp; Repair</td>
<td>Automobile Services, Light</td>
<td>15 F.C.</td>
</tr>
<tr>
<td></td>
<td>Automobile/Motorcycle/Light Truck Sales, Rentals, Leasing, Pawn Lot or Vehicle Auctioneer</td>
<td>30 F.C.</td>
</tr>
</tbody>
</table>
DIVISION 10.8  RESERVED
DIVISION 10.9  PARKING, KEEPING AND STORAGE OF VEHICLES

SECTION 10.9.1  PARKING / STORAGE ON RESIDENTIAL ZONE LOTS

The parking/storage on a residential zone lot in a Residential Zone District of any of the following vehicles is prohibited, except that such vehicles may be parked on a residential zone lot only to render services to the subject zone lot and only for the duration necessary to render such services:

10.9.1.1  Tow trucks;
10.9.1.2  Large-Scale Motor Vehicles and Trailers;
10.9.1.3  Stake body trucks;
10.9.1.4  Cube or box vans;
10.9.1.5  Backhoes;
10.9.1.6  Vehicles towing trailers carrying machinery and supplies; or
10.9.1.7  Other similar specialized vehicles.

SECTION 10.9.2  PARKING OF VEHICLES ON PUBLIC RIGHT-OF-WAY ADJACENT TO RESIDENTIAL USES

The vehicles listed below are prohibited from parking for a period of time longer than that noted below during any given week on a public right-of-way abutting any zone lot in a Residential Zone District, or which contains a single unit dwelling use or multi-unit dwelling use. This prohibition does not apply where such vehicle is engaged in rendering services in the immediate area, or where such vehicle is parked adjacent to a motel or hotel where the vehicle operator is a guest.

10.9.2.1  A 2-hour period:
   A.  A truck exceeding 6,000 pounds empty weight; or
   B.  A bus exceeding 6,000 pounds empty weight or 22 feet in length; or
   C.  An automobile trailer not attached to a licensed vehicle; or
   D.  A truck-tractor or semi-trailer; or
   E.  A disabled or inoperable vehicle.

10.9.2.2  A 24 hour period:
   A.  A truck with an attached camper having a combined overall length exceeding 22 feet; or
   B.  A recreational vehicle exceeding 22 feet in length; or
   C.  An automobile trailer attached to a licensed vehicle.

SECTION 10.9.3  KEEPING OF MOTOR VEHICLES ACCESSORY TO A DWELLING UNIT

10.9.3.1 Number of Motor Vehicles Accessory to a Dwelling Unit

On any zone lot occupied by a dwelling unit, on any public right-of-way bordering or within the same block on which the dwelling unit is located, or on any public right-of-way bordering or within all adjoining blocks, there shall be, in total, parked and/or stored no more than 1 motor vehicle per licensed driver residing in the dwelling unit plus 1 additional motor vehicle per dwelling unit, except as specifically allowed by this Code.
10.9.3.2 Number of Trailers Permitted on a Zone Lot Containing a Single Unit Dwelling
Trailers shall be limited by the following:
A. Permitted number: 2;
B. Maximum length: 22 feet; and
C. Each trailer shall be designed to have and be used for a substantially different purpose.

10.9.3.3 Number of Motorcycles Accessory to a Dwelling Unit
On any zone lot occupied by a dwelling unit, there shall be parked and/or stored no more than one motorcycle per driver licensed to operate a motorcycle residing in such dwelling unit plus one additional motorcycle per dwelling unit. Such motorcycles shall be in addition to the total number of motor vehicles allowed above.

10.9.3.4 Motor Vehicle Repair and Maintenance Accessory to a Dwelling Unit
A. Occupants of a dwelling unit may perform engine, transmission and other similar repairs of their personally owned motor vehicles from 8:00 a.m. to 9:00 p.m. inside a completely enclosed garage structure located on the same zone lot as the dwelling unit, excluding, however, any auto body and fender work, or the painting of motor vehicles;
B. Occupants of a dwelling unit shall not repair motor vehicles belonging to another person or persons that do not reside in the same dwelling unit;
C. Occupants of a dwelling unit may perform customary maintenance on their personally owned motor vehicles from 8:00 a.m. to 9:00 p.m. outdoors on a driveway or Off-Street Parking Area located on the same lot as the dwelling unit. For the purpose of this Section “customary maintenance” is defined as: washing; polishing; fluid changes; greasing; tire changing; brake repair; muffler replacement; engine tune-up; flushing of radiators; and other activities of minor repair and servicing;
D. Occupants of a dwelling unit performing vehicle maintenance and repair shall not permit vehicle fluids to be discharged onto any land, driveway or Off-Street Parking Area; and
E. Occupants of a dwelling unit shall immediately remove all external evidence of vehicle repair and maintenance activities.

10.9.3.5 Parking or Storage of Inoperable Vehicles in Residential Zone Districts
The parking or storage of inoperable motor vehicles in any residential zone district shall be limited by all of the following:
A. Occupants of a dwelling unit may store their personally owned inoperable motor vehicle and/or auto parts on the same zone lot as the dwelling unit, provided, however, that said vehicle and/or auto parts shall be stored inside a completely enclosed garage structure;
B. Parked or stored inoperable motor vehicles shall not occupy off-street parking spaces required by this Division;
C. Parked or stored inoperable motor vehicles are limited to one such vehicle per dwelling unit; and
D. Parked or stored inoperable motor vehicles shall be included in the calculation of the total maximum number of vehicles permitted for a dwelling unit.

10.9.3.6 Parking / Storage of Trailers, Trucks, RVs On Private Property in Certain Residential Districts
The following regulations shall apply to properties located in a Protected zone district and to residential uses located in the Master Planned (M-) zone districts:
A. The vehicles listed below shall not be parked or stored on a zone lot:
   1. Large-Scale Motor Vehicles and Trailers; or
   2. An automobile trailer exceeding 22 feet in length;
   3. A bus or motorized recreation vehicle exceeding 22 feet in length; or
   4. A truck-tractor or semi-trailer.

B. Limitations
   1. An automobile trailer or Recreational Vehicle of any length may be stored within a completely enclosed structure located so as to comply with all the requirements for the location of structures on the zone lot.
   2. Automobile trailers not exceeding 22 feet in length and detached camper units shall be parked or stored only on the rear one-half of the zone lot. If the rear one-half of the zone lot does not abut an alley, such vehicles may be parked or stored on the front one-half of the zone lot if located so as to comply with front and side setback requirements for primary structures and screened from the street and adjacent properties by a solid, sight-obscuring fence or wall as high as the maximum height permitted in the zone district.
   3. Recreational Vehicles not exceeding 33 feet in length shall be parked on the zone lot behind the Primary Street facing facade of the primary structure and, located as to comply with applicable Side Interior and Side Street setback requirements for primary structures, and screened from the street and adjacent properties by a solid, sight-obscuring fence or wall as high as the maximum height permitted in the zone district. Such vehicles may be parked only for storage purposes and shall not be used for temporary or permanent residential occupancy.
   4. The owner of a school, religious assembly or pre-school may apply for a temporary permit to park one or more buses or vans on the property containing the subject use. Such vehicle must be used primarily to transport religious assembly members and/or school and pre-school children or students. The Zoning Administrator shall utilize the procedures according to Section 12.4.2, Zoning Permit Review with Informational Notice, in processing such a request and shall approve or deny applications for such permits on the basis of the following criteria:
      a. The number of buses or vans involved is justified by the method of operation and the size of the Religious Assembly, school or preschool.
      b. The proposed Off-Street Parking Area is located away from abutting residential structures and will have a minimal impact on the character of surrounding residential properties.
      c. If the Off-Street Parking Area is located adjacent to residential structures, adequate screening and landscaping will be installed to reduce or eliminate the visual impact of the bus on adjoining residents.

In approving a permit the Zoning Administrator may attach conditions for the protection of adjoining owners and residents.

10.9.3.7 Non-Resident Off-Street Garage Parking for Dwelling Units
Motor vehicles accessory to a Dwelling Unit may be parked or stored in accessory attached or detached garages on Zone Lots not occupied by the owner of such motor vehicle if the subject garage:

A. Is located on a Zone Lot on the same Block as the subject vehicle owner resides; or
B. Is located on a Zone Lot on an immediately adjacent Block from where the subject vehicle owner resides. For the purposes of this provision, named or numbered streets do not destroy adjacency; and

C. Is not to be used for repair of vehicles by the non-resident owner of the vehicle.

This provision shall not be applied to meet any minimum parking requirements of this Code or result in any violations to Sec. 10.9.3.1 (Number of Motor Vehicles Accessory to a Dwelling Unit) on any Zone Lot, or otherwise impact the adequate provision of off-street parking for any Primary Use.
DIVISION 10.10 SIGNS

SECTION 10.10.1 INTENT

The intent of this Division 10.10 is to:

10.10.1.1 Enhance the appearance and economic value of the visual environment by regulating and controlling the type, location, and physical dimensions of signs and sign structures;

10.10.1.2 Preserve locally recognized values of community appearance, and safeguard and enhance property values;

10.10.1.3 Reduce hazards that result from signs that obscure or distract the vision of motorists, bicyclists, and pedestrians;

10.10.1.4 Recognize that signs are a useful means of visual display for the convenience of the public and for the efficient communications of commercial and noncommercial speech; and

10.10.1.5 Allow flexibility in the size, type and location of signs identifying the use and location of large facilities.

SECTION 10.10.2 APPLICABILITY & SUBSTITUTION OF MESSAGES

10.10.2.1 Applicability

This Division 10.10 shall govern and control the erection, remodeling, enlarging, moving, operation and maintenance of all signs within all zone districts established by this Code. Nothing herein contained shall be deemed a waiver of the provisions of any other ordinance or regulation applicable to signs. Signs located in areas governed by several ordinances and/or applicable regulations shall comply with all such ordinances and regulations.

10.10.2.2 Substitution of Messages Allowed

A protected noncommercial message of any type may be substituted, in whole or in part, for the message displayed on any sign for which the sign structure or mounting device is legal without consideration of message content. This provision applies to all signs, including outdoor general advertising devices (billboards), allowed under this Division 10.10. Such substitution of message may be made without any additional approval, permitting, registration or notice to the City.

SECTION 10.10.3 SIGNS PERMITTED IN ALL DISTRICTS

10.10.3.1 Signs Not Subject to a Permit

The following signs may be erected in all districts without a permit:

A. Signs required or specifically authorized for a public purpose by any law, statute or ordinance; may be of any type, number, area, height above grade, location, illumination or animation, authorized by the law, statute or ordinance under which the signs are required or authorized.

B. Signs limited in content to name of occupant and address of premises; signs of danger or a cautionary nature which are limited to: wall and ground signs; not more than 2 per street front for each use by right, or 2 for each dwelling unit; not more than 4 square feet per sign in area; not more than 10 feet in height above grade; may be illuminated only from a concealed light source; flashing signs are prohibited; and animated signs are prohibited.

C. Signs in the nature of cornerstones, commemorative tables and historical signs which are limited to: ground signs; not more than 2 per zone lot; not more than 6 square feet per sign in area; not more than 6 feet in height above grade; may be illuminated only from a concealed light source; flashing signs are prohibited; and animated signs are prohibited.
D. Signs which identify by name or number individual buildings within institutional or residential building group complexes and which are limited to: wall and ground signs; not more than 4 signs per building; not more than 20 square feet per sign in area; not more than 12 feet in height above grade; may be illuminated from a light source and if directly illuminated does not exceed 25 watts per bulb; flashing signs are prohibited; and animated signs are prohibited.

E. Flags on nonresidential zone lots. The flags listed herein are allowed on nonresidential zone lots without limitation as to type; number; area; height; or location. The listed flags may be externally illuminated; however, the illumination shall not flash, blink or fluctuate. For purposes of this Division 10.10, “nonresidential zone lot” means a zone lot used entirely or in part for a use other than a primary residential use listed within the “Residential Primary Use Classification” in the Use & Parking Tables found in Articles 3-9 of this Code.

1. Flags of nations, or an organization of nations;
2. Flags of states and cities;
3. Flags of fraternal, religious and civic organizations; and
4. Any other flag containing no commercial advertising copy or trademark.

F. Temporary commercial signs which identify, advertise or promote a temporary activity and/or sale of merchandise or service of a business use located on the same zone lot.

1. Shall be limited to:
   a. Window signs;
   b. Banners with commercial advertising copy;
   c. Wall signs or posters which have been treated so as to be shielded from the elements (water, wind, sun, etc.);
   d. Streamers which are attached to vehicles located in the front row only of retail car lots when said vehicular sales lot is located on an arterial street and is not across from a residential zone district; and
   e. Window graphics consisting of paint or decals applied directly to glazing; and

2. Shall meet the following conditions:
   a. Shall be maintained in a clean, orderly and sightly condition;
   b. Shall be placed in/on ground level windows/walls only (except for streamers);
   c. Shall be limited in placement to 45 days for sign or copy;
   d. May be illuminated only from a concealed light source;
   e. Shall not be a flashing sign;
   f. Shall not be an animated sign;
   g. Shall be placed only on the business structure (except for streamers);
   h. Shall not exceed 50 percent of the maximum use by right permitted sign area for the permitted use on the zone lot, plus either 65 percent of the unused permitted permanent sign area or 60 percent of the ground level window area, whichever is greater, neither of which is to exceed 75 square feet.

3. The Zoning Administrator may allow additional temporary signage area up to 100 square feet upon application in specific cases providing that the procedure outlined in Section 12.4.2, Zoning Permit Review With Informational Notice, is satisfied.

4. All portable signs regardless of location are specifically not allowed.
5. Parked motor vehicles and/or trailers are not allowed to be intentionally located so as to serve as an advertising device for a use by right, product or service.

G. Signs that identify or advertise the sale, lease or rental of a particular structure or land area and limited to: wall, window and ground signs; 1 sign per zone lot; not more than 5 square feet in area per face; not more than 6 feet above grade; no illumination; flashing signs are prohibited; and animated signs are prohibited.

H. Signs commonly associated with and limited to information and directions relating to the permitted use on the zone lot on which the sign is located, provided that each such sign is limited to wall, window and ground signs; not more than 100 square inches per sign in area, except that notwithstanding other limitations of Division 10.10, golf course tee box signs may contain up to 8 square feet of sign area of which 1 square foot may be devoted to advertising; not more than 8 feet in height above grade; may be illuminated only from a concealed light source; flashing signs are prohibited; animated signs are prohibited except that gauges and dials may be animated to the extent necessary to display correct measurement.

I. Noncommercial signs on residential zone lots shall meet the following conditions. For purposes of Division 10.10, "residential zone lot" means a zone lot that is used in its entirety for a use listed within the "Residential Primary Use Classification" in the Use & Parking Tables found in Articles 3-9 of this Code.

1. Noncommercial signs may be erected on any residential zone lot.

2. Noncommercial signs shall be limited to the following types:
   a. Wall signs;
   b. Window signs; and
   c. Ground signs not more than 6 feet above grade, unless mounted to a single pole not taller than 25 feet.

3. The size of each noncommercial sign erected on any zone lot shall not exceed the area of 15 square feet.

4. Noncommercial signs shall meet the following conditions:
   a. Shall be maintained in a clean, orderly, and sightly condition;
   b. Shall not be illuminated;
   c. Flashing signs are prohibited; and
   d. Animated signs are prohibited.

J. Noncommercial signs erected on nonresidential zone lots shall meet the following conditions:

1. Shall be maintained in a clean, orderly and sightly condition;

2. Shall be placed in/on ground level windows/walls only (except for banners, inflatables, balloons or streamers);

3. May be illuminated only from a concealed light source;

4. Flashing signs are prohibited;

5. Animated signs are prohibited;

6. Shall be placed only on the business structure (except for banners, inflatables, balloons or streamers);

7. Except for banners, inflatables, balloons or streamers, shall not exceed 50 percent of the maximum use by right permitted sign area for the permitted use on the zone lot, plus ei-
Article 10. General Design Standards
Division 10.10 Signs

ther 65 percent of the unused permitted permanent sign area or 60 percent of the ground level window area, whichever is greater, neither of which is to exceed 75 square feet; and

8. Noncommercial streamers and banners shall not exceed 15 square feet in area.

See also Section 10.10.3.1.E regarding allowance for and limitations on noncommercial flags on nonresidential zone lots.

K. Signs that identify a business which was a permitted use on a zone lot but that, under threat of a government entity exercising its powers of eminent domain, has relocated.

The sign shall be limited:

1. To 32 square feet and shall not be more than 6 feet above grade;
2. In content to the name of the business, the business logo, the new location of the business and when the business will re-open, or that it has re-opened, at the new location;
3. To wall or ground signs set back a minimum of 5 feet from the front line of the zone lot, provided, however, that a wall sign attached to structural wall of a building need not meet setback requirement; and
4. To being posted for 180 days or 60 days after the business has re-opened at its new location, whichever is shorter.
5. Flashing signs are prohibited; and
6. Animated signs are prohibited.

10.10.3.2 Signs Subject to a Zoning Permit

Upon application to and issuance of a zoning permit, the following signs may be erected and maintained in all zone districts:

A. Signs which are not visible from any public right-of-way or from any level whatsoever of any other zone lot; may be illuminated but such illumination shall not be visible beyond the boundaries of the zone lot on which the sign is located; animated signs are prohibited.

B. Signs identifying home occupations. Signs identifying home occupations shall comply with the home occupation use limitations in Article 11, Division 11.9, Home Occupations Accessory to Primary Residential Uses - All zone districts.

C. Signs displaying only the name and address of a subdivision or of a planned building group of at least 8 buildings each containing a use or uses by right and limited to: wall and ground signs; 1 per street front; not more than 20 square feet per face in area; not more than 6 feet in height above grade; may be illuminated only from a concealed light source; flashing signs are prohibited; and animated signs are prohibited.

D. Signs consisting of illuminated buildings or parts of buildings which do not display letters, numbers, symbols or designs and limited to: illumination from a concealed light source which may not flash or blink, but may fluctuate by a change of color or intensity of light, provided that each change of color or dark to light to dark cycle shall have a duration of 1.5 minutes or longer; animated signs are prohibited.

E. Signs giving parking or traffic directions and other directional information commonly associated with and related to the permitted use on the zone lot on which the sign is located; provided that such signs are limited to: wall and ground signs; 1 sign for every 1,000 square feet of land area up to 10,000 square feet, thereafter only 1 additional sign for every 5,000 square feet; not more than 4 square feet per face in area, not more than 6 feet in height above grade; may be illuminated from a concealed light source; flashing signs are prohibited; and animated signs are prohibited.
F. Signs on canopies or awnings located over public rights-of-way or into any required front
setback space; limited in content to name of building, business and/or address of premises;
no sign shall exceed 10 square feet per face in area. All such canopies and awnings over public
rights-of-way are subject to approval by the department of public works.

G. Off-premise signs identifying new residential developments within the city as regulated by
the following provisions. Notwithstanding the provisions of Section 10.10.20 (outdoor general
advertising devices), off-premise signs identifying new residential developments in the city shall:

1. Be limited in area to 32 square feet per face and shall not be more than 6 feet in height
above grade,
2. Be limited in content to the name of the project, the name of the developer or construc-
tion company and/or directional information or symbols,
3. Be limited to wall signs or ground signs which set back a minimum of 5 feet from every
street right-of-way line,
4. Be limited to 2 signs on each side of a public street for each 600-foot length of right-of-
way with a minimum spacing of 100 feet between signs,
5. Be limited to no more than 6 signs per project,
6. Utilize a concealed light source if illuminated;
7. Not be a flashing sign;
8. Not be an animated sign;
9. Be valid for a period not to exceed 1 year during the construction, development, original
rent-up or sales period; and
10. Not be renewed for more than 3 successive periods for the same project.

H. Signs which identify a structure containing any use by right other than a single unit dwelling.
Such signs shall be:

1. Limited in content to the identification by letter, numeral, symbol or design of the use by
right and/or its address;
2. Attached to a fence or wall located on the front line of the zone lot or within the front
setback area;
3. Limited in number to 1 sign per street front for each structure;
4. Regulated by the sign provisions for the zone district in which the zone lot is located
except that the requirements of this Section will take priority in case of a conflict;
5. Counted as a part of the total sign area permitted on the zone lot;
6. Limited in height to 6 feet above grade; and
7. Attached to a fence or wall so that the display surface is parallel to and extends frontward
no further than 6 inches beyond the front plane of the wall or fence.
8. If illuminated at all, illuminated only from a concealed light source.
9. Shall not be a flashing sign; and
10. Shall not be an animated sign.

I. Inflatables, balloons and/or streamers/pennants shall be allowed as a promotion of a special
event only. Advertising of a product or service in this manner shall not be allowed except as a
part of the promotion of the special event. The Zoning Administrator shall issue a summons and complaint for inflatables, balloons, streamers / or pennants emplaced without a permit and shall not issue a permit for said location for the next event application. Inflatables and balloons may be shaped/formed as a product and may have commercial copy; streamers/pennants shall not have any commercial logos or copy; and shall meet the following conditions:

1. Shall be limited in placement to 5 days;
2. Shall be placed on the zone lot as determined by the Zoning Administrator;
3. Shall be limited to no more than 1 permit per quarter per zone lot; and
4. Streamers and/or pennants shall not exceed in measurement 2 times the zone lot front line measured in linear feet (the property address front line shall be used for this calculation); and shall be counted as part of the maximum allowed temporary sign area at a ratio of 1 linear foot to 1 square foot of temporary signage allowed.

