

SUMMARY OF ZONE DISTRICTS

NAMING CONVENTION

In general, the zone district naming convention follows this structure:

The initial letter designates the Neighborhood Context (e.g. S = Suburban Neighborhood Context);

The second pair designates the dominate use and form (e.g. TU = Two Unit);

The final letter designates change in minimum zone lot size OR the final number indicates the maximum height. (e.g. 3 = 3 stories maximum height)

Summary of Naming Convention:

NEIGHBORHOOD CONTEXT AND SPECIAL CONTEXT	DOMINANT BUILDING FORM AND CHARACTER	ZONE LOT SIZE OR BUILDING HEIGHT
S = Suburban E = Urban Edge U = Urban G = General Urban C = Urban Center M = Master Planned These do not follow the convention: D = Downtown I = Industrial CMP = Campus OS = Open Space	SU = Single Unit TU = Two Unit TH = Town House RH = Row House MU = Multi Unit RO = Residential Office RX = Residential Mixed Use CC = Commercial Corridor MX = Mixed Use MS = Main Street M Context Only: IMX-Industrial Mixed Use GMX-General Mixed Use	<u>Minimum Zone Lot Size in Square Feet for "SU" and "TU" zone districts</u> A = 3,000 B = 4,500 C = 5,500 D = 6,000 E = 7,000 F = 8,500 G = 9,000 H = 10,000 I = 12,000 <u>Maximum Height</u> 2 = 2 stories 2.5 = 2.5 stories 3 = 3 stories 5 = 5 stories 8 = 8 stories 12 = 12 stories 16 = 16 stories 20 = 20 stories

SUBURBAN NEIGHBORHOOD CONTEXT (S-)

SUBURBAN NEIGHBORHOOD CONTEXT (S-) ARTICLE 3 OF THE CODE	
S-SU-A	Suburban - Single Unit - A (3,000 sq ft minimum zone lot size)
S-SU-D	Suburban - Single Unit - D (6,000 sq ft minimum zone lot size)
S-SU-Fx	Suburban - Single Unit - Fx (8,500 sq ft minimum zone lot size, x = less intense use list)
S-SU-F	Suburban - Single Unit - F (8,500 