J. Signs which are works of art as defined by Section 20-86 of the Denver Revised Municipal Code. Such signs shall be primarily artistic in nature, but up to 5 percent of the sign may be the name or logo of a sponsoring organization. The percentage of the sign devoted to the sponsoring organization may be increased up to 10 percent of the sign if the Zoning Administrator, with input from the director of the mayor’s office of art, culture and film, determines the portion of the sign devoted to the sponsor does not detract from the artistic quality of the sign.

K. Off-premises identification sign. A sign identifying a public facility which is located on a different zone lot than that containing the sign. The number, location, height, size and illumination of such signs shall be approved by the director of planning and the Zoning Administrator or their designated representatives; however, in no case shall such sign exceed 10 feet in height or 40 square feet in area. A decision to approve such signs must be based on a favorable evaluation of their compatibility with nearby structures and signs. The installation of such identification signs shall not reduce the size or number of other signs permitted on a specific site by other provisions of Division 10.10.

10.10.3.3 Signs Subject to a Comprehensive Sign Plan

Notwithstanding more restrictive provisions of Division 10.10, signs, large facilities may have signs according to an approved comprehensive sign plan for the facility.

A. Intent

The intent of these provisions is to allow flexibility in the size, type and location of signs identifying the use and location of large facilities. Flexibility is generally offered because these facilities often have a need for additional or different types of signage due to the complexity of the issues and varied physical layout of the facility. This flexibility is offered in exchange for a coordinated program of signage ensuring a higher standard of design quality for such signs. This process should mitigate any possible adverse impacts of large facility signs on surrounding uses. The flexibility in size, type and location of signs identifying the use and location of certain large facilities is not a matter of right, and a proposed comprehensive sign plan for a large facility must be reviewed pursuant to the provisions of this Section 10.10.3.3.

B. Description of Qualifying Uses

These provisions shall apply to large facilities located on a zone lot in a Mixed Use Commercial Zone District or in a nonresidential zone district. Such facilities must have a minimum ground floor area of 50,000 square feet, or a minimum zone lot area of 100,000 square feet. They may consist of 1 or more buildings but the site must consist of contiguous zone lots. Street or alleys do not destroy the contiguity of adjacent zone lots for the purpose of this Section 10.10.3.3.
C. Process to Establish Comprehensive Sign Plan

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

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

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

4. Criteria for Review
   The criteria for reviewing proposed comprehensive sign plans are as follows:
   a. The sign plan shall exhibit design excellence, inventiveness and sensitivity to the context.
   b. Signs shall not be oriented or illuminated so that they adversely affect the surrounding area, particularly existing nearby residential uses or structures. Examples of adverse effects are glare from intense illumination, and large signs or structures which visually dominate and area.
   c. Roof signs shall not be allowed unless such signs are designed to appear as an integral part of the building to which they are attached. Such roof signs shall not extend
above any building height limit or zoning bulk plane. Portable roof signs, flashing signs, and animated signs are prohibited.

d. The comprehensive sign plan shall include design guidelines to ensure that all features of the proposed signage, including the illumination, support structure, color, lettering, height, and location, shall be designed so that it will be an attractive and complimentary feature of the building which it serves.

e. Sign design should reflect the existing or desired character of the area. As an example, in a district in which night-time entertainment is concentrated, the intent of this Section 10.10.3.3 is to encourage exciting, iconographic, and inventively illuminated signage.

f. Signs shall be professionally designed and fabricated from quality, durable materials.

g. Signs for accessory uses, which are prohibited by other provisions of Division 10.10, are allowed as part of an approved sign plan.

5. Review by the Planning Board

a. The Planning Board shall hold a meeting and shall require that notices be placed on the property by the applicant at least 15 days prior to the meeting. The planning board shall also send notice of the proposed plan to registered neighborhood organizations which are registered pursuant to the provisions of Article III, Chapter 12 of the Denver Revised Municipal Code and whose boundaries are within 3,000 feet of the boundary line of the zone lot of the large facility. The planning board shall also send notices to the council members in whose district the large facility is located, and to the at large council members. Such notices shall be sent at least 30 days prior to the hearing.

b. The planning board shall review the Zoning Administrator’s recommendation, the concerns of the public and the criteria for review, and shall adopt a recommendation for denial, approval or approval with conditions. The planning board recommendation shall be forwarded to the Zoning Administrator no later than 15 days following the adoption of the recommendation.

6. Action

The Zoning Administrator shall take action on the proposed comprehensive sign plan within 15 days after the receipt by the Zoning Administrator of the planning board’s recommendation. The Zoning Administrator’s action, which shall be approval, approval with conditions or denial of the proposed plan, shall take into consideration the criteria for review, the recommendation of the planning board as well as public input. Upon taking action, the Zoning Administrator shall notify the applicant, appropriate council members and any registered neighborhood organization which expressed concerns over the plan, either in writing or at the planning board public hearing, of the action taken.

D. Changes to the Plan

Any sign changes or additions requested for the facility after the approval of the comprehensive sign plan, must be reviewed according to the provisions of this Section 10.10.3.3.

E. Effect of the Comprehensive Sign Plan Approval

Once a comprehensive sign plan is approved for a large facility, all signs for that facility shall be reviewed to ensure compliance with the sign plan before a permit is issued.

F. Other Permitted Signs

Signs described and regulated by Section 10.10.3.2.E, signs giving parking or traffic directions, and inflatables and balloons and/or streamers/pennants as described and regulated by Section 10.10.3.2.I, need not be included in the comprehensive sign plan. However, other signs permitted by Section 10.10.3.2, signs subject to a permit, must be included in the comprehensive sign plan.
G. **Projecting Signs**

Projecting signs may be allowed as part of the sign plan if they conform to the purpose of Section 10.10.16, Special Provisions for the D-C, D-TD, D-LD, D-CV, D-AS, D-AS-12+, D-AS-20+, D-CPV-T, D-CPV-R, and D-CPV-C zone districts. Except in districts for preservation or on structures for preservation, determination of compliance with 10.10.16 shall be made by the Zoning Administrator. In districts for preservation or on structures for preservation determination of compliance with 10.10.16 shall be made by the Landmark Preservation Commission or the Lower Downtown Design Review Board as appropriate.

H. **Animation**

Flashing signs and animated signs shall not be allowed except when the sign is a projecting sign which is readable from the 16th Street Mall, in which case the provisions of 10.10.16.4.C shall apply.

I. **Rules and Regulations**

The planning board has the authority to adopt rules and regulations concerning its review of comprehensive sign plans.

J. **Fee**

The applicant shall pay the fee for review of a comprehensive sign plan for large facilities at the same time the application is submitted.

**SECTION 10.10.4 SIGN AREA / VOLUME MEASUREMENT**

10.10.4.1 **General**

The area of a sign shall be measured in conformance with the regulations according to this Section, provided that the structure or bracing of a sign shall be omitted from measurement, unless such structure or bracing is made part of the message or face of the sign. Where a sign has 2 or more display faces, the area of all faces shall be included in determining the area of the sign unless the display faces join back to back, are parallel to each other and not more than 48 inches apart, or form a V type angle of less than 90 degrees. See special rules for measuring the volume/area of projecting signs below.

10.10.4.2 **Sign With Backing**

The area of all signs with backing or a background material or otherwise, that is part of the overall sign display shall be measured by determining the sum of the areas of each square, rectangle, triangle, portion of a circle or any combination thereof which creates the smallest single continuous perimeter enclosing the extreme limits of the display surface or face of the sign including all frames, backing, face plates, non structural trim or other component parts not otherwise used for support. See special rules for measuring the volume/area of projecting signs below.

10.10.4.3 **Signs Without Backing**

The area of all signs without backing or a background, material or otherwise, that is part of the overall sign display shall be measured by determining the sum of the area of each square, rectangle, triangle, portion of a circle or any combination thereof which creates the smallest single continuous perimeter enclosing the extreme limits of each word, written representation (including any series of letters), emblems or figures of similar character including all frames, face plates, non structural trim or other component parts not otherwise used for support. See special rules for measuring the volume/area of projecting signs below.

10.10.4.4 **Projecting Signs**

A. **Sign Volume - Relationship to Maximum Sign Area Allowed**

The sign area allowed for projecting signs shall be deducted from the permitted maximum sign area allowed in the applicable zone district. For these purposes, a cubic foot of projecting sign or graphic volume is considered to be equivalent to a square foot of sign area.
B. Calculation of Projecting Sign Volume - Minor Sign Elements

1. The volume of a projecting sign shall be calculated as the volume within a rectilinear form constructed to enclose the primary form of the sign.

2. Minor sign elements may project beyond the primary boundaries of this volume at the discretion of the Zoning Administrator. Minor elements will be defined as those parts of the sign that add to the design quality without adding significantly to the perceived volume and mass of the sign.

3. No dimension (height, width, or depth) shall be considered to be less than 1 foot and 0 inches for the purposes of calculating projecting sign volume.

C. Allocation of Allowable Projecting Sign Volume

1. Applicability
   This Section 10.10.4.4.C shall govern the allocation of allowable projecting sign volume among multiple tenants/uses in a single structure in the following zone districts only:
   a. All RX and RO zone districts
   b. All -CC zone districts
   c. All - MX zone districts
   d. All - MS zone districts
   e. All - CMP zone districts
   f. I-MX zone district
   g. All Master Planned (“M”) zone districts

2. Allocation of Allowable Projecting Sign Volume
   (a) For uses that are located at the Street Level and have entries with direct access to a public sidewalk, court or plaza, or (b) uses located in the basement or on the second floor that have entries at the Street Level with direct access to a public sidewalk, court or plaza, the allowable projecting sign volume will be allocated on the following basis:
      a. Uses that occupy at least 8 feet but no more than 20 feet of linear building frontage may have up to 12 cubic feet of projecting sign volume.
      b. Uses that occupy more than 20 but no more than 50 linear feet of building frontage may have up to 30 cubic feet of projecting sign volume.
      c. Uses that occupy over 50 linear feet of building frontage may have up to 50 cubic feet of projecting sign volume.
      d. Uses occupying corner locations may base the maximum allowable volume of their signage on the length of the actual building frontage on which the sign is placed, or on the length of either frontage if a corner location is chosen.

10.10.4.5 All Other Signs or Combinations Thereof

The area of any sign having parts both with and without backing shall be measured by determining the total area of all squares, rectangles, triangles, portions of a circle or any combination thereof constituting the smallest single continuous perimeter enclosing the extreme limits of any of the following combinations: the display surface or face of the sign including all frames, backing, face plates, non structural trim or other component parts not otherwise used for support for parts of the sign that have backing and each word, written representation (including any series of letters), emblems or figures of a similar character including all frames, face plates, non structural trim or other component parts not otherwise used for support for parts of the sign having no backing.
**SECTION 10.10.5  SINGLE UNIT ZONE DISTRICTS SIGN STANDARDS**

**10.10.5.1  General**

A. Signs may be erected, altered and maintained only for and by a use by right in the district in which the signs are located; shall be located on the same zone lot as the use by right and shall be clearly incidental, customary and commonly associated with the operation of the use by right; provided, however, that no sign of any type shall be erected or maintained for or by a single unit dwelling except signs permitted according to Sections 10.10.3.1.A, 10.10.3.1.B, 10.10.3.1.E, 10.10.3.1.G, 10.10.3.1.I and signs identifying home occupations as regulated by Section 11.9.2.4.

B. The sign standards contained within this Section apply to the following zone districts:

<table>
<thead>
<tr>
<th>SUBURBAN NEIGHBORHOOD CONTEXT</th>
<th>URBAN EDGE NEIGHBORHOOD CONTEXT</th>
<th>URBAN NEIGHBORHOOD CONTEXT</th>
</tr>
</thead>
<tbody>
<tr>
<td>S-SU-A</td>
<td>E-SU-A</td>
<td>U-SU-A</td>
</tr>
<tr>
<td>S-SU-D</td>
<td>E-SU-B</td>
<td>U-SU-A1</td>
</tr>
<tr>
<td>S-SU-Fx</td>
<td>E-SU-D</td>
<td>U-SU-A2</td>
</tr>
<tr>
<td>S-SU-F</td>
<td>E-SU-Dx</td>
<td>U-SU-B</td>
</tr>
<tr>
<td>S-SU-F1</td>
<td>E-SU-D1</td>
<td>U-SU-B1</td>
</tr>
<tr>
<td>S-SU-Ix</td>
<td>E-SU-D1x</td>
<td>U-SU-B2</td>
</tr>
<tr>
<td>S-SU-I</td>
<td>E-SU-G</td>
<td>U-SU-C</td>
</tr>
<tr>
<td></td>
<td>E-SU-G1</td>
<td>U-SU-C1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>U-SU-C2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>U-SU-E</td>
</tr>
<tr>
<td></td>
<td></td>
<td>U-SU-E1</td>
</tr>
<tr>
<td></td>
<td></td>
<td>U-SU-H</td>
</tr>
<tr>
<td></td>
<td></td>
<td>U-SU-H1</td>
</tr>
</tbody>
</table>

**10.10.5.2  Permanent Signs**

Permanent signs shall comply with the following standards:

<table>
<thead>
<tr>
<th>Contents</th>
<th>Identification by letter, numeral, symbol or design of the use by right by name, use, hours of operations, services offered and events.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sign Types</td>
<td>Wall, window and ground.</td>
</tr>
<tr>
<td>Maximum Number</td>
<td>2 signs for each front line of the zone lot on which the use by right is located.</td>
</tr>
</tbody>
</table>

**Maximum Sign Area**

Public and Religious Assembly or Elementary or Secondary School: 20 square feet or 2 square feet of sign area for each 1,000 square feet of zone lot area not, however, to exceed 80 square feet of total sign area for each zone lot.

All Others: 20 square feet or 2 square feet of sign area for each 1,000 square feet of zone lot area not, however, to exceed 60 square feet of total sign area for each zone lot and provided that no one sign shall exceed 20 square feet.

<table>
<thead>
<tr>
<th>Maximum Height Above Grade</th>
<th>Wall and window signs: 20’ Ground signs: 6’</th>
</tr>
</thead>
</table>

**Location**

Wall and window signs shall be set back from the boundary lines of the zone lot on which they are located the same distance as a building containing a use by right; provided, however, wall signs may project into the required setback space the permitted depth of the sign.

Ground signs shall be set in at least 10’ from every boundary line of the zone lot.

**Illumination**

May be illuminated but only from a concealed light source, and shall not remain illuminated between the hours of 11:00 p.m. and 6:00 a.m. Flashing signs are prohibited.

**Animation**

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

A. Permitted sign types: Wall and ground.
B. Permitted maximum number: 1 sign for each zone lot or designated land area on which the sign is located.
C. Permitted sign area: 12 square feet plus 1 square foot per acre not to exceed 50 square feet for each zone lot or designated land area.
D. Permitted maximum height above grade: 12 feet.
E. Permitted location: Shall be set in at least 5 feet from every boundary line of the zone lot or designated land area.
F. Permitted illumination: May be illuminated but only from a concealed light source, and shall not remain illuminated between the hours of 11:00 p.m. and 6:00 a.m.
G. Prohibited: Flashing signs are prohibited; and animated signs are prohibited.

SECTION 10.10.6 MULTI-UNIT ZONE DISTRICTS SIGN STANDARDS

10.10.6.1 General

A. Signs may be erected, altered and maintained only for and by a use by right in the district in which the signs are located; shall be located on the same zone lot as the use by right and shall be clearly incidental, customary and commonly associated with the operation of the use by right; provided, however, that no sign of any type shall be erected or maintained for or by a single unit dwelling except signs permitted according to Sections 10.10.3.1.A, 10.10.3.1.B, 10.10.3.1.E, 10.10.3.1.G, 10.10.3.1.I and signs identifying home occupations as regulated by Section 11.9.2.4.

B. The sign standards contained within this Section apply to the following zone districts:

<table>
<thead>
<tr>
<th>SUBURBAN NEIGHBORHOOD CONTEXT</th>
<th>URBAN EDGE NEIGHBORHOOD CONTEXT</th>
<th>URBAN NEIGHBORHOOD CONTEXT</th>
<th>GENERAL URBAN NEIGHBORHOOD CONTEXT</th>
<th>MASTER PLANNED CONTEXT</th>
</tr>
</thead>
<tbody>
<tr>
<td>S-MU-3</td>
<td>E-TU-C</td>
<td>U-TU-82</td>
<td>G-MU-3</td>
<td></td>
</tr>
<tr>
<td>S-MU-5</td>
<td>E-TH-2.5</td>
<td>U-TU-C</td>
<td>G-MU-5</td>
<td></td>
</tr>
<tr>
<td>S-MU-8</td>
<td>E-MU-2.5</td>
<td>U-RH-2.5</td>
<td>G-MU-8</td>
<td></td>
</tr>
<tr>
<td>S-MU-12</td>
<td></td>
<td>U-RH-3A</td>
<td>G-MU-12</td>
<td></td>
</tr>
<tr>
<td>S-MU-20</td>
<td></td>
<td></td>
<td>G-MU-20</td>
<td></td>
</tr>
</tbody>
</table>
10.10.6.2 **Permanent Signs**

Permanent signs shall comply with the following standards:

<table>
<thead>
<tr>
<th>Contents</th>
<th>Identification by letter, numeral, symbol or design of the use by right by name, use, hours of operations, services offered and events.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Sign Types</strong></td>
<td>Wall, window and ground.</td>
</tr>
<tr>
<td><strong>Maximum Number</strong></td>
<td>2 signs for each front line of the zone lot on which the use by right is located.</td>
</tr>
<tr>
<td><strong>Maximum Sign Area</strong></td>
<td>Hospitals: 2 square’ of sign area for each 5 linear’ of street frontage of the zone lot not, however, to exceed 96 square feet of sign area to be applied to any 1 street front and not more than 2 street fronts, 1 contiguous with the other, shall be used. University or College: The following regulations shall apply to the contiguous Campus only: 2 square feet of sign area for each 5 linear’ of street frontage of the zone lot; provided, however, that the total area of all signs along any 1 street front shall not exceed 150 square’ of sign area; and no sign over 50 square feet shall be located within 100’ of the zone lot line or campus boundary. All Others: 20 square feet or two square feet of sign area for each 1,000 square feet of zone lot area; however, not to exceed 96 square feet of total sign area for each zone lot and provided that no 1 sign shall exceed 32 square feet.</td>
</tr>
<tr>
<td><strong>Maximum Height Above Grade</strong></td>
<td>Wall and window signs: 25’ Ground signs: 12’</td>
</tr>
<tr>
<td><strong>Location</strong></td>
<td>Wall and window signs: Shall be set in from the boundary lines of the zone lot on which it is located, the same distance as a building containing a use by right; provided, however, wall signs may project into the required setback space the permitted depth of the sign. Ground signs: Shall be set in at least 5’ from every boundary line of the zone lot.</td>
</tr>
<tr>
<td><strong>Illumination</strong></td>
<td>May be illuminated but only from a concealed light source. Flashing signs are prohibited.</td>
</tr>
<tr>
<td><strong>Animation</strong></td>
<td>Animated signs are prohibited.</td>
</tr>
</tbody>
</table>

10.10.6.4 **Temporary Signs**

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

A. Permitted sign types: Wall and ground.

B. Permitted maximum number: 1 sign for each zone lot or designated land area on which the sign is located.

C. Permitted sign area: 15 square feet plus 1 square foot per acre not to exceed 100 square feet for each zone lot or designated land area.

D. Permitted maximum height above grade: 12 feet.

E. Permitted location of temporary signs: Shall be set in at least 5 feet from every boundary line of the zone lot or designated land area.

F. Permitted illumination of temporary signs: May be illuminated but only from a concealed light source, and shall not remain illuminated between the hours of 11:00 p.m. and 6:00 a.m.

G. Prohibited: Flashing signs are prohibited and animated signs are prohibited.
SECTION 10.10.7 CAMPUS ZONE DISTRICTS SIGN STANDARDS

10.10.7.1 General

A. Signs may be erected, altered and maintained only for and by a use by right in the district in which the signs are located; shall be located on the same zone lot as the use by right and shall be clearly incidental, customary and commonly associated with the operation of the use by right; provided, however, that no sign of any type shall be erected or maintained for or by a single unit dwelling except signs permitted according to Sections 10.10.3.1.A, 10.10.3.1.B, 10.10.3.1.E, 10.10.3.1.G, 10.10.3.1.I and signs identifying home occupations as regulated by Section 11.9.2.4.

B. The sign standards contained within this Section apply to the following zone districts: CMP-H, CMP-H2, CMP-EI, CMP-EI2, CMP-ENT, and CMP-NWC.

10.10.7.2 Permanent Signs

Permanent signs shall comply with the following standards:

<table>
<thead>
<tr>
<th>Contents</th>
<th>CMP-H</th>
<th>CMP-H2</th>
<th>CMP-ENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Identification by letter, numeral, symbol or design of the use by right</td>
<td>Identification by letter, numeral, symbol or design of the use by right</td>
<td>Identification by letter, numeral, symbol or design of the use by right</td>
<td></td>
</tr>
<tr>
<td>by name, use, hours of operations, services offered and events.</td>
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<tr>
<td>Identification by letter, numeral, symbol or design of the use by right</td>
<td>Identification by letter, numeral, symbol or design of the use by right</td>
<td>Identification by letter, numeral, symbol or design of the use by right</td>
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<tr>
<td>or conditional use by name, use, hours of operation, services offered</td>
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<tr>
<td>and events.</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Identification by letter, numeral, symbol or design of the use by right</td>
<td>Identification by letter, numeral, symbol or design of the use by right</td>
<td>Identification by letter, numeral, symbol or design of the use by right</td>
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</tr>
<tr>
<td>by name, use, hours of operation, services and products offered, events</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>and prices of products and services; and/or any sign or signs that do</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>not come within the definition of off-site commercial sign.</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Sign Types</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Wall, window, ground and projecting, except that projecting signs are</td>
<td>Wall, window, ground, projecting, and</td>
<td>Wall, window, ground, projecting, and</td>
<td></td>
</tr>
<tr>
<td>prohibited for uses without direct street access on the Street Level.</td>
<td>arcade, , except that projecting signs are</td>
<td>arcade, except that projecting signs are</td>
<td></td>
</tr>
<tr>
<td></td>
<td>prohibited for uses without direct street</td>
<td>prohibited for uses without direct street</td>
<td></td>
</tr>
<tr>
<td></td>
<td>access on the Street Level.</td>
<td>access on the Street Level.</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Maximum Number</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Projecting Signs Only: Each user may display 1 projecting sign adjacent</td>
<td>Projecting Signs Only: Each user may display</td>
<td>Projecting Signs Only: Each user may display</td>
<td></td>
</tr>
<tr>
<td>to every street upon which the user has frontage and an entry, or 1</td>
<td>1 projecting sign adjacent to every street</td>
<td>1 projecting sign adjacent to every street</td>
<td></td>
</tr>
<tr>
<td>projecting sign at the corner of a building where the user has 2</td>
<td>upon which the user has frontage and an</td>
<td>upon which the user has frontage and an</td>
<td></td>
</tr>
<tr>
<td>frontages, provided that the approval of the manager of public works</td>
<td>entry, or 1 projecting sign at the corner</td>
<td>entry, or 1 projecting sign at the corner</td>
<td></td>
</tr>
<tr>
<td>has been given pursuant to the provisions of Section 49-436 of the</td>
<td>of a building where the user has 2</td>
<td>of a building where the user has 2</td>
<td></td>
</tr>
<tr>
<td>Revised Municipal Code.</td>
<td>frontages, provided that the approval of</td>
<td>frontages, provided that the approval of</td>
<td></td>
</tr>
<tr>
<td>All Other Signs, including a Mix of Projecting and Other Sign Types:</td>
<td>the manager of public works has been given</td>
<td>the manager of public works has been given</td>
<td></td>
</tr>
<tr>
<td>2 signs for each front line of the zone lot on which the use by right</td>
<td>pursuant to the provisions of Section 49-</td>
<td>pursuant to the provisions of Section 49-</td>
<td></td>
</tr>
</tbody>
</table>

All Other Signs, including a Mix of Projecting and Other Sign Types: Each use may have the greater number of the following: 5 signs; or 2 signs for each front line of the zone lot on which the use is located.
### Division 10.10 Signs

#### Sign Area

<table>
<thead>
<tr>
<th>Maximum Sign Area</th>
<th>University or College: The following regulations shall apply to the contiguous Campus only. 2 square feet of sign area for each 5 linear feet of street frontage of the zone lot; provided, however, that the total area of all signs along any 1 street front shall not exceed 150 square feet of sign area, and no sign over 50 square feet shall be located within 100’ of the zone lot line or campus boundary.</th>
<th>Dwelling, Multiple Unit: 20 square feet or 1 square foot of sign area for each dwelling unit in a multiple unit dwelling not, however, to exceed 96 square feet of total sign area for any use and not more than 32 square feet of sign area to be applied to any 1 street front.</th>
<th>Dwelling, Multiple Unit: One square foot of sign area for each dwelling unit in a multiple unit dwelling; not, however, to exceed 192 square feet of total sign area for any use and not more than 64 square feet of sign area to be applied to any 1 street frontage.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lodging Accommodations: On zone lots having a linear street frontage of 100’ or less, 100 square feet; on zone lots having a linear street frontage of more than 100’, 1 square foot of sign for each linear foot of street front; provided, however, computations shall be made and sign area shall be determined on each street frontage separately and, provided further, that in no event shall more than 300 square feet of sign area be applied to any 1 street front. No sign shall exceed 300 square feet in size.</td>
<td>Lodging Accommodations: On zone lots having a linear street frontage of more than 100’, 1 square foot of sign for each linear foot of street front; provided, however, computations shall be made and sign area shall be determined on each street frontage separately and, provided further, that in no event shall more than 300 square feet of sign area be applied to any 1 street front. No sign shall exceed 300 square feet in size.</td>
<td>Lodging Accommodations: On zone lots having a linear street frontage of 100’ or less, 100 square feet; on zone lots having a linear street frontage of more than 100’, 1 square foot of sign for each linear foot of street front; provided, however, computations shall be made and sign area shall be determined on each street frontage separately and, provided further, that in no event shall more than 300 square feet of sign area be applied to any 1 street front. No sign shall exceed 300 square feet in size.</td>
<td>All Others: 80 square feet, or the total permitted sign area for each use by right shall be determined by one of the following provisions; provided, however, that no sign shall exceed 200 square feet in area nor shall the total sign area of any use exceed 600 square feet:</td>
</tr>
<tr>
<td>All Others: 20 square feet or two square feet of sign area for each 1,000 square feet of zone lot area; however, not to exceed 96 square feet of total sign area for each zone lot and provided that no 1 sign shall exceed 32 square feet.</td>
<td>All Others: 20 square feet or the total permitted sign area for each use by right or conditional use shall be determined by one of the following provisions; not, however, to exceed 192 square feet of total sign area for any use and not more than 64 square feet of sign area to be applied to any 1 street front.</td>
<td>All Others: 20 square feet or the total permitted sign area for each use by right or conditional use shall be determined by one of the following provisions; not, however, to exceed 192 square feet of total sign area for any use and not more than 64 square feet of sign area to be applied to any 1 street front.</td>
<td>• For a zone lot having but 1 use by right. 1.5 square feet of sign area for each linear foot of front line of the zone lot for the first 100’ of the front line and 1 square foot of sign area for each linear foot of zone lot front line thereafter; provided, however, in computing the area of such signs, the measurements of not more than 2 front lines, 1 contiguous with the other, shall be used.</td>
</tr>
<tr>
<td></td>
<td>• For a zone lot having 2 or more uses by right. For each use by right 2.5 square feet of sign area for each horizontal linear foot of that portion of the building frontage occupied by the use by right, for the first 100’ of building frontage, then 5 square feet of sign area for each horizontal linear foot of building frontage thereafter.</td>
<td></td>
<td>• For a zone lot having but 1 use by right. 1.5 square feet of sign area for each linear foot of front line of the zone lot for the first 100’ of the front line and 1 square foot of sign area for each linear foot of zone lot front line thereafter; provided, however, in computing the area of such signs, the measurements of not more than 2 front lines, 1 contiguous with the other, shall be used.</td>
</tr>
</tbody>
</table>

**DENVER ZONING CODE**

June 25, 2010 | Republished May 24, 2018
### Article 10. General Design Standards

#### Division 10.10 Signs

**Wall and window signs:** Shall be set back from the boundary lines of the zone lot on which located the same distance as a building containing a use by right; provided, however, wall signs may project into the required setback space the permitted depth of the sign.

**Ground signs:** Shall be set in at least 5' from every boundary line of the zone lot.

**Projecting Signs:**
- Projecting graphics may project no more than 5' out from a building.
- Projecting signs shall not exceed the height of the parapet of the building on which mounted.
- Projecting signs shall not be placed less than 8' apart.

### Illumination

**All Sign Types:** May be illuminated but only from a concealed light source. Flashing signs are prohibited.

**Additional Standards for Projecting Signs:**
- Illumination of projecting signs shall be permitted by direct, indirect, neon tube, light emitting diode (LED), and fluorescent illumination for users with over 20 linear feet of frontage. Users with fewer than 20 linear feet of frontage may have direct external illumination only.
- Fully internally-illuminated plastic sign boxes with internal light sources are prohibited.
- Projecting signs may use a variety of illuminated colors.

### Animation

**Animated signs are prohibited.**

---

| Maximum Height Above Grade | Wall and window signs: 25’
| Ground signs: 12’
| Projecting signs: The bottom of any projecting sign must be at least 8’ above the sidewalk or Street Level finished floor level, whichever is higher.
| **Wall, window and arcade signs:**
| **Dwellings, multiple unit and all uses by right other than lodging accommodations, office and bank:** 25’.
| **Lodging accommodations, office and bank:** The roof line of the building to which the sign is attached.
| **Ground signs:** 25’.
| **Projecting signs:** The bottom of any projecting sign must be at least 8’ above the sidewalk or Street Level finished floor level, whichever is higher. The top of any projecting sign may be no higher than 15’ above the sidewalk or Street Level finished floor level, whichever is higher.
| **Wall and window signs:** The roof line of the building to which the sign is attached.
| **Ground and arcade signs:** 32’.
| **Projecting signs:** The bottom of any projecting sign must be at least 8’ above the sidewalk or Street Level finished floor level, whichever is higher. The top of any projecting sign may be no higher than 15’ above the sidewalk or Street Level finished floor level, whichever is higher.
| **Wall and window signs:** 25’.
| **Ground and arcade signs:** 32’.
| **Dwellings, multiple unit and all uses by right other than lodging accommodations, office and bank:** 25’.
| **Lodging accommodations, office and bank:** The roof line of the building to which the sign is attached.
| **Ground signs:** 25’.
| **Projecting signs:** The bottom of any projecting sign must be at least 8’ above the sidewalk or Street Level finished floor level, whichever is higher. The top of any projecting sign may be no higher than 15’ above the sidewalk or Street Level finished floor level, whichever is higher.
| **Wall and window signs:** The roof line of the building to which the sign is attached.
| **Ground and arcade signs:** 32’.
| **Projecting signs:** The bottom of any projecting sign must be at least 8’ above the sidewalk or Street Level finished floor level, whichever is higher. The top of any projecting sign may be no higher than 15’ above the sidewalk or Street Level finished floor level, whichever is higher.
| **Wall and window signs:**
| **Ground signs:**
| **Projecting Signs:**
| **Wall and window signs:**
| **Ground signs:**
| **Location**
| **Wall and window signs:** Shall be set back from the boundary lines of the zone lot on which located the same distance as a building containing a use by right; provided, however, wall signs may project into the required setback space the permitted depth of the sign.
| **Ground signs:** Shall be set in at least 5’ from every boundary line of the zone lot.
| **Projecting Signs:**
| **Wall and window signs:** The roof line of the building to which the sign is attached.
| **Ground and arcade signs:** 32’.
| **Projecting signs:** The bottom of any projecting sign must be at least 8’ above the sidewalk or Street Level finished floor level, whichever is higher. The top of any projecting sign may be no higher than 15’ above the sidewalk or Street Level finished floor level, whichever is higher.
| **Wall and window signs:** The roof line of the building to which the sign is attached.
| **Ground and arcade signs:** 32’.
| **Projecting signs:** The bottom of any projecting sign must be at least 8’ above the sidewalk or Street Level finished floor level, whichever is higher. The top of any projecting sign may be no higher than 15’ above the sidewalk or Street Level finished floor level, whichever is higher.
| **Wall and window signs:**
| **Ground signs:**
| **Projecting Signs:**
| **Wall and window signs:**
| **Ground signs:**

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10.10-16 | **DENVER ZONING CODE**
June 25, 2010 | Republished May 24, 2018
10.10.7.3 Temporary Signs
Subject to the conditions hereinafter set forth and upon application to and issuance of a zoning permit therefore, signs identifying or advertising new construction, remodeling, rebuilding, development, sale, lease or rental of either a use by right or a designated land area; each such permit shall be valid for a period of not more than 12 calendar months and shall not be renewed for more than one successive period at the same location.

A. Permitted sign types:
   2. CMP-ENT, CMP-NWC: Wall, ground and window.

B. Permitted maximum number: 1 sign for each zone lot or designated land area on which the sign is located.

C. Permitted sign area:
   1. CMP-H2 and CMP-EI2: 20 square feet or 2 square feet of sign area for each acre of zone lot or designated land area not to exceed 150 square feet.
   2. CMP-H and CMP-EI: 15 square feet plus 1 square foot per acre not to exceed 100 square feet for each zone lot or designated land area.
   3. CMP-ENT, CMP-NWC: The greater number of the following: 100 square feet; or 1 square foot of sign area for each 2 linear feet of street frontage of the zone lot; provided however, that the total area of all signs on the zone lot shall not exceed 200 square feet.

D. Permitted maximum height above grade:
   2. CMP-ENT, CMP-NWC: 25 feet.

E. Permitted location of temporary signs: Shall be set in at least 5 feet from every boundary line of the zone lot or designated land area.

F. Permitted illumination of temporary signs:
   1. CMP-H, CMP-H2, CMP-EI, CMP-EI2: May be illuminated but only from a concealed light source, and shall not remain illuminated between the hours of 11:00 p.m. and 6:00 a.m.
   2. CMP-ENT, CMP-NWC: May be illuminated and all direct illumination shall not exceed 25 watts per bulb.

G. Prohibited: Flashing signs are prohibited and animated signs are prohibited.

10.10.7.4 Joint Identification Signs - CMP-H2, CMP-EI2, and CMP-NWC
Subject to the conditions hereinafter set forth and upon application to and issuance of a zoning permit therefore, joint identification signs are permitted for 3 or more primary uses on the same zone lot as the signs, excluding parking. The following joint identification signs are in addition to all other signs:

A. Permitted sign types: Wall and ground.

B. Permitted maximum number: 1 wall sign or 1 ground sign for each front line of the zone lot.

C. Permitted sign area: 1 square foot of sign area for each 2 linear feet of street frontage; provided, however, that the total sign area shall not exceed 200 square feet.

D. Permitted maximum height above grade: 20 feet.
E. Permitted location: Shall be set back at least 5 feet from every boundary line of the zone lot in districts requiring a front setback for structures; otherwise need not be set back from the boundary lines of the zone lot. Wall signs may project into the required setback space the permitted depth of the sign. In districts not requiring a front setback for structures, wall signs attached to walls which are adjacent to a street right-of-way line may project into the right-of-way in accordance with D.R.M.C., Section 49-436.

F. Permitted illumination: May be illuminated and all direct illumination shall not exceed 25 watts per bulb.

G. Prohibited: Flashing signs are prohibited and animated signs are prohibited.

SECTION 10.10.8 RESIDENTIAL MIXED USE ZONE DISTRICTS SIGN STANDARDS

10.10.8.1 General

A. Signs may be erected, altered and maintained only for and by a use by right in the district in which the signs are located; shall be located on the same zone lot as the use by right and shall be clearly incidental, customary and commonly associated with the operation of the use by right; provided, however, that no sign of any type shall be erected or maintained for or by a single unit dwelling except signs permitted according to Sections 10.10.3.1.A, 10.10.3.1.B, 10.10.3.1.E, 10.10.3.1.G, 10.10.3.1.I and signs identifying home occupations as regulated by Section 11.9.2.4.

B. The sign standards contained within this Section apply to the following zone districts:

<table>
<thead>
<tr>
<th>URBAN EDGE NEIGHBORHOOD CONTEXT</th>
<th>URBAN NEIGHBORHOOD CONTEXT</th>
<th>GENERAL URBAN NEIGHBORHOOD CONTEXT</th>
<th>URBAN CENTER NEIGHBORHOOD CONTEXT</th>
<th>MASTER PLANNED CONTEXT</th>
</tr>
</thead>
<tbody>
<tr>
<td>E-RX-3</td>
<td>U-RX-3</td>
<td>G-RO-3</td>
<td>C-RX-5</td>
<td>M-RX-3</td>
</tr>
<tr>
<td></td>
<td></td>
<td>G-RX-3</td>
<td>C-RX-12</td>
<td>M-RX-5A</td>
</tr>
<tr>
<td></td>
<td></td>
<td>G-RX-5</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

10.10.8.2 Permanent Signs

Permanent signs shall comply with the following standards:

<table>
<thead>
<tr>
<th>Contents</th>
<th>Sign Types</th>
<th>Maximum Number</th>
</tr>
</thead>
</table>
| Identification by letter, numeral, symbol or design of the use by right or conditional use by name, use, hours of operation, services offered and events. | Wall, window, ground, projecting, and arcade, except that projecting signs are prohibited for uses without direct street access on the Street Level. | Projecting Signs Only: Each user may display 1 projecting sign adjacent to every street upon which the user has frontage and an entry, or 1 projecting sign at the corner of a building where the user has 2 frontages, provided that the approval of the manager of public works has been given pursuant to the provisions of Section 49-436 of the Revised Municipal Code. 

All Other Signs, including a Mix of Projecting and Other Sign Types: Each use by right or conditional use may have the greater number of the following: 5 signs; or 2 signs for each front line of the zone lot on which the use by right or conditional use is located. |
### Maximum Sign Area

**Dwelling, Multiple Unit:** 20 square feet or 1 square foot of sign area for each dwelling unit in a multiple unit dwelling not, however, to exceed 96 square feet of total sign area for any use and not more than 32 square feet of sign area to be applied to any 1 street front.

**Lodging Accommodations:** On zone lots having a linear street frontage of 100’ or less, 100 square feet; on zone lots having a linear street frontage of more than 100’, 1 square foot of sign for each linear foot of street front; provided, however, computations shall be made and sign area shall be determined on each street frontage separately and, provided further, that in no event shall more than 300 square feet of sign area be applied to any 1 street front. No sign shall exceed 300 square feet in size.

**University or College:** The following regulations shall apply to the campus. 2 square feet of sign area for each 5 linear feet of street frontage of the zone lot; provided, however, that the total area of all signs along any 1 street front shall not exceed 150 square feet of sign area, and no sign over 50 square feet shall be located within 100’ of the zone lot line or campus boundary.

**All Others:** 20 square feet or the total permitted sign area for each use shall be determined by one of the following provisions; not, however, to exceed 192 square feet of total sign area for any 1 use and not more than 96 square feet of sign area to be applied to any 1 street front:
- For a zone lot having but 1 use by right or conditional use. 2 square feet of sign area for each 5 linear feet of street frontage of the zone lot; provided, however, that in computing the area of such signs not more than 2 street fronts, 1 contiguous with the other shall be used.
- For a zone lot having 2 or more uses by right or conditional uses. 20 square feet plus 1 square foot of sign area for each 2 horizontal linear feet of that portion of the building frontage occupied by the use by right or conditional use.

### Maximum Height Above Grade

**Wall, window and arcade signs:**
- Dwellings, multiple unit and all uses by right other than lodging accommodations, office and bank: 25’.
- Lodging accommodations, office and bank: The roof line of the building to which the sign is attached.
- Ground signs: 25’

**Projecting signs:** The bottom of any projecting sign must be at least 8’ above the sidewalk or Street Level finished floor level, whichever is higher. The top of any projecting sign may be no higher than 15’ above the sidewalk or Street Level finished floor level, whichever is higher.

### Location

**Wall, window and arcade signs:** Shall be set back from the boundary lines of the zone lot on which located the same distance as a building containing a use by right or conditional use; provided, however, wall signs may project into the required setback space the permitted depth of the sign.

**Ground signs:** Shall be set in at least 5’ from every boundary line of the zone lot. In no case shall there be more than 1 ground sign applied to any street front.

**Projecting Signs:**
- Projecting graphics may project no more than 5’ out from a building.
- Projecting signs shall not exceed the height of the parapet of the building on which mounted.
- Projecting signs shall not be placed less than 8’ apart.

### Illumination

**All Sign Types:** May be illuminated but only from a concealed light source. Flashing signs are prohibited.

**Additional Standards for Projecting Signs:**
- Illumination of projecting signs shall be permitted by direct, indirect, neon tube, light emitting diode (LED), and fluorescent illumination for users with over 20 linear feet of frontage. Users with fewer than 20 linear feet of frontage may have direct external illumination only.
- Fully internally-illuminated plastic sign boxes with internal light sources are prohibited.
- Projecting signs may use a variety of illuminated colors.

### Animation

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

- **A.** Permitted sign types: Wall and ground.
- **B.** Permitted maximum number: 1 sign for each zone lot or designated land area on which the sign is located.
- **C.** Permitted sign area: 20 square feet or 2 square feet of sign area for each acre of zone lot or designated land area not to exceed 150 square feet.
- **D.** Permitted maximum height above grade: 12 feet.
- **E.** Permitted location: Shall be set in at least 5 feet from every boundary line of the zone lot or designated land area.
- **F.** Permitted illumination: May be illuminated but only from a concealed light source; and shall not remain illuminated between the hours of 11:00 p.m. and 6:00 a.m.
- **G.** Prohibited: Flashing signs are prohibited and animated signs are prohibited.

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

- **A.** Permitted sign types: Wall and ground.
- **B.** Permitted maximum number: 1 wall sign or 1 ground sign for each front line of the zone lot.
- **C.** Permitted sign area: 1 square foot of sign area for each 2 linear feet of street frontage; provided, however, that the total sign area shall not exceed 200 square feet.
- **D.** Permitted maximum height above grade: 20 feet.
- **E.** Permitted location: Shall be set back at least 5 feet from every boundary line of the zone lot in districts requiring a front setback for structures; otherwise need not be set back from the boundary lines of the zone lot. Wall signs may project into the required setback space the permitted depth of the sign. In districts not requiring a front setback for structures, wall signs attached to walls which are adjacent to a street right-of-way line may project into the right-of-way in accordance with D.R.M.C., Section 49-436.
- **F.** Permitted illumination: May be illuminated and all direct illumination shall not exceed 25 watts per bulb.
- **G.** Prohibited: Flashing signs are prohibited and animated signs are prohibited.
SECTION 10.10.9 MIXED USE 2X, SUBURBAN NEIGHBORHOOD CONTEXT
MIXED USE 2A, AND MAIN STREET 2X ZONE DISTRICTS SIGN STANDARDS

10.10.9.1 General
A. Signs may be erected, altered and maintained only for and by a use by right or conditional use in the district in which the signs are located; shall be located on the same zone lot as the use by right or conditional use and shall be clearly incidental, customary and commonly associated with the operation of the use by right or conditional use; provided, however, that no sign of any type shall be erected or maintained for or by a single unit dwelling except signs permitted according to Sections 10.10.3.1.A, 10.10.3.1.B, 10.10.3.1.E, 10.10.3.1.G, 10.10.3.1.I, and signs identifying home occupations according to Section 11.9.2.4.

B. The sign standards contained within this Section apply to the following zone districts: S-MX-2x; S-MX-2A; E-MX-2x; E-MS-2x; U-MX-2x; U-MS-2x

10.10.9.2 Permanent Signs
Permanent signs shall comply with the following standards:

<table>
<thead>
<tr>
<th>Contents</th>
<th>Identification by letter, numeral, symbol or design of the use by right or conditional use by name, use, hours of operation, services offered and events.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sign Types</td>
<td>Wall, window, ground, projecting, and arcade, except that projecting signs are prohibited for uses without direct street access on the Street Level.</td>
</tr>
<tr>
<td>Maximum Number</td>
<td>Projecting Signs Only: Each user may display 1 projecting sign adjacent to every street upon which the user has frontage and an entry, or 1 projecting sign at the corner of a building where the user has 2 frontages, provided that the approval of the manager of public works has been given pursuant to the provisions of Section 49-436 of the Revised Municipal Code.</td>
</tr>
<tr>
<td>All Other Signs, including a Mix of Projecting and Other Sign Types: Each use may have the greater number of the following: 5 signs; or 2 signs for each front line of the zone lot on which the use is located.</td>
<td></td>
</tr>
<tr>
<td>Maximum Sign Area</td>
<td>Dwelling, Multiple Unit: 20 square feet or 1 square foot of sign area for each dwelling unit in a multiple unit dwelling not, however, to exceed 96 square feet of total sign area for any use and not more than 32 square feet of sign area to be applied to any 1 street front.</td>
</tr>
<tr>
<td>Lodging Accommodations: On zone lots having a linear street frontage of 100’ or less, 100 square feet; on zone lots having a linear street frontage of more than 100, 1 square foot of sign for each linear foot of street front; provided, however, computations shall be made and sign area shall be determined on each street frontage separately and, provided further, that in no event shall more than 300 square feet of sign area be applied to any 1 street front. No sign shall exceed 300 square feet in size.</td>
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<td>University or College: The following regulations shall apply to the campus. 2 square feet of sign area for each 5 linear feet of street frontage of the zone lot; provided, however, that: the total area of all signs along any 1 street front shall not exceed 150 square feet of sign area, and no sign over 50 square feet shall be located within 100’ of the zone lot line or campus boundary.</td>
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<tr>
<td>All Others: 20 square feet or the total permitted sign area for each use shall be determined by one of the following provisions; not, however, to exceed 192 square feet of total sign area for any 1 use and not more than 96 square feet of sign area to be applied to any 1 street front:</td>
<td></td>
</tr>
<tr>
<td>• For a zone lot having but 1 use by right or conditional use. 2 square feet of sign area for each 5 linear feet of street frontage of the zone lot; provided, however, that in computing the area of such signs not more than 2 street fronts, 1 contiguous with the other shall be used.</td>
<td></td>
</tr>
<tr>
<td>• For a zone lot having 2 or more uses by right or conditional uses. 20 square feet plus 1 square foot of sign area for each 2 horizontal linear feet of that portion of the building frontage occupied by the use by right or conditional use.</td>
<td></td>
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</tbody>
</table>
### Maximum Height Above Grade

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<th>Wall, window and arcade signs:</th>
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<tbody>
<tr>
<td>• Dwellings, multiple unit and all uses by right other than lodging accommodations, office and bank: 25'.</td>
<td>• Lodging accommodations, office and bank: The roof line of the building to which the sign is attached.</td>
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<td>Ground signs: 25'.</td>
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<td>Projecting signs: The bottom of any projecting sign must be at least 8' above the sidewalk or Street Level finished floor level, whichever is higher. The top of any projecting sign may be no higher than 15' above the sidewalk or Street Level finished floor level, whichever is higher.</td>
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### Location

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<th>Wall, window and arcade signs: Shall be set back from the boundary lines of the zone lot on which located the same distance as a building containing a use by right or conditional use; provided, however, wall signs may project into the required setback space the permitted depth of the sign.</th>
<th>Ground signs: Shall be set in at least 5' from every boundary line of the zone lot. In no case shall there be more than 1 ground sign applied to any street front.</th>
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<tr>
<td>Projecting Signs:</td>
<td>Projecting Signs:</td>
</tr>
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<td>• Projecting graphics may project no more than 5' out from a building.</td>
<td>• Projecting signs shall not exceed the height of the parapet of the building on which mounted.</td>
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<td>• Projecting signs shall not be placed less than 8' apart.</td>
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### Illumination

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<th>All Sign Types: May be illuminated but only from a concealed light source. Flashing signs are prohibited.</th>
<th>Additional Standards for Projecting Signs:</th>
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<td>• Illumination of projecting signs shall be permitted by direct, indirect, neon tube, light emitting diode (LED), and fluorescent illumination for users with over 20 linear feet of frontage. Users with fewer than 20 linear feet of frontage may have direct external illumination only.</td>
<td>• Fully internally-illuminated plastic sign boxes with internal light sources are prohibited.</td>
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<tr>
<td>• Projecting signs may use a variety of illuminated colors.</td>
<td></td>
</tr>
</tbody>
</table>

### Animation

| Animated signs are prohibited. | |

### 10.10.9.3 Temporary Signs

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

A. Permitted sign types: Wall and ground.
B. Permitted maximum number: 1 sign for each zone lot or designated land area on which the sign is located.
C. Permitted sign area: 20 square feet or 2 square feet of sign area for each acre of zone lot or designated land area not to exceed 150 square feet.
D. Permitted maximum height above grade: 12 feet.
E. Permitted location: Shall be set in at least 5 feet from every boundary line of the zone lot or designated land area.
F. Permitted illumination: May be illuminated but only from a concealed light source; and shall not remain illuminated between the hours of 11:00 p.m. and 6:00 a.m.
G. Prohibited: Flashing signs are prohibited and animated signs are prohibited.

### 10.10.9.4 Joint Identification Signs

Subject to the conditions hereinafter set forth and upon application to and issuance of a zoning permit therefore, joint identification signs are permitted for 3 or more uses by right or conditional uses on the same zone lot as the signs, excluding parking. The following joint identification signs are in addition to all other signs:
A. Permitted sign types: Wall and ground.

B. Permitted maximum number: 1 wall sign or 1 ground sign for each front line of the zone lot.

C. Permitted sign area: 1 square foot of sign area for each 2 linear feet of street frontage; provided, however, that the total sign area shall not exceed 200 square feet.

D. Permitted maximum height above grade: 20 feet.

E. Permitted location: Shall be set back at least 5 feet from every boundary line of the zone lot in districts requiring a front setback for structures; otherwise need not be set back from the boundary lines of the zone lot. Wall signs may project into the required setback space the permitted depth of the sign. In districts not requiring a front setback for structures, wall signs attached to walls which are adjacent to a street right-of-way line may project into the right-of-way in accordance with D.R.M.C., Section 49-436.

F. Permitted illumination: May be illuminated and all direct illumination shall not exceed 25 watts per bulb.

G. Prohibited: Flashing signs are prohibited and animated signs are prohibited.

SECTION 10.10.10 MIXED USE COMMERCIAL ZONE DISTRICTS-TIER 1 SIGN STANDARDS

10.10.10.1 General

A. Signs may be erected, altered and maintained only for and by a use by right in the district in which the signs are located; shall be located on the same zone lot as the use by right and shall be clearly incidental, customary and commonly associated with the operation of the use by right.

B. The sign standards contained within this Section apply to the following zone districts:

<table>
<thead>
<tr>
<th>SUBURBAN NEIGHBORHOOD CONTEXT</th>
<th>URBAN EDGE NEIGHBORHOOD CONTEXT</th>
<th>URBAN NEIGHBORHOOD CONTEXT</th>
<th>GENERAL URBAN NEIGHBORHOOD CONTEXT</th>
<th>URBAN CENTER NEIGHBORHOOD CONTEXT</th>
<th>MASTER PLANNED CONTEXT</th>
</tr>
</thead>
<tbody>
<tr>
<td>S-CC-3x</td>
<td>E-CC-3x</td>
<td>U-MX-2</td>
<td>G-MX-3</td>
<td>C-MX-3</td>
<td>M-MX-5</td>
</tr>
<tr>
<td>S-CC-5x</td>
<td>E-MX-2A</td>
<td>U-MX-3</td>
<td>C-MX-5</td>
<td>M-IMX-5</td>
<td></td>
</tr>
<tr>
<td>S-MX-2</td>
<td>E-MX-2</td>
<td>U-MS-2</td>
<td>C-MX-8</td>
<td>M-IMX-8</td>
<td></td>
</tr>
<tr>
<td>S-MX-3A</td>
<td>E-MX-3A</td>
<td>C-MX-12</td>
<td>M-IMX-12</td>
<td></td>
<td></td>
</tr>
<tr>
<td>S-MX-3</td>
<td>E-MX-3</td>
<td>C-MX-16</td>
<td>M-GMX</td>
<td></td>
<td></td>
</tr>
<tr>
<td>S-MX-5A</td>
<td>E-MS-2</td>
<td>C-MX-20</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>S-MX-5</td>
<td></td>
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<td></td>
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<tr>
<td>S-MX-8A</td>
<td></td>
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<tr>
<td>S-MX-8</td>
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<tr>
<td>S-MX-12A</td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>S-MX-12</td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

10.10.10.2 Permanent Signs

Permanent signs shall comply with the following standards:

<table>
<thead>
<tr>
<th>Contents</th>
<th>Identification by letter, numeral, symbol or design of the uses by right by name, use, hours of operation, services and products offered, events and prices of products and services.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sign Types</td>
<td>Wall, window, ground, projecting, and arcade, except that projecting signs are prohibited for uses without direct street access on the Street Level.</td>
</tr>
</tbody>
</table>
### Maximum Number

**Projecting Signs Only:** Each user may display 1 projecting sign adjacent to every street upon which the user has frontage and an entry, or 1 projecting sign at the corner of a building where the user has 2 frontages, provided that the approval of the manager of public works has been given pursuant to the provisions of Section 49-436 of the Revised Municipal Code.

**All Other Signs, including a Mix of Projecting and Other Sign Types:** Each use may have the greater number of the following: 5 signs; or 2 signs for each front line of the zone lot on which the use is located.

Each use by right or conditional use may have the greater number of the following: 5 signs; or 2 signs for each front line of the zone lot on which the use by right or conditional use is located.

### Maximum Sign Area

- **Lodging Accommodations:** On zone lots having a linear street frontage of 100' or less, 100 square feet; on zone lots having a linear street frontage of more than 100', 1 square foot of sign for each linear foot of street front; provided, however, computations shall be made and sign area shall be determined on each street front separately, and provided, further, that in no event shall more than 300 square feet of sign area be applied to any 1 street front and no sign shall exceed 300 square feet in size.

- **University or College:** The following regulations shall apply to the campus. 2 square feet of sign area for each 5 linear feet of street frontage of the zone lot; provided, however, the total area of all signs along any 1 street front shall not exceed 150 square feet of sign area, and no sign over 50 square feet shall be located within 100' of the zone lot line or campus boundary.

- **All Others:** 50 square feet, or, the total permitted sign area of each use by right shall be determined by one of the following provisions; provided, however, that no sign shall exceed 200 square feet in area nor shall the total sign area of any use exceed 600 square feet:
  - For a zone lot having but 1 use by right. 1 square foot of sign area for each linear foot of street front of the zone lot; provided, however, that in computing the area of such signs, the measurement of not more than 2 front lines, 1 contiguous with the other shall be used.
  - For a zone lot having 2 or more uses by right. For each use by right, 1.5 square feet of sign area for each linear foot of that portion of building frontage occupied by the use by right, for the first 200' of building frontage, then 1 square foot of sign area for each linear foot of building frontage thereafter.

### Maximum Height Above Grade

- **Arcade signs:** 20'.
- **Ground signs:** 32'.
- **Wall or window signs:** The roof line of the building to which the sign is attached.

**Projecting signs:** The bottom of any projecting sign must be at least 8' above the sidewalk or Street Level finished floor level, whichever is higher. The top of any projecting sign may be no higher than 15' above the sidewalk or Street Level finished floor level, whichever is higher.

### Location

- **Projecting Signs:**
  - Projecting graphics may project no more than 5' out from a building.
  - Projecting signs shall not exceed the height of the parapet of the building on which mounted.
- **All Other Signs:** Shall be set in at least 5' from every boundary line of the zone lot in zone districts requiring structural setbacks; provided, however, wall signs may project into the required setback space the permitted depth of the sign. In no case shall there be more than 5 signs applied to any street front.

### Illumination

- **All Sign Types:** May be illuminated and all direct illumination shall not exceed 25 watts per bulb. Flashing signs are prohibited.
- **Additional Standards for Projecting Signs:**
  - Illumination of projecting signs shall be permitted by direct, indirect, neon tube, light emitting diode (LED), and fluorescent illumination for users with over 20 linear feet of frontage. Users with fewer than 20 linear feet of frontage may have direct external illumination only.
  - Fully internally-illuminated plastic sign boxes with internal light sources are prohibited.
  - Projecting signs may use a variety of illuminated colors.

### Animation

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

A. Permitted sign types: Wall, window and ground.
B. Permitted maximum number: 1 sign for each front line of the zone lot or designated land area on which the sign is located.
C. Permitted sign area: 32 square feet for each front line of the zone lot or designated land area on which the sign is located. Computations shall be made and sign area shall be applied to each front line separately.
D. Permitted maximum height above grade: 20 feet.
E. Permitted location: Shall be set in at least 5 feet from every boundary line of the zone lot or designated land area in zone districts requiring structural setbacks.
F. Permitted illumination: May be illuminated but only from a concealed light source; and shall not remain illuminated between the hours of 11:00 p.m. and 6:00 a.m.
G. Prohibited: Flashing signs are prohibited and animated signs are prohibited.

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

A. Permitted sign types: Wall and ground.
B. Permitted maximum number: 1 sign for each front line of the zone lot.
C. Permitted area: The greater number of the following:
   1. 100 square feet; or
   2. 1 square foot of sign area for each 2 linear feet of street frontage of the zone lot, provided however, that the total area of all signs on each front line of the zone lot shall not exceed 200 square feet.
D. Permitted maximum height above grade: 25 feet.
E. Permitted location: Shall be set in at least 5 feet from every boundary line of the zone lot in zone districts requiring structural setbacks.
F. Permitted illumination: May be illuminated and all direct illumination shall not exceed 25 watts per bulb.
G. Prohibited: Flashing signs are prohibited and animated signs are prohibited.
SECTION 10.10.11 MIXED USE COMMERCIAL ZONE DISTRICTS-TIER 2 SIGN STANDARDS

10.10.11.1 General

A. Signs may be erected, altered and maintained only for and by a use by right in the district in which the signs are located; shall be located on the same zone lot as the use by right and shall be clearly incidental, customary and commonly associated with the operation of the use by right.

B. The sign standards contained within this Section apply to the following zone districts:

<table>
<thead>
<tr>
<th>Zone Districts</th>
<th>SUBURBAN NEIGHBORHOOD CONTEXT</th>
<th>URBAN EDGE NEIGHBORHOOD CONTEXT</th>
<th>URBAN NEIGHBORHOOD CONTEXT</th>
<th>GENERAL URBAN NEIGHBORHOOD CONTEXT</th>
<th>URBAN CENTER NEIGHBORHOOD CONTEXT</th>
<th>MASTER PLANNED CONTEXT</th>
</tr>
</thead>
<tbody>
<tr>
<td>S-CC-3</td>
<td>E-CC-3</td>
<td>U-MS-3</td>
<td>G-MS-3</td>
<td>C-MS-5</td>
<td>M-CC-5</td>
<td></td>
</tr>
<tr>
<td>S-CC-5</td>
<td>E-MS-3</td>
<td>U-MS-5</td>
<td>G-MS-5</td>
<td>C-MS-8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>S-MS-3</td>
<td>E-MS-5</td>
<td>C-MS-12</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>S-MS-5</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

10.10.11.2 Permanent Signs

Permanent signs shall comply with the following standards:

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

| Maximum Sign Area | Dwelling, Multiple Unit: One square foot of sign area for each dwelling unit in a multiple unit dwelling; not, however, to exceed 192 square feet of total sign area for any use and not more than 64 square feet of sign area to be applied to any 1 street frontage.
University or College: The following regulations shall apply to the campus. 2 square feet of sign area for each 5 linear feet of street frontage of the zone lot; provided, however, that:
The total area of all signs along any 1 street front shall not exceed 150 square feet of sign area; and no sign over 50 square feet shall be located within 100' of the zone lot line or campus boundary.
All Others: 80 square feet, or the total permitted sign area for each use by right shall be determined by one of the following provisions; provided, however, that no sign shall exceed 200 square feet in area nor shall the total sign area of any use exceed 600 square feet:
• For a zone lot having 1 use by right. 1.5 square feet of sign area for each linear foot of front line of the zone lot for the first 100’ of the front line and 1 square foot of sign area for each linear foot of zone lot front line thereafter; provided, however, in computing the area of such signs, the measurements of not more than 2 front lines, 1 contiguous with the other, shall be used.
• For a zone lot having 2 or more uses by right. For each use by right 2.5 square feet of sign area for each horizontal linear foot of that portion of building frontage occupied by the use by right, for the first 100’ of building frontage, then .5 square foot of sign area for each horizontal linear foot of building frontage thereafter.
### Article 10. General Design Standards
#### Division 10.10 Signs

| Maximum Height Above Grade | Wall and window signs: The roof line of the building to which the sign is attached. Ground and arcade signs: 32'. Projecting signs: The bottom of any projecting sign must be at least 8' above the sidewalk or Street Level finished floor level, whichever is higher. The top of any projecting sign may be no higher than 15' above the sidewalk or Street Level finished floor level, whichever is higher. |
| Location | Projecting Signs: • Projecting graphics may project no more than 5' out from a building. • Projecting signs shall not exceed the height of the parapet of the building on which mounted. • Projecting signs shall not be placed less than 8' apart. All Other Signs: Shall be set back at least 5' from every boundary line of the zone lot in districts requiring a setback for structures; otherwise need not be set back from the boundary lines of the zone lot. Wall signs may project into the required setback space the permitted depth of the sign. In districts not requiring a building setback, wall signs attached to walls which are adjacent to a street right-of-way line may project into the right-of-way in accordance with D.R.M.C. Section 49-436. In no case shall there be more than 5 signs applied to any street front. |
| Illumination | All Sign Types: May be illuminated and all direct illumination shall not exceed 25 watts per bulb. Flashing signs are prohibited. Additional Standards for Projecting Signs: • Illumination of projecting signs shall be permitted by direct, indirect, neon tube, light emitting diode (LED), and fluorescent illumination for users with over 20 linear feet of frontage. Users with fewer than 20 linear feet of frontage may have direct external illumination only. • Fully internally-illuminated plastic sign boxes with internal light sources are prohibited. • Projecting signs may use a variety of illuminated colors. |
| Animation | Animated signs are prohibited. |

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

- **A.** Permitted sign types: Wall, window and ground.
- **B.** Permitted maximum number: 2 signs for each front line of the zone lot or designated land area on which the signs are located.
- **C.** Permitted sign area: 64 square feet for each front line of the zone lot or designated land area on which located, but not more than 32 square feet per sign.
- **D.** Permitted maximum height above grade: 25 feet.
- **E.** Permitted location: No limitations.
- **F.** Permitted illumination: May be illuminated but only from a concealed light source; and shall not remain illuminated between the hours of 11:00 p.m. to 6:00 a.m.
- **G.** Prohibited: Flashing signs are prohibited and animated signs are prohibited.

#### 10.10.11.4 Joint Identification Signs
Subject to the conditions hereinafter set forth and upon application to and issuance of a zoning permit therefore, joint identification signs are permitted for three or more uses by right on the same zone lot as the sign, excluding parking. The following joint identification signs are in addition to all other signs:

- **A.** Permitted sign types: Wall and ground.
- **B.** Permitted maximum number: 1 sign for each front line of the zone lot.
- **C.** Permitted area: The greater number of the following:
  1. 100 square feet; or
2. 1 square foot of sign area for each 2 linear feet of street frontage of the zone lot; provided, however, that the total area of all signs on the zone lot shall not exceed 200 square feet.

D. Permitted maximum height above grade: 25 feet.

E. Permitted location: Shall be set in at least 5 feet from every boundary line of the zone lot.

F. Permitted illumination: May be illuminated and all direct illumination shall not exceed 25 watts per bulb.

G. Prohibited: Flashing signs are prohibited and animated signs are prohibited.

SECTION 10.10.12 INDUSTRIAL ZONE DISTRICTS SIGN STANDARDS

10.10.12.1 General

A. Signs may be erected, altered and maintained only for and by a use by right in the district in which the signs are located; shall be located on the same zone lot as the use by right and shall be clearly incidental, customary and commonly associated with the operation of the use by right.

B. The sign standards contained within this Section apply to the I-MX-3, -5, -8; I-A, -B zone districts.

10.10.12.2 Permanent Signs

Permanent signs shall comply with the following standards:

<table>
<thead>
<tr>
<th>I-MX-3, -5, -8</th>
<th>I-A AND I-B</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Contents</strong></td>
<td>Identification by letter, numeral, symbol or design of the uses by right by name, use, hours of operation, services and products offered, events and prices of products and services.</td>
</tr>
<tr>
<td><strong>Sign Types</strong></td>
<td>Wall, window, ground, projecting, and arcade, except that projecting signs are prohibited for uses without direct street access on the Street Level.</td>
</tr>
<tr>
<td><strong>Maximum Number</strong></td>
<td>Projecting Signs Only: Each user may display 1 projecting sign adjacent to every street upon which the user has frontage and an entry, or 1 projecting sign at the corner of a building where the user has 2 frontages, provided that the approval of the manager of public works has been given pursuant to the provisions of Section 49-436 of the Revised Municipal Code. All Other Signs, including a Mix of Projecting and Other Sign Types: Each use by right may have the greater number of the following: 5 signs; or 2 signs for each front line of the zone lot on which the use by right or conditional use is located.</td>
</tr>
<tr>
<td><strong>I-MX-3, -5, -8</strong></td>
<td>Identification by letter, numeral, symbol or design of the use by right by name, use, hours of operation, services and products offered, events and prices of products and services; and/or any sign or signs that do not come within the definition of off-site commercial sign.</td>
</tr>
<tr>
<td><strong>Sign Types</strong></td>
<td>Wall, window, ground and arcade.</td>
</tr>
<tr>
<td><strong>Maximum Number</strong></td>
<td>Each use by right may have the greater number of the following: 5 signs; or 3 signs for each front line of the zone lot on which the use by right or conditional use is located.</td>
</tr>
</tbody>
</table>
**Article 10. General Design Standards**

**Division 10.10 Signs**

**I-A AND I-B**

| Maximum Sign Area | I-MX-3, -5, -8 | Lodging Accommodations: On zone lots having a linear street frontage of 100’ or less, 100 square feet; on zone lots having a linear street frontage of more than 100,’ 1 square foot of sign for each linear foot of street front; provided, however, computations shall be made and sign area shall be determined on each street front separately, and provided, further, that in no event shall more than 300 square feet of sign area be applied to any 1 street front and no sign shall exceed 300 square feet in size.

University or College: The following regulations shall apply to the campus. 2 square feet of sign area for each 5 linear feet of street frontage of the zone lot; provided, however, that:

The total area of all signs along any 1 street front shall not exceed 150 square feet of sign area; and no sign over 50 square feet shall be located within 100’ of the zone lot line or campus boundary.

All Others: 80 square feet, or the total permitted sign area for each use by right shall be determined by one of the following provisions; provided, however, that no sign shall exceed 200 square feet in area nor shall the total sign area of any use exceed 600 square feet:

- For a zone lot having but 1 use by right. 1 square foot of sign area for each linear foot of street front of the zone lot; provided, however, that:
  - For a zone lot having 2 or more uses by right. For each use by right, 1.5 square feet of sign area for each linear foot of that portion of building frontage occupied by the use by right, for the first 200’ of building frontage, then 1 square foot of sign area for each linear foot of building frontage thereafter. Any sign shall not be placed less than 8’ apart.

**Maximum Height Above Grade**

| I-A AND I-B | Wall and window signs: The roof line of the building to which the sign is attached.
| Ground and arcade signs: 32’. |
| Arcade signs: 20’. |
| Ground signs: 32’. |
| Wall or window signs: The roof line of the building to which the sign is attached. |

**Location**

| I-A AND I-B | Shall be set back at least 5’ from every boundary line of the zone lot in districts requiring a setback for structures; otherwise need not be set back from the boundary lines of the zone lot. Wall signs may project into the required setback space the permitted depth of the sign. In districts not requiring a building setback, wall signs attached to walls which are adjacent to a street right-of-way line may project into the right-of-way in accordance with D.R.M.C. Section 49-436. In no case shall there be more than 5 signs applied to any street front. |
| Projecting Signs: |
| • Projecting graphics may project no more than 5’ out from a building. |
| • Projecting signs shall not exceed the height of the parapet of the building on which mounted. |
| • Projecting signs shall not be placed less than 8’ apart. |

All Other Signs: Shall be set in at least 5’ from every boundary line of the zone lot in zone districts requiring structural setbacks; provided, however, wall signs may project into the required setback space the permitted depth of the sign. In no case shall there be more than 5 signs applied to any street front. |


**I-MX-3, -5, -8**

**Illumination**

All Sign Types: May be illuminated and all direct illumination shall not exceed 25 watts per bulb. Flashing signs are prohibited.  

Additional Standards for Projecting Signs:

- Illumination of projecting signs shall be permitted by direct, indirect, neon tube, light emitting diode (LED), and fluorescent illumination for users with over 20 linear feet of frontage. Users with fewer than 20 linear feet of frontage may have direct external illumination only.  
- Fully internally-illuminated plastic sign boxes with internal light sources are prohibited.  
- Projecting signs may use a variety of illuminated colors.

**I-A AND I-B**

May be illuminated and all direct illumination shall not exceed 25 watts per bulb. Flashing signs are prohibited.

<table>
<thead>
<tr>
<th>Animation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Animated signs are prohibited.</td>
</tr>
</tbody>
</table>

**10.10.12.3 Temporary Signs**

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

A. Permitted sign types: Wall, window and ground.

B. Permitted maximum number:

1. I-MX zone districts: 1 signs for each front line of the zone lot or designated land area on which the sign is located.

2. I-A, -B zone districts: 2 signs for each front line of the zone lot or designated land area on which the signs are located.

C. Permitted sign area:

1. I-MX zone districts: 32 square feet for each front line of the zone lot or designated land area on which located. Computations shall be made and sign area shall be applied to each front lot line separately.

2. I-A, -B zone districts: 64 square feet for each front line of the zone lot or designated land area on which located, but not more than 32 square feet per sign.

D. Permitted maximum height above grade:

1. I-MX zone districts: 20 feet

2. I-A, -B zone districts: 25 feet

E. Permitted location:

1. I-MX zone districts: Shall be set at least 5 feet from every boundary line of the zone lot or designated land area in zone districts requiring structural setbacks.

2. I-A, -B zone districts: No limitations

F. Permitted illumination: May be illuminated but only from a concealed light source; and shall not remain illuminated between the hours of 11:00 p.m. to 6:00 a.m.

G. Prohibited: Flashing signs are prohibited and animated signs are prohibited.
10.10.12.4 Joint Identification Signs
Subject to the conditions hereinafter set forth and upon application to and issuance of a zoning permit therefore, joint identification signs are permitted for three or more uses by right on the same zone lot as the sign, excluding parking. The following joint identification signs are in addition to all other signs:

A. Permitted sign types: Wall and ground.
B. Permitted maximum number: 1 sign for each front line of the zone lot.
C. Permitted area: The greater number of the following:
   1. 100 square feet; or
   2. 1 square foot of sign area for each 2 linear feet of street frontage of the zone lot; provided, however, that the total area of all signs on the zone lot shall not exceed 200 square feet.
D. Permitted maximum height above grade: 25 feet.
E. Permitted location: Shall be set in at least 5 feet from every boundary line of the zone lot.
F. Permitted illumination: May be illuminated and all direct illumination shall not exceed 25 watts per bulb.
G. Prohibited: Flashing signs are prohibited and animated signs are prohibited.

SECTION 10.10.13 DOWNTOWN ZONE DISTRICTS SIGN STANDARDS

10.10.13.1 General
A. Signs may be erected, altered and maintained only for and by a use by right in the district in which the signs are located; shall be located on the same zone lot as the use by right and shall be clearly incidental, customary and commonly associated with the operation of the use by right
B. Provided, however, that off-site advertising devices may be allowed in the D-TD district pursuant to a district sign plan according to Section 10.10.14.
C. The sign standards contained within this Section apply to the following zone districts: D-LD; D-CV; D-GT; D-AS; D-AS-12+; D-AS-20+; D-CPV-T; D-CPV-R; D-CPV-C; D-C; and D-TD.

10.10.13.2 Permanent Signs
Permanent signs shall comply with the following standards:

<table>
<thead>
<tr>
<th>D-LD; D-CV; D-GT; D-AS; D-AS-12+; D-AS-20+; D-CPV-T; D-CPV-R; D-CPV-C</th>
<th>D-C; D-TD</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Contents</strong></td>
<td>Identification by letter, numeral, symbol or design of the use by right by name, use, hours of operation, services and products offered, events and prices of products and services; and/or any sign or signs that do not come within the definition of off-site commercial sign.</td>
</tr>
<tr>
<td><strong>Sign Types</strong></td>
<td>Wall, window, ground and arcade.</td>
</tr>
<tr>
<td><strong>Maximum Number</strong></td>
<td>Each use may have the greater number of the following: 5 signs; or 3 signs for each front line of the zone lot on which the use by right or conditional use is located.</td>
</tr>
<tr>
<td></td>
<td>Ground level uses by right with street frontage for each separate building: Each use by right may have 3 for each street front of the use by right plus 1 additional sign for each 100′ of street frontage in excess of 200′.</td>
</tr>
<tr>
<td></td>
<td>All other uses by right combined for each separate building: 1 sign plus 1 sign for each front line of the zone lot on which the building is located.</td>
</tr>
</tbody>
</table>
## Article 10. General Design Standards
### Division 10.10 Signs

<table>
<thead>
<tr>
<th>Maximum Sign Area</th>
<th>D-LD; D-CV; D-GT; D-AS, D-AS-12+, D-AS-20+, D-CPV-T, D-CPV-R, D-CPV-C</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling, Multiple Unit:</td>
<td>One square foot of sign area for each dwelling unit in a multiple unit dwelling; not, however, to exceed 192 square feet of total sign area for any use and not more than 64 square feet of sign area to be applied to any 1 street frontage.</td>
</tr>
<tr>
<td>Hospitals:</td>
<td>2 square feet of sign area for each 5 linear feet of street frontage of the zone lot not, however, to exceed 96 square feet of sign area to be applied to any 1 street front and not more than 2 street fronts, 1 contiguous with the other, shall be used.</td>
</tr>
<tr>
<td>University or College:</td>
<td>The following regulations shall apply to the campus. 2 square feet of sign area for each 5 linear feet of street frontage of the zone lot; provided, however, that: The total area of all signs along any 1 street front shall not exceed 150 square feet of sign area; and no sign over 50 square feet shall be located within 100’ of the zone lot line or campus boundary.</td>
</tr>
<tr>
<td>All Others:</td>
<td>80 square feet, or the total permitted sign area for each use by right shall be determined by one of the following provisions; provided, however, that no sign shall exceed 200 square feet in area nor shall the total sign area of any use exceed 600 square feet:</td>
</tr>
<tr>
<td>- For a zone lot having but 1 use by right.</td>
<td>1.5 square feet of sign area for each linear foot of front line of the zone lot for the first 100’ of the front line and 1 square foot of sign area for each linear foot of zone lot front line thereafter; provided, however, in computing the area of such signs, the measurements of not more than 2 front lines, 1 contiguous with the other, shall be used.</td>
</tr>
<tr>
<td>- For a zone lot having 2 or more uses by right.</td>
<td>For each use by right 2.5 square feet of sign area for each horizontal linear foot of that portion of building frontage occupied by the use by right, for the first 100’ of building frontage, then .5 square foot of sign area for each horizontal linear foot of building frontage thereafter.</td>
</tr>
<tr>
<td>Ground and arcade signs:</td>
<td>32’.</td>
</tr>
<tr>
<td>Wall and window signs:</td>
<td>The roof line of the building to which the sign is attached.</td>
</tr>
<tr>
<td>Ground and arcade signs:</td>
<td>32’.</td>
</tr>
<tr>
<td>Wall or window signs:</td>
<td>The roof line of the building to which the sign is attached.</td>
</tr>
<tr>
<td>Location</td>
<td>Shall be set back at least 5’ from every boundary line of the zone lot in districts requiring a setback for structures; otherwise need not be set back from the boundary lines of the zone lot. Wall signs may project into the required setback space the permitted depth of the sign. In districts not requiring a building setback, wall signs attached to walls which are adjacent to a street right-of-way line may project into the right-of-way in accordance with D.R.M.C. Section 49-436. In no case shall there be more than 5 signs applied to any street front.</td>
</tr>
<tr>
<td>No setback is required from any boundary line of the zone lot. Wall signs attached to walls which are adjacent to a street right-of-way line may project into the right-of-way in accordance with D.R.M.C. Section 49-436.</td>
<td></td>
</tr>
<tr>
<td>Illumination</td>
<td>May be illuminated and all direct illumination shall not exceed 25 watts per bulb. Flashing signs are prohibited.</td>
</tr>
<tr>
<td>May be illuminated and all direct illumination shall not exceed 25 watts per bulb. Flashing signs are prohibited.</td>
<td></td>
</tr>
<tr>
<td>Animation</td>
<td>Animated signs are prohibited.</td>
</tr>
<tr>
<td>Animated signs are prohibited.</td>
<td></td>
</tr>
</tbody>
</table>
10.10.13.3 **Temporary Signs**

Subject to the conditions hereinafter set forth and upon application to and issuance of a zoning permit therefore, signs identifying or advertising new construction, remodeling, rebuilding, development, sale, lease or rental of either a use by right or a designated land area; each such permit shall be valid for a period of not more than twelve (12) calendar months and shall not be renewed for more than 1 successive period at the same location.

A. Permitted sign types: Wall, window or ground.

B. Permitted maximum number: 2 signs for each front line of the zone lot or designated land area on which the signs are located.

C. Permitted sign area:

1. D-C and D-TD: 64 square feet for each front line of the zone lot or designated land area on which the signs are located. Computations shall be made and sign area shall be applied to each front line separately.

2. D-LD, D-CV, D-GT, D-AS, D-AS-12+, D-AS-20+, D-CPV-T, D-CPV-R, and D-CPV-C: 64 square feet for each front line of the zone lot or designated land area on which located, but not more than 32 square feet per sign.

D. Permitted maximum height above grade:

1. D-C and D-TD: 20 feet.


E. Permitted location: No limitation.

F. Permitted illumination:

1. D-C and D-TD: May be illuminated but only from a concealed light source.

2. D-LD, D-CV, D-GT, D-AS, D-AS-12+, D-AS-20+, D-CPV-T, D-CPV-R, and D-CPV-C: May be illuminated but only from a concealed light source; and shall not remain illuminated between the hours of 11:00 p.m. to 6:00 a.m.

G. Prohibited: Flashing signs are prohibited and animated signs are prohibited.

10.10.13.4 **Joint Identification Signs for D-LD; D-CV; D-GT; D-AS; D-AS-12+, D-AS-20+, D-CPV-T, D-CPV-R, and D-CPV-C**

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

A. Permitted sign types: Wall and ground.

B. Permitted maximum number: 1 sign for each front line of the zone lot.

C. Permitted area: The greater number of the following:

1. 100 square feet; or

2. 1 square foot of sign area for each 2 linear feet of street frontage of the zone lot; provided, however, that the total area of all signs on the zone lot shall not exceed 200 square feet.

D. Permitted maximum height above grade: 25 feet.

E. Permitted location: Shall be set in at least 5 feet from every boundary line of the zone lot.
F. Permitted illumination: May be illuminated and all direct illumination shall not exceed 25 watts per bulb.

G. Prohibited: Flashing signs are prohibited and animated signs are prohibited.

SECTION 10.10.14 SIGN PLAN FOR D-TD

10.10.14.1 Signs Subject to a District Sign Plan
Notwithstanding more restrictive provisions of this Division 10.10, Signs, the D-TD district may have signs in accordance with a single approved district sign plan.

10.10.14.2 General Purpose
A. Facilitate the creation and recognition of a unique downtown theater district and build on the character of the Denver Performing Arts Complex.
B. Provide flexibility in the size, type and location of signs in exchange for a higher standard of design quality for signs within the district sign plan.
C. Mitigate any possible adverse impacts of large format sign installations on surrounding uses.

10.10.14.3 Description of Qualifying Uses
These provisions shall apply to the D-TD district and signs may be erected, altered and maintained for a use by right in the district and may be used for outdoor general advertising devices, including, but not limited to, City of Denver services and events.

10.10.14.4 Permitted Sign Types
Wall, window, ground, arcade, and projecting.

10.10.14.5 Permitted Maximum Number
There is no maximum number of signs within the district sign plan.

10.10.14.6 Permitted Maximum Sign Area
No maximum signage area within the district sign plan.

10.10.14.7 Permitted Maximum Height Above Grade
A. Wall, window, projecting and arcade signs may extend above the roof line of the building to which the sign is attached and must be in conformance with the approved district sign plan.
B. Ground signs: Maximum of 50 feet.

10.10.14.8 Permitted Location
No setback for signage is required from any boundary line of the zone lot. Signs attached to walls that are adjacent to a street right-of-way line may project into the right-of-way in accordance with D.R.M.C. Section 49-436.

10.10.14.9 Permitted Illumination
May be illuminated. Flashing signs are allowed.

10.10.14.10 Animation Allowed
Animated signs are allowed.

10.10.14.11 Permitted Sign Contents
As a matter of public necessity, the city must protect children and non-consenting adults in and on its public streets, sidewalks, transportation facilities and other public rights-of-way from viewing public displays of offensive sexual material. When such displays are thrust indiscriminately upon unwilling audiences of adults and children, such displays constitute assaults upon individual priva-
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Therefore, signs subject to the district sign plan shall not be displayed or exhibited in a manner that exposes to public view from the street or sidewalk any of the following:

A. Any material that exposes to public view any pictorial material that is obscene;

B. Any statements or words describing explicit sexual acts, sexual organs, or excrement where such statements or words have as their purpose or effect sexual arousal or gratification;

C. Any pictorial material depicting a person's genitals, pubic hair, perineum, anus, or anal region;

D. Any pictorial material depicting explicit sexual acts.

10.10.14.12 Process to Establish a District Sign Plan

A. Plan submittal. The applicant will submit the following items to community planning and development to establish a district sign plan for the D-TD district:

   1. A site plan or improvement survey of the district drawn to scale showing existing and proposed buildings within the D-TD district, residential uses within existing and proposed buildings, Off-Street Parking Areas, landscaped areas, streets and alleys, and residential uses adjacent to the D-TD district boundary;

   2. The district sign plan will include all properties within the D-TD district and clearly identify all buildings which are and are not participating within the district sign plan.

   3. The district sign plan will address design review for signage subject to the plan.

   4. A map of the D-TD district clearly identifying all Historic Structures, landmark districts, and designated parkways.

   5. Scaled drawings or other images showing the elevations of existing and proposed buildings within the D-TD district.

   6. Design descriptions of all allowable sign types, including sign shape, size typography, lighting, exposed structure, colors, and materials, and any information on the frequency of changeable graphics.

   7. All information on allowable sign locations shall be provided: wall elevations or other images drawn to scale showing locations of wall, window, arcade, and projecting signs, and site plans drawn to scale showing locations and heights of ground signs.

   8. Calculations of total sign area per building face.

   9. Other items identified by community planning and development as necessary to establish the district sign plan consistent with the stated purposes of this Section.

B. Information review. Community planning and development will review information received in the applicant's submittal and forward a recommendation to planning board within 21 days from submittal of a complete application for a district sign plan.

C. Notice to others. The planning board shall send notice of the proposed plan to neighborhood organizations which are registered pursuant to the provisions of Section 12-94 of the Revised Municipal Code and whose boundaries are within 200 feet of the boundary line of the D-TD district. The planning board shall also send notices to council members whose boundaries are within 200 feet of the boundary of the D-TD district. Notices to registered neighborhood organizations and council members shall be sent at least 30 days prior to the hearing.

D. Adoption or amendment of a district sign plan. The planning board shall review the community planning and development recommendation, public comment, the criteria for review, and make
a final decision to approve, approve with conditions or deny the submittal for a district sign plan.

10.10.14.13 Criteria for Review
The criteria for reviewing the district sign plan are as follows:

A. Signs shall be oriented or illuminated so that they do not adversely affect existing nearby residential uses or structures. Examples of adverse effects may include but are not limited to glare from intense illumination, and large signs or support structures that visually dominate an area to the detriment of existing or proposed land uses.

B. Heights, scales and locations of all sign types for buildings within the district will be evaluated taking consideration of possible impacts on adjacent buildings and uses.

C. Signage, as part of the district sign plan, shall not encroach closer than 240 feet of the centerline of 17th Street.

D. Roof mounted signs are not allowed within the district sign plan.

E. Freestanding outdoor general advertising devices may be limited in close proximity to Historic Structures, landmark districts, and designated parkways.

F. Internally illuminated, translucent face box signs are not allowed within the district sign plan.

G. All signage, subject to the district sign plan, shall be located above first floor commercial store-fronts.

H. All features of the sign, including the illumination, support structure, color, lettering, height, and location, shall be designed to be complementary to the architecture and architectural features of the building on which it is located, as applicable.

I. Sign design should reflect the existing or desired character of the area. The intent of this subsection is to encourage exciting, iconicographic, and inventively illuminated signage to enhance the theater district.

J. Signs shall be designed and fabricated from quality, durable materials.

K. Projecting signs must clear sidewalks by at least 8 feet in height and may project no more than 7 feet out from a building. There is no limit as to the number of projecting signs within the district sign plan.

L. Signs for accessory uses, which are prohibited by other provisions of Division 10.10, are allowed as a part of an approved district sign plan.

M. A maximum of one district sign plan may be adopted for the D-TD district.

10.10.14.14 Minor Deviations to the District Sign Plan
Sign proposals shall conform to an approved district sign plan, provided however, that community planning and development may authorize minor deviations from the district sign plan for individual signs when such deviations appear necessary in light of technical or engineering considerations, and provided that the council members and registered neighborhood organizations whose boundaries are within 200 feet of the boundary of the D-TD district are first notified. Minor deviations for individual signs shall not be permitted if any of the following circumstances result:

A. Signs are oriented or illuminated so that they adversely affect existing nearby residential uses or structures.

B. A change in allowable heights of signs greater than 2 feet above the maximum height above grade or 0 feet below the minimum height above grade.

C. A projection greater than 6 inches of the maximum allowance.
D. A change in signage type, illumination or animation allowed within the district sign plan.

E. Signs exceeding the specifications of the district sign plan and not allowed according to Section 10.10.14.15, require an amendment to the district sign plan.

10.10.14.15 Other Permitted Signs
Signs described and regulated by Section 10.10.3.2.E, signs giving parking or traffic directions, and inflatables and balloons and/or streamers/pennants as described and regulated by Section 10.10.3.2.I, need not be included in the district sign plan. However, other signs permitted by Section 10.10.3.2, signs subject to a permit, must be included in the district sign plan.

10.10.14.16 Rules and regulations
The Planning Board has the authority to adopt rules and regulations concerning the review of the district sign plan.

10.10.14.17 Fee
The fee for review for the initial district sign plan is $500.00 per acre or $5,000.00, whichever is less. The fee for review for an amendment of the district sign plan is $250.00 per acre or $2,500.00, whichever is less.

SECTION 10.10.15 SPECIAL PROVISIONS FOR D-GT

10.10.15.1 General
The provisions of this Section 10.10.15 shall apply to the D-GT district, except that portion of the district north of 13th Avenue on Broadway and Lincoln Street. The other Sections of this Division 10.10 shall remain in full force and effect in the D-GT district, and there is no requirement that proposed signs be submitted for approval pursuant to this Section. However, an application for a projecting sign may be submitted pursuant to the provisions of this Section, in which case this Section will be applicable with respect to the issuance of sign permits.

10.10.15.2 Purpose
The purpose of this Section is to create the policy for a system of signs that project perpendicular to the face of the wall or building to which they are attached, or at a 45-degree angle to the corner of a building where the user occupies at least part of 2 building frontages.

10.10.15.3 Intent
To accomplish this purpose, it is the intent of this ordinance to encourage and to authorize the use of signs and street graphics which are:

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

B. Compatible with and an enhancement of the architectural characteristics of the buildings on which they appear when considered in terms of scale, proportion, color, materials and lighting levels.

C. Appropriate to and expressive of the business or activity for which they are displayed.

D. Creative in the use of unique 2 and 3 dimensional form, profile, and iconographic representation.

E. Employ exceptional lighting design and represent exceptional graphic design, including the outstanding use of color, pattern, typography, and materials.

F. Of high quality, durable materials appropriate to an urban setting.
10.10.15.4 Permitted Maximum Sign Area
The other Sections of this Division 10.10 pertaining to the D-GT district are applicable, and the sign area allowable under this Section shall be deducted from the permitted maximum sign area. For these purposes, a cubic foot of sign or graphic volume is considered to be equivalent to a square foot of sign area.

10.10.15.5 Projecting Graphics Permitted
For the purposes of this Section, a projecting graphic is a sign or street graphic attached to and projecting from the wall of a building at 90 degrees, or the corner of a building at 45 degrees. The projecting graphic may be two- or three-dimensional, and regular or irregular in form.

A. The following limitations apply to projecting graphics:

1. Each user may display 1 projecting graphic adjacent to every street upon which the user has frontage and an entry or 1 projecting sign at the corner of a building where the user has 2 frontages, provided that the approval of the manager of public works has been given pursuant to the provisions of Section 49-436 of the Revised Municipal Code.

2. Projecting graphics may project no more than 5 feet out from a building.

3. The bottom of any projecting graphic must be at least 8 feet above the sidewalk or ground floor finished floor level, whichever is higher while the top of any projecting graphics may be no higher than 15 feet above the sidewalk or ground level finished floor level, whichever is higher.

4. Allocation of allowable sign volume. For uses that are located at the Street Level and have entries with direct access to a public sidewalk, court or plaza, or uses located in the basement or on the second floor, that have entries at the Street Level with direct access to a public sidewalk, court or plaza, the allowable projecting sign volume will be allocated on the following basis:
   a. Uses that occupy at least 8 feet but no more than 20 feet of linear building frontage may have up to 12 cubic feet of projecting sign volume.
   b. Uses that occupy more than 20 but no more than 50 linear feet of building frontage may have up to 30 cubic feet of projecting sign volume.
   c. Uses that occupy over 50 linear feet of building frontage may have up to 50 cubic feet of projecting sign volume.
   d. Uses that occupy over 50 linear feet of building frontage, that are located in the D-GT zone district on either Broadway or Lincoln Streets and are south of 13th Avenue, may have up to 70 cubic feet of projecting sign volume.
   e. Uses occupying corner locations may base the maximum allowable volume of their signage on the length of the actual building frontage on which the sign is placed, or on the length of either frontage if a corner location is chosen.

B. Calculation of sign volume. The volume of a projecting sign will be calculated as the volume within a rectilinear form constructed to enclose the primary form of the sign.

C. Minor sign elements may project beyond the primary boundaries of this volume at the discretion of the Zoning Administrator. Minor elements will be defined as those parts of the sign which add to the design quality without adding significantly to the perceived volume and mass of the sign.

D. No dimension (height, width, or depth) shall be considered to be less than 1 foot and 0 inches for the purposes of calculating sign volume.

E. Projecting signs are prohibited for uses without direct street access on the Street Level.
F. Relationships to the building facade. Maximum projecting sign dimensions, volumes and locations may additionally be restricted by the dimensions of the building facade on which signage is to be located and the relationship to other tenant signage on the same facade:

1. Signs shall not exceed the height of the parapet of the building on which mounted.
2. Signs shall not be placed less than 8 feet apart.

10.10.15.6 Illumination

Illumination of graphics as defined herein shall be permitted by direct, indirect, neon tube, light-emitting diode (LED), and fluorescent illumination for users with over 20 linear feet of frontage. Users with fewer than 20 linear feet of frontage may have direct external illumination only. The following additional provisions also apply to the illumination of street graphics:

A. Color of light. Graphics as defined herein may use a variety of illuminated colors.
B. Fully internally-illuminated plastic sign boxes with internal light sources are prohibited.
C. Flashing signs are prohibited.
D. Animated signs are prohibited.

SECTION 10.10.16 SPECIAL PROVISIONS FOR D-C, D-TD, D-LD, D-CV, D-AS, D-AS-12+, D-AS-20+, D-CPV-T, D-CPV-R, AND D-CPV-C

10.10.16.1 General

The provisions of this Section 10.10.16 shall apply to the D-C, D-TD, D-LD, D-CV, D-AS, D-AS-12+, D-AS-20+, D-CPV-T, D-CPV-R, and D-CPV-C districts. The other provisions of this Division 10.10 (Signs) shall remain in full force and effect in the D-C, D-TD, D-LD, D-AS, D-AS-12+, D-AS-20+, D-CPV-T, D-CPV-R, and D-CPV-C districts, and there is no requirement that proposed signs be submitted for approval pursuant to this Section. However, an application for a sign may be submitted pursuant to the provisions of this Section in which case this Section will be applicable with respect to the issuance of the sign permit.

10.10.16.2 Purpose

The purpose of this Section is to create the policy for a comprehensive and balanced system of signs and street graphics to facilitate the enhancement and improvement of the D-C, D-TD, D-LD, D-AS, D-AS-12+, D-AS-20+, D-CPV-T, D-CPV-R, and D-CPV-C districts through the encouragement of urban, innovative signs and street graphics which will aid in the creation of a unique downtown shopping and commercial area, facilitate an easy and pleasant communication between people and their environment and avoid the visual clutter that is potentially harmful to traffic and pedestrian safety, property values, business opportunities, and community appearance. To accomplish these purposes, it is the intent of this Section to encourage and to authorize the use of signs and street graphics which are:

A. Compatible with and an enhancement of the character of the surrounding district and adjacent architecture when considered in terms of scale, color, materials, lighting levels, and adjoining uses.
B. Compatible with and an enhancement of the architectural characteristics of the buildings on which they appear when considered in terms of scale, proportion, color, materials and lighting levels.
C. Appropriate to and expressive of the business or activity for which they are displayed.
D. Creative in the use of unique 2 and 3 dimensional form, profile, and iconographic representation; employ exceptional lighting design and represent exceptional graphic design, including
the outstanding use of color, pattern, typography and materials. Signage which simply maximizes allowable volume in rectangular form is strongly discouraged.

E. Of high quality, durable materials appropriate to an urban setting.

10.10.16.3 Permitted Maximum Sign Area
The other provisions of this Division 10.10 (Signs) pertaining to the D-C, D-TD, D-LD D-AS, D-AS-12+, D-AS-20+, D-CPV-T, D-CPV-R, and D-CPV-C districts are applicable, and the sign area allowable under this Section shall be deducted from the permitted maximum sign area. A cubic foot of sign or graphic volume is considered to be equivalent to a square foot of sign area.

10.10.16.4 Projecting Graphics Permitted
A projecting graphic is a sign or street graphic attached to and projecting from the wall of a building and not in the same plane as the wall.

A. The following limitations apply to projecting graphics:

1. Each use may display 1 projecting graphic adjacent to every street upon which the use has frontage, provided that the approval of the manager of public works has been given pursuant to the provisions of Section 49-436 of the Revised Municipal Code.

2. Projecting graphics must clear sidewalks by at least 8 feet in height and may project no more than 7 feet out from a building.

3. Projecting graphics shall be mounted no less than 6 inches and no more than 1 foot away from the building wall or the furthest projecting elements (belt courses, sills, etc.) which are adjacent to it on the building facade.

4. Allocation of allowable sign volume. For uses that are located at the Street Level and have entries with direct access to a public sidewalk, court or plaza the allowable projecting sign volume will be allocated on the following basis:
   a. Uses that occupy up to 49 linear feet of building frontage may have up to 30 cubic feet of projecting sign volume. However, to avoid crowding of signage types, uses that occupy less than 30 linear feet of exterior building frontage will be limited to utilizing either a projecting sign as allowed under these regulations, or any other non projecting sign types as currently allowed.
   b. Uses that occupy between 50 and 74 linear feet of building frontage may have up to 64 cubic feet of projecting sign volume.
   c. Uses that occupy 75 linear feet or more of building frontage may have up to 96 cubic feet of projecting sign volume.
   d. Uses occupying corner locations may base the maximum allowable volume of their signage on the length of the 1 actual building frontage on which it is placed.

5. The calculation of sign volume. The volume of a projecting sign will be calculated as the volume within a rectilinear form that could be constructed to enclose the primary form of the sign. Minor sign elements may project beyond the primary boundaries of this volume at the discretion of the review committee. Minor elements will be defined as those parts of the sign which add to the design quality without adding significantly to the perceived volume and mass of the sign. No dimension (height, width or depth) shall be considered to be less than 1 feet-0 inches for the purposes of calculating sign volume.

6. Multiple projecting signs. The total sign volume allowed for a single use may be broken into multiple projecting signs, not to exceed 1 per 25 linear feet of the actual building frontage adjacent to a public walk, court or plaza only at the discretion of the review committee based on the following criteria:
   a. Multiple signs significantly enhance the creative impact of the signage concept.
b. Multiple signs are not detrimental to the building, the surrounding context or the signage opportunities of adjoining uses.

7. Allocation of sign volume for buildings with multiple uses having direct street access.

   Total combined allowable sign volume for buildings with multiple uses with direct street access may be allocated among the uses based on the following:

   a. Comprehensive sign plan required. No projecting signage for an individual use in a multi-use building will be reviewed or approved without review and approval of a comprehensive sign plan for the entire building. This plan must indicate how tenant sign allowances are to be allocated among all eligible building uses, approximate designated sign locations and allowable types of sign construction and illumination. This sign plan must indicate sizes and locations for all sign types, not just projecting graphics.

   b. Total sign volume for uses with direct street access shall not exceed the total of individual sign allowances based on the criteria of 10.10.16.4.A.1, .2, .3, and .4.

   c. To accommodate uses without direct street access in addition to those with access (b. above), the total allowable sign volume determined by b. may be increased by the following amounts and apportioned among the uses by a comprehensive building sign plan (a. above): 12 cubic feet for building frontage up to 49 linear feet; 20 cubic feet for building frontage from 50 to 74 linear feet; and 30 cubic feet for building frontage 75 linear feet and over.

   d. Power of attorney required. In situations where maximum sign volumes must be allocated among several tenants, applicants other than the property owner will be required to provide evidence of power of attorney from the property owner authorizing the tenant to provide the comprehensive sign plan and to make application for the requested sign volume.

8. Buildings containing multiple uses without direct street access. In the case where a building contains multiple uses that do not have direct street access, a projecting sign for each individual use without direct access is prohibited. Entry features may contain multiple use identifications, however they must be designed with a unified program of graphics, materials, illumination, etc. For example, the entrance to a multi-use space may utilize a unique entry canopy as a single design feature into which multi-use identification can be incorporated. A single projecting graphic identifying a common identity, such as the name of the building or a retail arcade is also permissible.

   a. Architectural entry canopies, defined as permanent structures that are fully supported by the building facade and are constructed of materials other than fabric or vinyl type materials, may incorporate signage for 1 or more tenants as part of their design, subject to these regulations and committee review. Signage may occur on canopy surfaces which are parallel, perpendicular or at other angles to the building facade to which the canopy is attached. Because canopies are architectural features that may only incidentally incorporate signage, not all the area of the canopy will be counted as signage. The volume of the canopy to be calculated as signage will be confirmed by the review committee per the following criteria:

      b. The face area of typography and graphics.

      c. The 2 maximum dimensions of iconicographic three-dimensional sign figures.

9. Relationships to the building facade. Maximum projecting sign dimensions, volumes and locations may be additionally restricted by the dimensions of the building facade on which signage is to be located and the relationship to other tenant signage on the same facade.

   a. Signs shall not exceed the height of the parapet of single story buildings unless it is found by the review committee to meet the criteria in item d., below.
b. Signs shall not extend more than 1 story above the building floor on which the use is located unless they are found by the review committee to meet the criteria in item d., below.

c. Signs for uses located below the Street Level shall not be located or extend beyond the uppermost part of the second story without the approval of the review committee.

d. The following conditions will be taken into account when considering exceptions to items a. and b. above:
   i. The additional height is found to be a factor in the success of the sign’s design.
   ii. The additional height is not a detriment to overall design of the building facade or its immediate context.
   iii. The additional height will not overshadow or create glare in adjoining properties.

e. Signs shall not be placed less than 25 feet apart unless they are determined to meet the following criteria:
   i. The signs work together to make a unified and compatible design that is stronger as a group than it would be as a single sign or multiple signs widely separated.
   ii. The sign group is compatible with the building architecture, reinforcing the design intent of a significant building feature such as a primary entry.

B. Auxiliary Graphics

Auxiliary graphics are elements which are complementary but subsidiary to principal graphics. The following auxiliary graphics are permitted, subject to the limitations set forth herein:

1. Awnings. Signage on fabric or vinyl type non illuminated awnings that is located on a surface of that awning which is perpendicular to the face of the building will not be considered a projecting sign under this ordinance, but will be allowed, subject to staff review, provided that the total area of typography and graphics does not exceed 2 square feet.

2. Banners.
   a. Short term banners and flags, which provide information related to a specific, temporary event (not more than 60 days in any 365-day period) are permitted provided that they are no more than 64 square feet. Projection shall not exceed 7 feet-0 inches.
   b. Permanent banners and flags which are graphic in nature, providing color and design interest only and do not directly represent actual goods, services, brands or business names are permitted provided that they are no more than 32 square feet. These banners are not subtracted from the allowable sign area. Projection shall not exceed 7 feet-0 inches.

C. Illumination

Illumination of graphics as defined herein shall be permitted by direct, indirect, and neon tube illumination. The following additional provisions also apply to the illumination of street graphics:

1. Color of light. Graphics as defined herein may use a variety of illuminated colors, provided they do not conflict with traffic signals.

2. Flashing signs and animated signs are expressly limited to those properties which are contiguous to the 16th Street pedestrian and transit mall. All such signs must be readable from the 16th Street Mall. Bare bulb illumination is expressly discouraged.
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Division 10.10 Signs

10.10-43

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June 25, 2010 | Republished May 24, 2018

a. The appropriateness of flashing signs, where otherwise allowed, will be based on the character and uses of the face block, existing uses within the building and the surrounding vicinity, and the protection of public safety.

b. Use of flashing signs shall be limited to entertainment uses such as, by way of example and not by way of limitation, theaters, movie houses, restaurants, and cabarets, and is limited to the times the business is open.

3. Fully illuminated plastic sign boxes with internal light sources will not be allowed.

10.10.16.5 Design Review Committee

There is hereby created a separate Design Review Committee for each of the D-C, D-TD, D-LD, D-AS, D-AS-12+, D-AS-20+, D-CPV-T, D-CPV-R, and D-CPV-C districts, which shall be composed and comprised as hereinafter set forth, and which shall have the powers and authorities described herein.

A. Within the D-C, D-TD, D-AS, D-AS-12+, D-AS-20+, D-CPV-T, D-CPV-R, and D-CPV-C zone districts, when signage is proposed on a zone lot with landmark designation or located in a landmark district, the Denver Landmark Preservation Commission shall be the Design Review Committee.

B. Within the D-C and D-TD districts, except as provided by Section 10.10.16.5.A above, the Design Review Committee shall be comprised of 7 members as follows:

1. 1 property owner, who owns property in the D-C or D-TD district;
2. 2 business operators, who operate businesses in the D-C or D-TD district;
3. 1 member of Downtown Denver, Inc., nominated by Downtown Denver, Inc.;
4. 2 design professionals;
5. 1 resident of Denver, with preference given to a resident of the D-C or D-TD district; and
6. The Manager, or his designee, who shall serve as an ex officio member.

Members of the D-C and D-TD Design Review Committee shall be nominated by downtown businesses, residents and property owners in the D-C and D-TD districts and shall be appointed by the mayor. The term of membership on the Design Review Committee is 3 years with initial appointments being of 3 appointees for 1 year terms, 2 appointees for 2 year terms and 2 appointees for 3 year terms.

C. Within the D-LD district, the Lower Downtown Design Review Board shall comprise the Design Review Committee.

D. Within the D-AS, D-AS-12+, D-AS-20+, D-CPV-T, D-CPV-R, and D-CPV-C districts, except as provided by Section 10.10.16.5.A above, the planning office staff shall act as the Design Review Committee.

E. Each Design Review Committee shall meet monthly or within 14 calendar days of a special request.

F. Authority is hereby expressly granted to the applicable Design Review Committee to review and recommend approval to the Zoning Administrator of applications for signs and street graphics in the applicable district pursuant to the provisions of this Section.

10.10.16.6 Design Review

Applications for sign permits submitted for approval pursuant to the provisions of this Section shall be forwarded to the applicable Design Review Committee by the department of zoning administration. The applicable Design Review Committee shall prepare a recommendation and submit it to the Zoning Administrator. After taking into consideration the recommendation of the applicable Design Review Committee, the Zoning Administrator shall approve or deny the permit, except that the
Zoning Administrator may not approve a permit if the Lower Downtown Design Review Board has recommended denial.

10.10.16.7 Review Provisions

A. The applicable Design Review Committee may recommend approval of a sign permit for single or multiple uses if the sign(s) is compatible with the theme and overall character to be achieved in the area, and the committee shall base its compatibility determination on the following criteria:

1. The relationship of the scale and placement of the sign to the building or premises upon which it is to be displayed.
2. The relationship of colors of the sign to the colors of adjacent buildings and nearby street graphics.
3. The similarity or dissimilarity of the sign’s size and shape to the size and shape of other street graphics in the area.
4. The similarity or dissimilarity of the style of lettering on the sign to the style of lettering of nearby street graphics.
5. The compatibility of the type of illumination, if any, with the type of illumination in the area.
6. The compatibility of the materials used in the construction of the sign with the materials used in the construction of other street graphics in the area.
7. The aesthetic and architectural compatibility of the proposed sign to the building upon which the sign is suspended and the surrounding buildings.
8. The proposed signs shall be of high quality, durable materials such as hardwoods, painted wood, metal, stainless steel, painted steel, brass or glass.

B. Submission of a single sign or multiple sign application:

1. The application for sign permit shall be forwarded to the applicable Design Review Committee at least 2 weeks prior to the regularly scheduled Design Review Committee meeting.
2. Recommendations to the Zoning Administrator will be made in writing with reasons for acceptance, rejection, or acceptance with changes within 15 days of each committee meeting; in the event a written recommendation is not made within said 15 days, the application shall be deemed to have a recommendation for rejection.
3. A graphics plan shall be submitted which shall contain visual representations of the lettering, illumination, color, area and height of graphics and may also indicate the areas and building where they may be placed and located.
4. Submitted photographic or drawn elevations of a minimum of 266 feet of frontage (context of individual sign) photographic or drawn perspective with the individual sign superimposed and a drawing of the sign at 0.5-inch to 1-inch scale shall be submitted.
5. Additionally, proof of consent or attempt to get consent, with reasons for failure, of the managers of all properties within the face block must be provided.
6. The application may also contain such special requirements as approved by the applicable Design Review Committee.
C. Adoption of rules and regulations. Each Design Review Committee shall have the authority to adopt rules and regulations concerning its administrative procedures provided that the provisions of Sections 10.10.16.7 A and B shall be adhered to.

10.10.16.8 Review of Permit for Flashing Signs
Every permit for a Flashing Sign issued pursuant to the provisions of this Section 10.10.16.8 shall be reviewed 10 years from the date the permit is issued by the department of zoning administration to determine if the Flashing Sign must be removed or not. In making such review, the review provision set forth in Section 10.10.16.7.A shall be followed, and the applicable design review committee shall prepare a recommendation and submit it to the zoning administration. After taking into consideration the recommendation of the applicable design review committee, the Zoning Administrator shall determine if the Flashing Sign must be removed or not.

SECTION 10.10.17 OPEN SPACE, DENVER INTERNATIONAL AIRPORT AND O-1 ZONE DISTRICTS SIGN STANDARDS

10.10.17.1 General
A. Signs may be erected, altered and maintained only for and by a use by right in the district in which the signs are located; shall be located on the same zone lot as the use by right and shall be clearly incidental, customary and commonly associated with the operation of the use by right.

B. The sign standards contained within this Section apply to OS-A, OS-B, OS-C, DIA and O-1 zone districts.

10.10.17.2 Permanent Signs
Permanent signs shall comply with the following standards:

<table>
<thead>
<tr>
<th>Contents</th>
<th>Identification by letter, numeral, symbol or design of the use by right by name, use, hours of operation, services and products offered, events and price of products and services.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sign Types</td>
<td>Wall, window and ground signs.</td>
</tr>
<tr>
<td>Maximum Number</td>
<td>1 sign for each front line of the zone lot on which the use by right is located.</td>
</tr>
</tbody>
</table>
| Maximum Sign Area | Each use by right shall be permitted a sign area of 20 square feet or the total permitted sign area for any use by right may be determined by 1 or the other of the following provisions provided, however, that the total sign area of any use by right shall not exceed 600 square feet, and no single sign area shall exceed 300 square feet in area: 
  1 square foot of sign area for each foot of street frontage of the zone lot on which the use by right is located. 
  1 square foot of sign area for each acre of the zone lot on which the use by right is located. |
| Maximum Height Above Grade | Wall and window signs: The roof line of the building to which the sign is attached. Ground signs: 25'. |
| Location | Wall and window signs: Shall be set back from the boundary lines of the zone lot on which it is located the same distance as a structure containing a use by right provided, however, wall signs may project into the required setback space the permitted depth of the sign. 
  Ground signs: Any location provided that the sign is at least 10' from any boundary line of the zone lot on which the use by right is located. |
| Illumination | May be illuminated but only from a concealed light source. Flashing signs are prohibited. |
| Animation | Animated signs are prohibited. |
 Temporary Signs
Subject to the conditions hereinafter set forth and upon application to and issuance of a zoning permit therefore, signs identifying or advertising new construction, remodeling, rebuilding, development, sale, lease or rental of either a use by right or a designated land area; each such permit shall be valid for a period of not more than 12 calendar months and shall not be renewed for more than 1 successive period at the same location.

A. Permitted sign types: Wall and ground.
B. Permitted maximum number: 1 sign for each front line of the zone lot or designated land area on which the signs are located.
C. Permitted sign area: 32 square feet of sign area for a land area up to 5 acres and 64 square feet of sign area for a land area of 5 acres or more, provided that no sign shall exceed 100 square feet.
D. Permitted maximum height above grade: 25 feet.
E. Permitted location: Shall be set back at least 25 feet from all boundary lines of the zone lot or designated land area on which the signs are located.
F. Permitted illumination: May be illuminated but only from a concealed light source.
G. Prohibited: Flashing signs are prohibited and animated signs are prohibited.

SECTION 10.10.18 CHERRY CREEK NORTH ZONE DISTRICTS SIGN STANDARDS

10.10.18.1 Purpose
The purpose of this Section is to create a comprehensive and balanced system of signs and street graphics, to facilitate the enhancement and improvement of the Cherry Creek North zone districts (C-CCN) through the encouragement of innovative signs and graphics which will aid in the creation of a unique mixed-use neighborhood, facilitate an easy and pleasant communication between people and their environment and avoid the visual clutter that is potentially harmful to traffic and pedestrian safety, property values, business opportunities and community appearance.

10.10.18.2 General
Signs may be erected, altered and maintained only for and by a use by right in the C-CCN zone districts; shall be located on the same zone lot as the use by right; and shall be clearly incidental, customary and commonly associated with the operation of the use by right.

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

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

A. Compatible with the character of the surrounding district and adjacent architecture when considered in terms of scale, color, materials, lighting levels, and adjoining uses;
B. Compatible with the architectural characteristics of the buildings on which the signs are placed when considered in terms of scale, proportion, color, materials and lighting levels;
C. Expressive of the business or activity for which they are displayed;
D. Creative in the use of two- and three-dimensional forms, iconographic representations, lighting and graphic design, including the use of color, pattern, typography and materials; and

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

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

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

10.10.18.7 Permitted Sign Types
Wall, window, ground, projecting and arcade.

10.10.18.8 Permitted Maximum Number
Each use by right may have the greater number of the following:

   A. 5 signs; or
   B. 2 signs for each front line of the zone lot on which the use by right is located.

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

   A. For a zone lot containing only 1 use by right, 1 square foot of sign area for each linear foot of street front of the zone lot; provided, however, that in computing the area of such signs, the measurement of not more than 2 front lines, 1 contiguous with the other, shall be used (See Figure 10.10-1).
B. For a zone lot having 2 or more uses by right. For each use by right, 1.5 square feet of sign area for each linear foot of that portion of building frontage occupied by the use by right, for the first 200 feet of building frontage, then 1 square foot of sign area for each linear foot of building frontage thereafter (See Figure 10.10-2).
10.10.18.10  Permitted Maximum Height Above Grade
(See Figure 10.10-3)

A. Arcade signs: 10 feet.
B. Ground signs: 5 feet.
C. Wall and window signs: The roof line of the building to which the sign is attached.

10.10.18.11  Permitted Location
Shall be set in at least 5 feet from every boundary line of the zone lot; provided, however, wall or projecting signs may project into the required setback space the permitted depth of the sign.

10.10.18.12  Permitted Illumination
May be illuminated. Neon lighting is permitted, subject to design review as specified in Section 10.10.18.4 (design review) above. Flashing signs are prohibited.

10.10.18.13  Animation Prohibited
Animated signs are prohibited.

10.10.18.14  Projecting Signs and Graphics

A. Projecting sign volume. This volume is determined by a calculation using the smallest regular rectilinear geometrical shape encompassing the entire perimeters of the projecting sign. Minor sign elements may project beyond the primary boundaries of this volume subject to design review approval. Minor sign elements are those parts of the projecting sign that add to the design quality without adding significantly to the perceived volume and mass of the projecting sign.

1. The minimum dimension used in calculating projecting sign volume is 1 foot.
2. The maximum sign dimension shall be 4 feet.

B. Permitted maximum projecting sign area. The permitted projecting sign area under this Section shall be deducted from the total permitted maximum sign area for each use as calculated in Section 10.10.18.9 (permitted maximum sign area) above. For the purposes of this Section, 1 cubic foot of projecting sign or graphic volume shall be considered equivalent to 1 square foot of sign area.

C. Calculation of permitted maximum projecting sign volume. The maximum allowable size of individual projecting signs shall be based upon the horizontal linear feet of exterior building frontage facing directly upon the public right-of-way by the use by right. Buildings containing
more than 1 use by right may be limited by the total allowable projecting sign volume for the building as allocated in a required comprehensive sign plan.

1. Single uses located at the Street Level having entries and/or windows facing onto a public sidewalk, court or plaza. The total permitted projecting sign volume shall be determined by one of the following provisions:
   a. Uses by right occupying less than 50 linear feet of building frontage may be permitted up to 30 cubic feet of projecting sign volume, however not to exceed 4 feet in projecting sign height (See Figure 10.10-4).

   ![Figure 10.10-4](image)

   b. Uses by right occupying more than 50 linear feet or more building frontage may utilize up to 64 cubic feet of projecting sign volume, however not to exceed 5 feet in projecting sign height (See Figure 10.10-5).

   ![Figure 10.10-5](image)

   c. For corner locations the maximum permitted volume of the projecting sign shall be calculated using only the length of the building front on which the projecting sign is attached.

   d. For projecting signs attached directly on the corner of the building the maximum permitted volume of the projecting sign shall be calculated using the length of the longest building front of the 2 building fronts of the building to which the projecting sign is attached.
2. Total maximum permitted projecting sign volume for multiple use buildings. The sum total permitted projecting sign volume of all the uses in a building shall be limited by the following provisions:
   a. Uses by right with building frontage. The maximum total volume of projecting signs allowed on the exterior of any building frontage facing onto a public street, court or plaza shall not exceed the sum total volume permitted for all the individual uses occupying that frontage and having direct exposure to the street, court or plaza.
   b. Uses by right without building frontage. In order to accommodate projecting signs for all tenants including those located without direct Street Level exposure, the sum total volume of permitted projecting sign volume as determined in Section 10.10.18.14.C.1 may be increased by the following amounts, and apportioned among the building tenants through a comprehensive sign plan:
      i. 12 cubic feet for building frontages less than 75 linear feet.
      ii. 20 cubic feet for building frontages 75 linear feet or greater.

D. Permitted numbers of projecting signs.
   1. Permitted numbers of projecting signs for buildings containing a single use by right. Limited to 1 projecting sign for every 25 linear feet of exterior building frontage.
   2. Permitted numbers of projecting signs for buildings containing multiple uses by right. Uses occupying less than 30 linear feet of exterior building frontage are limited to either 1 projecting sign as permitted under these regulations or other non projecting signs as allowed under this Section. For uses occupying 30 or more linear feet of exterior building frontage, the permitted number of projecting signs or graphics in Section 10.10.18.14.D.1 shall apply.

E. Projecting sign location and building attachment. The following limitations shall apply to the location and attachment of projecting signs and graphics to the building wall:
   1. Each use by right may display 1 projecting sign or graphic on each building front occupied by the use, provided all other criteria for approval are satisfied as required by Code;
   2. All projecting signs or supporting structures shall be located at least 8 feet above the sidewalk below;
   3. Each projecting sign shall extend not more than 1 foot away from the building wall or the furthest projecting elements (belt courses, sills, etc.) adjacent to such projecting sign on the building facade; and
4. The maximum projection of signs from the building wall to which it is attached, including all mounting accessories, shall not exceed 4 feet 6 inches as measured perpendicularly from the building wall (See Figure 10.10-6).

![Figure 10.10-6](image)

5. Maximum height of projecting signs. Maximum height of projecting signs dimensions, volumes and locations are restricted by the dimensions of the building facade on which projecting signs are located and the separations from other tenant projecting signs on the same building front. Projecting signs shall conform to the criteria in Section 10.10.18.14.E.6 below unless modified by design review in accordance with the criteria described in Section 10.10.18.14.E.7 below:

6. Projecting signs shall not exceed the height of the parapet of single story buildings (See Figure 10.10-7)

![Figure 10.10-7](image)
7. Projecting signs shall not extend above the sill line of the story above the building floor on which the use is located. Projecting signs for uses located below the Street Level shall not be located or extend above the sill line of the second story (See Figure 10.10-8); and

![Figure 10.10-8](image)

8. The following criteria will be considered by the design advisory board in making its recommendation to the Zoning Administrator who shall determine whether to grant an exception to Section 10.10.18.14.E.6 above:
   a. The additional height is integral to the projecting sign’s design;
   b. The additional height is compatible with the overall design of the building facade; and
   c. The additional height does not cast shadows or glare on adjoining properties.

F. Separations between projecting signs. Projecting signs shall be placed not less than 25 feet apart without design review approval. In making its findings and recommendations for approval the design advisory board shall consider the following criteria for determining the location of multiple projecting sign groups:

1. The projecting signs form a unified and compatible design that is stronger as a group than as a single projecting sign or multiple projecting signs widely separated; and
2. The projecting sign group is compatible with the building architecture and/or reinforces a significant building feature such as a primary entry.

G. Permitted illumination. Illumination of projecting signs and graphics is restricted as follows:

1. Shall be illuminated by indirect sources, including, but not limited to, incandescent fixtures on the projecting sign mounting bracket, on the building face;
2. Shall be subject to review and recommendation of the design advisory board to the Zoning Administrator as to compatibility with the building, surrounding district and adjoining uses;

3. Flashing signs are prohibited and animated signs are prohibited.

10.10.18.15 Banners
In addition to all other permitted signs, temporary commercial banners and flags, projecting perpendicularly from a building wall, and providing information related to a specific, temporary event are permitted subject to the following limitations:

A. Subject to review and permit;
B. Displayed for a specifically designated period not exceeding 60 days in aggregate within a specifically designated 365 day period;
C. Shall not exceed 12 square feet in area per face;
D. Shall not exceed 1 such banner and/or flag for each 25 linear feet of building frontage.

10.10.18.16 Awnings and Entry Canopies
Signs on the ends of awnings and entry canopies, that are perpendicular to the wall to which such awnings and entry canopies are attached, are projecting signs and graphics if they include text and/or graphics intended to promote an on site use. Such signs and graphics may be permitted subject to the following limitations:

A. Signs on fabric or vinyl type non illuminated awnings located on a surface perpendicular to the face of the building (side panels) not exceeding 2 square feet, subject to staff review (See Figure 10.10-9).

B. Architectural entry canopies, which are permanent structures that are fully supported by the building facade and constructed of materials other than fabric or vinyl type materials, may incorporate signs for 1 or more tenants as part of their design. The calculation of the volume of signs on canopies uses the following areas:
   1. The face area of typography and graphics.
   2. The volume of iconographic three-dimensional sign figures.

C. Awnings shall be opaque and shall not be backlit.
10.10.18.17 Joint Identification Signs
Subject to the conditions hereinafter set forth and upon application to and issuance of a zoning per-
mit therefore, joint identification signs are permitted for 3 or more uses by right on the same zone 
lot as the sign, excluding parking. The following joint identification signs are in addition to all other 
signs permitted by this Section 10.10.18:
A. Permitted sign types: Wall and ground.
B. Permitted maximum number: 1 sign for each front line of the zone lot.
C. Permitted area: The greater number of the following:
   1. 100 square feet; or
   2. 1 square foot of sign area for each 2 linear feet of street frontage of the zone lot; provided, 
      however, that the total area of all signs on each front line of the zone lot shall not exceed 
      200 square feet.
D. Permitted maximum height above grade: 25 feet.
E. Permitted location: Shall be set in at least 5 feet from every boundary line of the zone lot.
F. Permitted illumination: May be illuminated.
G. Prohibited: Flashing signs are prohibited and animated signs are prohibited.

10.10.18.18 Temporary Signs
Signs identifying or advertising new construction, remodeling, rebuilding, development, sale, lease 
or rental of either a use by right or a designated land area not exempted from permitting under Sec-
tion 10.10.18.19 (signs not subject to a permit) below, shall be subject to the conditions hereinafter 
set forth and upon application to and issuance by the Zoning Administrator of a permit therefore. 
Each such permit shall be valid for a period of not more than 12 calendar months and shall not be 
renewed for more than one successive period at the same location.
A. Permitted sign types: Wall, window and ground.
B. Permitted maximum number: 1 sign for each front line of the zone lot or designated land area 
on which the sign is located.
C. Permitted sign area: 32 square feet for each front line of the zone lot or designated land area 
on which the sign is located. Computations shall be made and sign area shall be applied to each 
front line separately.
D. Permitted maximum height above grade: 20 feet.
E. Permitted location: Shall be set in at least 5 feet from every boundary line of the zone lot or 
designated land area.
F. Permitted illumination: May be illuminated but only from a concealed light source; and shall 
not remain illuminated between the hours of 11:00 p.m. and 6:00 a.m.
G. Prohibited: Flashing signs are prohibited and animated signs are prohibited.
**10.10.18.19 Signs Not Subject to a Permit**

A. Section 10.10.3.1 (signs not subject to a permit), Sections A through E and G through J shall be in full force and effect in the C-CCN zone districts.

B. Temporary commercial signs which identify, advertise or promote a temporary activity and/or sale of merchandise or service of a business use located on the same zone lot provided however that nothing in this Section 10.10.18.19.B shall allow the use of portable signs or the use of parked motor vehicles and/or trailers as advertising devices. Temporary commercial signs shall be limited as follows:
   1. Limited to placement for 45 days;
   2. Placed behind or are attached to the inside face of a window;
   3. 1 per building frontage for each use facing a public street, walk, plaza or court;
   4. Not more than 5 square feet in sign area;
   5. Not more than 6 feet in height above grade;
   6. Not animated; and
   7. Illuminated only from a concealed light source.

C. Signs that identify or advertise the sale, lease or rental of a particular structure or land area and limited to:
   1. Wall, window, and ground signs;
   2. No more than 1 sign per zone lot;
   3. No more than 5 square feet in area per face;
   4. No more than 6 feet above grade;
   5. Not illuminated or animated; and
   6. Placed within the zone lot and not in the public right-of-way.

**SECTION 10.10.19 SPECIAL PROVISIONS FOR SIGNS IN CIVIC CENTER AREA**

**10.10.19.1 Civic Center Area**

Notwithstanding the other provisions of this Division 10.10, the provisions of this Section 10.10.19 shall apply to the Civic Center Area which is described as follows:

- Lots 20--32, Block 206, East Denver, including Out Lot 5;
- All of Block 233, East Denver, including Out Lot 4;
- All of Block 232, East Denver, including Out Lot 3;
- All of vacated Cleveland Place abutting Block 232, a.k.a. "Kenneth M. MacIntosh Park";
- Lots 17--23, Block 231, East Denver;
- Lots 7--26, Block 244, East Denver, and Side Lot 2 except the N 125 feet of Side Lot 2;
- All of Block 267, East Denver, including Out Lot 1;
- Lots 9--32, Block 5, Cheesman & Kasslers Addition, together with vacated alley abutting such lots;
- Lots 6--40, Block 28, H.C. Browns Addition;
- Lots 10--31, Block 37, H.C. Browns Addition;
- Lots 10--21, Block 68, H.C. Browns Addition;
- Lots 1--20, Block 67, H.C. Browns Addition;
- Lots 1--21, Block 68, H.C. Browns Addition;
- Lots 1--20 and Lots 31--40, Block 39, H.C. Browns Second Addition;
- All of Block 25; Lots 1--8 and 30--40, Block 26, all in H.C. Browns Second Addition;
Lots 1--4 and 37--40, Block 42, H.C. Browns Second Addition;
All of Blocks 21, 22, 23 and 24, Evans Addition, Subdivision of Blocks 43, 44, 45, 57, 58, 59 and 60
Evans Addition;
Lots 1--4 and 37--40, Block 43, Lots 1--4 and 37--40, Block 44, Lots 1--4 and 37--40, Block 45, Lots
1--4, Block 46, all in Evans Addition, Subdivision of Blocks 43, 44, 45, 57, 58, 59 and 60, Evans Addition;
Lots 1--4, Block 22, Lots 37--40, Block 23, Lots 1--20, Block 21, all in Witters First Addition;
Lots 21--32, Block 20, Evans Subdivision of part of Block 20, Witters First Addition;
The E 125 feet of N 200 feet of Block 20, E 125 feet of Block 11, all in Witters First Addition;
Block 10, Evans and Eberts Subdivision of Block 10, Evans Addition and Block 10 in Witters First
Addition; all of Block 9, Evans Subdivision;
Civic Center Park, bounded on the north by West Colfax Avenue, on the east by Broadway Street, on
the south by West 14th Avenue and on the west by Bannock Street;
The State Capitol and grounds bounded by East Colfax Avenue on the north, Grant Street on the
east, East 14th Avenue on the south and Broadway Street on the west.

10.10.19.2 General
Signs may be erected, altered and maintained only for and by a use by right in the district in which
the signs are located; shall be located on the same zone lot as the use by right and shall be clearly
incidental, customary and commonly associated with the operation of the use by right.

10.10.19.3 Purpose
The purpose of this Section is to provide for a required design review of all signs in the Civic Center
Area, excluding window signs and temporary signs, and to provide design guidelines and recom-
manded sign limitations. The intent of this design review for signs in the Civic Center Area is to
prevent major visual intrusions into the Civic Center Area, to keep signage subordinate to the archi-
tecture and to provide information which will assist visitors.

10.10.19.4 Permitted Sign Types and Recommended Limitations on Each
A. Ground sign. 30 square feet per face, double face is permitted; 15 feet maximum height; if
the zone lot has 125 feet or more, excluding parking lots, of street frontage, 1 ground sign is
recommended and 2 are permitted; if there are 2 or more uses on the zone lot, no ground sign
is permitted; and a ground sign must be set in a distance of not less than 5 feet from each front
line. The proliferation of ground signs is intended to be avoided in the Civic Center Area.
B. Wall sign. If non internally illuminated, 100 square feet of sign area is permitted for each sign
with 2 signs per building frontage permitted; and if internally illuminated, 50 square feet of
sign area is permitted for each sign with 1 sign per building frontage permitted. A wall sign may
be larger if integrated into the architecture.
C. Projecting graphics. Projecting graphics are permitted on land in the Civic Center Area which is
located within the D-CV zone district, and the provisions of Section 10.10.16.4.A of this chapter
shall be in full force and effect with respect to these projecting graphics.
D. Window sign. 1 sign per use by right and no more than 5 square feet of sign area.
E. Temporary signs. The provisions of Section 10.10.3.1.F shall be in full force and effect except
that streamers are allowed for special events only, and the sign area must be less than 25 per-
cent of maximum allowed sign area plus 30 percent of unused sign area allowed or 30 percent
of the ground level window area with neither to exceed 50 square feet.

10.10.19.5 Additional Limitations on Signs
Backlit awnings are not permitted on the Civic Center Area. The total sign area of all ground signs,
wall signs and projecting graphics should not exceed 400 square feet.
10.10.19.6  Design Review Committee
The design review committee (DRC) shall be the DRC for the D-C district as provided in Section 10.10.19.6.5.A. The DRC shall have the powers and authorities described in this Section 10.10.19, and shall have the authority to adopt rules and regulations concerning its administrative procedures.

10.10.19.7  Submission of a Single Sign or Multiple Sign Application
A. The application for a sign permit shall be forwarded to the DRC. The DRC meeting to consider the application must be held within 20 days of receiving the application.
B. Sign design plans shall be submitted which shall contain accurate representations of the sign form and style including lettering, illumination, color and dimensions of each sign on the building or on the zone lot.
C. The application shall include photographic or drawn elevations of each building facade showing the proposed sign location and size, and a site plan, if needed, showing location and size of other signs to be placed on the zone lot.
D. The application may also contain such special requirements as required by the DRC.

10.10.19.8  Design Review
The DRC shall prepare a recommendation and submit it to the Zoning Administrator. Recommendations to the Zoning Administrator shall be returned from the DRC to the Zoning Administrator with reasons for approval, denial, or approval with revisions within 15 days of the DRC meeting at which the application is discussed unless resubmission or additional information is required. After taking into consideration the recommendation of the DRC, the Zoning Administrator shall approve or deny the permit.

10.10.19.9  Review Provisions
The DRC may recommend approval of a sign permit for single or multiple uses if the sign(s) is compatible with the theme and overall character to be achieved in the Civic Center Area, and the DRC shall base its compatibility determination on the following criteria:
A. The aesthetic and architectural compatibility of the proposed sign to the building upon which the sign is placed.
B. The compatibility of the type of illumination, if any, with the type of illumination in the area.
C. The relationship of the scale, shape, placement and colors of the sign to the building or premises upon which it is to be displayed.
D. The similarity or dissimilarity of the signage to other signage within the Civic Center Area and the compatibility of the materials used in the construction of the signs with other signage in the Civic Center Area.
E. The quality and durability of the materials used in the signs such as steel, aluminum, bronze, and wood.
F. The impacts of the proposed signs upon adjacent districts or properties.
SECTION 10.10.20 OUTDOOR GENERAL ADVERTISING DEVICES IN THE BILLBOARD USE OVERLAY ZONE DISTRICT

10.10.20.1 Purpose and Applicability

A. Purpose

Upon consideration of a recommendation that an ordinance be enacted for the purpose of preserving and protecting the health, safety and general welfare of the people of the city and their property therein situate, the council finds:

1. That the regulation of outdoor general advertising devices within the city is required in the interests of the economic prosperity, civic pride, quality of life and general welfare of the people;

2. That it is desirable to preserve and perpetuate uncluttered and natural views for the enjoyment and environmental enrichment of the citizens of the community and visitors hereto;

3. That the regulation of outdoor general advertising devices will foster civic pride in the beauty of the city, will enhance the aesthetic values of the city and its economic vitality, will protect property values, will protect and enhance the city’s attraction to tourists and visitors and promote good urban design;

4. That the regulation of outdoor general advertising devices will strengthen and preserve the municipality’s unique environmental heritage and enhance the quality of life of its citizens; and

5. That the regulation of outdoor general advertising devices within the city is necessary for the promotion of safety upon the streets and highways in the City and County of Denver.

B. Applicability

1. This Division shall govern and control the erection, remodeling, enlargement, moving, operation and maintenance of all outdoor general advertising devices, also known as “billboards”, as they are permitted in the Billboard Use Overlay District (UO-2) in accordance with Section 9.4.4.7 and may be erected or maintained on a zone lot occupied by a structure containing a use by right; provided, however, it shall be unlawful to erect or remodel within 660 feet of the edge of the right-of-way of a freeway any outdoor general advertising device the face of which is visible from the main-traveled way of the freeway.

2. Outdoor advertising devices may be erected and maintained in the D-TD zone district but only as permitted by a district sign plan authorized pursuant to Section 10.10.14. For such outdoor advertising devices in the D-TD zone district, the provisions of this Section 10.10.20 shall not apply.

3. Outdoor advertising devices may be erected and maintained in the DO-6 zone district but only as permitted by a district plan authorized under Section 9.4.5.10. For such outdoor advertising devices in the DO-6 zone district, the provisions of this Section 10.10.20 shall not apply.

4. Except in the DO-6 Overlay District, outdoor advertising devices may be erected and maintained in the DIA zone district as permitted by the Manager of Aviation pursuant to Section 9.5.2.2. For such outdoor advertising devices in the DIA zone district, the provisions of this Section 10.10.20 shall not apply.

5. Nothing herein contained shall be deemed a waiver of the provisions of any other ordinance or regulation applicable to such devices; however, the provisions of Sections
10.10.1 through 10.10.19 of this Division 10 shall not apply to such devices, except, Section 10.10.2.2, Substitution of Messages Allowed, shall apply to all such devices.

10.10.20.2 Permits

A. Devices Subject to a Permit
Except as provided in Section 10.10.20.2.B., every outdoor general advertising device in existence in the City shall have a zoning permit on file with the Zoning Administrator and no outdoor general advertising device shall be erected without a zoning permit issued by the zoning administrator. Failure to obtain a permit when required shall be a violation of this Code.

1. Permit Required for New Devices.
Prior to the erection of a new general outdoor advertising device a permit shall be required.

2. Annual Permit Required
All permits for outdoor general advertising devices shall be renewed annually prior to March 31 of each successive year. Permits shall be issued without proration for periods of less than one (1) year.

3. City Registration Number
Each permitted device shall be issued a city registration number which shall be displayed on the device in a size, location and manner as prescribed by the Zoning administrator; provided, however, that outdoor general advertising devices existing prior to March 1, 2010, shall have 180 days to be brought into compliance with this requirement. The permittee shall be responsible to ensure that such number is maintained in a readily visible condition.

4. Fees
Outdoor general advertising devices shall be charged a fee at the time of application for a permit for
a. A new device;
b. Each annual renewal of a permit that has been previously issued; or
c. Modification of a device.

5. Permit to Modify an Existing Device
Permits shall be required for any modification of an existing outdoor general advertising device; provided, however, that a permit for modification shall not be issued to or obtained by any party other than the current permit holder. “Modification” shall mean any change to the structure or message surface of the device other than as excepted below in Sections 10.10.20.2.A.5.a., b., and c. No permit shall be required for the following actions by the permit holder for an existing general outdoor advertising device:

a. Replacing or changing advertising copy including, without limitation: the addition of an extension as allowed in Section 10.10.20.6; and wrapping the message surface(s) of a device, including the perimeter edge of the message surface(s)’ frame, with advertising copy, provided that the advertising copy faces the same direction as the existing message surface(s) and the total area of advertising copy does not exceed the total message surface allowed by the current permit for the device plus the addition of an extension as allowed in Section 10.10.20.6;

b. Replacing or relocating a message surface on an existing device within 1 foot of the previous message surface; and

c. Customary maintenance and repair including, without limitation: replacing a part with a like part; any repairs necessary to meet current safety standards; replacing electrical wiring and bulbs; painting and routine replacement of bolts, framing, border and trim.
6. **Creation of a New Device**
   The following shall be treated as creating a new outdoor general advertising device:
   - a. Replacing or relocating an existing message surface to a location that is more than 1 foot from the location of the previous message surface;
   - b. Adding an additional message surface to an existing device except, however, adding extensions allowed pursuant to Section 10.10.20.6.

7. **Additional Requirements**
   No permit for a new outdoor general advertising device shall be issued until an existing device or a combination of devices with at least equal square footage of message surface are removed by the applicant from the following areas in the following order:
   - a. Those areas described in Sections 10.10.20.7.K, 10.10.20.7.L, 10.10.20.7.Q, 10.10.20.7.R, 10.10.20.7.S, 10.10.20.7.T, and 10.10.20.7.U, and any area restricted by the provisions of Section 3-23 of the Revised Municipal Code;
   - b. After all of the nonconforming outdoor general advertising devices are removed from the areas listed in Section 10.10.20.2.A.7.a, above, then the exchange area shall be any area within 400 feet of a park or a structure or district designated for preservation pursuant to the provisions of Article I of Chapter 30 of the Revised Municipal Code; and
   - c. After all of the nonconforming outdoor general advertising devices are removed from the areas listed in Sections 10.10.20.2.A.7.a and 10.10.20.2.A.7.b, above, then the exchange area shall be any area subject to the compensatory provisions of the Federal Highway Beautification Act.

**B. Devices Not Subject to a Permit**
   The following outdoor general advertising devices may be erected in all districts without a permit:
   1. Outdoor general advertising devices required or specifically authorized for a public purpose by any law, statute or ordinance; may be of any type, number, area, height above grade, location, illumination or animation, authorized by the law, statute or ordinance under which the devices are required or authorized.
   2. Outdoor general advertising devices in the nature of decorations, clearly incidental and customary and commonly associated with any national, local or religious holiday or public health, safety or welfare campaign; provided that such devices shall be displayed for a period of not more than 60 consecutive days nor more than 60 days in any 1 year; and may be of any type, number, area, height, location or illumination.

10.10.20.3 **Permitted Types**
   Ground signs or wall signs are permitted types.

10.10.20.4 **Permitted Maximum Number**
   Only 1 outdoor general advertising device will be permitted in 1 location; provided, however, that:
   - A. Two outdoor general advertising message surfaces may be placed in 1 location if they are placed on only 1 structure, have their message surfaces facing opposite directions and the message surfaces are not separated by more than 4 feet.
   - B. Three outdoor general advertising message surfaces may be placed in 1 location if 1 of the message surfaces is at least 600 square feet in size and neither of the other 2 message surfaces are more than 300 square feet in size, if all 3 such surfaces are placed on only 1 structure, the 2 smaller surfaces face in the opposite direction from the larger surface, the 2 smaller surfaces are not separated from the larger surface by more than 4 feet and no part of either of the smaller surfaces extends beyond the outer edge of the larger surface by more than 3 feet.
C. Four outdoor general advertising message surfaces may be placed in 1 location in an I-A or I-B zone district, provided the location is in the Billboard Overlay Use District and provided they are placed on 1 structure, consist of two 300 square foot message surfaces placed side-by-side with two 300 square foot message surfaces placed immediately to the back of the first surfaces, facing the opposite direction, and none of the message surfaces are separated by more than 4 feet.

10.10.20.5 Permitted Maximum Area Per Message Surface
No outdoor general advertising device shall have any single message surface more than 672 square feet in area plus up to an additional 80 square feet for extensions.

10.10.20.6 Permitted Maximum Height
A. Except as permitted in Section 10.10.20.6.B, no outdoor general advertising device shall exceed a height of 45 feet above grade.

B. Outdoor general advertising devices which are located within 200 feet of an elevated street or viaduct and whose messages are oriented to that elevated street or viaduct may have a maximum height not to exceed 25 feet above the roadway of such elevated street or viaduct. This measurement shall be made at the point nearest on the elevated street or viaduct from the outdoor general advertising device. Any outdoor general advertising device having a height in excess of 45 feet above grade which device is located within 200 feet of an elevated street or viaduct and whose message is oriented to that elevated street or viaduct shall be lowered or reconstructed to comply with the 45 feet height limitation as set forth in Section 10.10.20.6.A above or shall be lowered or reconstructed to a height not to exceed 25 feet above the roadway of the elevated street or viaduct if the street or viaduct is still elevated within 1 year after such elevated street or viaduct is lowered or removed.

10.10.20.7 Permitted Location
A. No outdoor general advertising device with a message surface in excess of 79 square feet shall be located less than 500 feet from any other outdoor general advertising device which has a message surface in excess of 79 square feet on the same or opposite side of the street to which the message is oriented.

B. No outdoor general advertising device with a message surface less than 80 square feet shall be located less than 300 feet from any other outdoor general advertising device which has a message surface less than 80 square feet on the same or opposite side of the street to which the message is oriented nor less than 200 feet from any other outdoor general advertising device which has a message surface in excess of 79 square feet on the same or opposite side of the street to which the message is oriented.

C. In addition to the provisions of Subsections 10.10.20.7.A and 10.10.20.7.B, no outdoor general advertising device whose message is oriented to an elevated street or viaduct shall be located less than 500 feet from any other outdoor general advertising device on the same or opposite side of the elevated street or viaduct to which the message is oriented.

D. No outdoor general advertising device shall be erected within a distance of 400 feet of any public park measured from the inner curb line of the street which bounds the park or from the property line of the park, whichever is closer to the outdoor general advertising device.

E. No outdoor general advertising device shall be erected within 400 feet of any Historic Structure.

F. No outdoor general advertising device shall be located less than 125 feet from a residential district or a single or multiple unit dwelling.

G. No outdoor general advertising device shall be located within 100 feet of the edge of the right-of-way of Speer Boulevard from Grove Street to I-25.
H. No outdoor general advertising device shall be located within 660 feet of the edge of the right-of-way of Speer Boulevard/Cherry Creek Channel from I-25 to Wazee Street.

I. No outdoor general advertising device shall be located within 100 feet of the edge of the right-of-way of Speer Boulevard/Cherry Creek Channel from Wazee Street to Colorado Boulevard.

J. No outdoor general advertising device shall be located within 100 feet of the edge of the right-of-way of Park Avenue/23rd Street from Colfax Avenue to Welton Street.

K. No outdoor general advertising device shall be located within 100 feet of the edge of the right-of-way of Park Avenue/23rd Street from Welton Street to Blake Street.

L. No outdoor general advertising device shall be located within 660 feet of the edge of the right-of-way of 23rd Street/Fox Street from Blake Street to I-25.

M. No outdoor general advertising device shall be located within 660 feet of the edge of the right-of-way of 22nd Street from its intersection with Delgany Street to Blake Street.

N. No outdoor general advertising device shall be located within 100 feet of the edge of the right-of-way of 22nd Street from Blake Street to Glenarm Place.

O. No outdoor general advertising device shall be located within 100 feet of the edge of the right-of-way of 20th Street from Broadway Street to the center line of vacated Wewatta Street.

P. No outdoor general advertising device shall be located within 100 feet of the edge of the right-of-way of 21st Street from Broadway Street to Blake Street.

Q. No outdoor general advertising device shall be located within 660 feet of the edge of the right-of-way of West Colfax Avenue from Federal Boulevard to Osage Street.

R. No outdoor general advertising device shall be located within 100 feet of the edge of the right-of-way of West and East Colfax Avenue from Osage Street to Park Avenue.

S. No outdoor general advertising device shall be located within 660 feet of the edge of the right-of-way of Walnut Street viaduct and Auraria Parkway from Colfax Avenue to Speer Boulevard.

T. No outdoor general advertising device shall be located within 100 feet of the edge of the right-of-way of Lincoln Street from Speer Boulevard to Colfax Avenue.

U. No outdoor general advertising device shall be located within 100 feet of the edge of the right-of-way of Alameda Parkway from Knox Court to Sheridan Boulevard.

V. Outdoor general advertising devices shall be oriented to only 1 specific street or highway through the construction of 1 or more message surfaces which shall be aligned at a perpendicular angle to the specific street or highway. Outdoor general advertising devices shall not be oriented to local streets with an average daily traffic volume of less than 3,000 vehicles, parking lots, frontage roadways or access ramps to limited access highways.

10.10.20.8  Permitted Structures

The structural members, bracing and frame shall be constructed of noncombustible materials, and no ground outdoor general advertising device shall have more than 2 vertical structural members or poles.

10.10.20.9  Permitted Illumination

No outdoor general advertising device shall fit the definition of “Flashing Sign” in this Code; outdoor general advertising devices may be illuminated, but only from a concealed light source and shall not be illuminated between the hours of 1:00 a.m. and 6:00 a.m. Outdoor general advertising devices shall not have message surfaces made entirely or partly of light emitting diodes (LEDs). Any general outdoor advertising device with one or more LED message surfaces that was permitted prior to March 1, 2010, shall be considered a nonconforming outdoor general advertising device and shall
be allowed to continue in operation and maintained in accordance with the provisions of Section 12.9.2. The LEDs on any such device may not flash, blink or fluctuate, or change in any manner more frequently than once per hour, must be dimmed at dusk, and may not be lit between the hours of 1:00 a.m. and 6 a.m.

10.10.20.10 Animation Prohibited
No outdoor general advertising device shall fit the definition of “animated sign” in this Code.

10.10.20.11 Nonconforming Devices
See Section 12.9.2., Nonconforming Outdoor General Advertising Devices.
DIVISION 10.11 LIMITATIONS ON EXTERNAL EFFECTS OF USES

SECTION 10.11.1 NOISE, VIBRATIONS, AIR POLLUTION / ODORS, & RADIO-ACTIVITY

All land uses shall comply with the following limitations, which are subject to administration and enforcement by agencies and departments other than Community Planning and Development:

10.11.1.1 Noise
The regulations of Chapter 36 of the Denver Revised Municipal Code, Noise Control, as administered by the Department of Environmental Health, shall apply to all properties.

10.11.1.2 Vibration
Every use shall be so operated that the ground vibration inherently and recurrently generated is not perceptible, without instruments, at any point of any boundary line of the zone lot on which the use is located. Vibrations from temporary construction and vehicles which leave the zone lot (such as trucks, trains, airplanes and helicopters) are excluded. This limitation on vibrations is administered by the Department of Environmental Health.

10.11.1.3 Air Pollution and Odors
The emission of any air contaminant or odor shall be regulated by the provisions of Chapter 4, Denver Revised Municipal Code, Air Pollution, as administered by the Department of Health and Hospitals.

10.11.1.4 Radioactivity
The airborne emission of radioactive material shall comply with the latest provisions of the State of Colorado Rules and Regulations pertaining to radiation control.

SECTION 10.11.2 OTHER EMISSIONS

Emissions of electromagnetic radiation, heat, or glare shall comply with applicable standards adopted by city regulatory agencies; and in no case shall such emissions endanger human health, cause damage to vegetation or property, interfere with the normal operation of equipment or instruments, or interfere with the reasonable use and enjoyment of property located outside the zone lot on which a use is operated.

SECTION 10.11.3 CHANGE IN DRAINAGE PATTERNS

10.11.3.1 Every zone lot shall provide and maintain proper drainage. Proper drainage is a system of drainage that:

A. Provides for adequate drainage of water away from foundations in order to prevent dampness in basements, walls, ceilings or floors;

B. Controls erosion; and

C. Provides for natural or artificial drainage to adjacent public right-of-way, roadways or drainage infrastructure that have adequate drainage capacity to accept such flow or, when such drainage outlets are not available, provides drainage consistent with the historic and natural drainage patterns in a reasonable manner that will not adversely impact adjacent property.

10.11.3.2 Drainage directed to the public right-of-way, roadways or drainage infrastructure shall be conveyed in a manner that complies with Article XV, Chapter 49, and Chapter 56 of the Denver Revised Municipal Code.

SECTION 10.11.4 TRUCK AND RAIL LOADING OPERATIONS

Truck or railroad loading or unloading operations located within 200 feet of and abutting to a Residential Zone District shall not be conducted between the hours of 10:00 p.m. and 6:00 a.m., or else shall be conducted entirely within an enclosed structure.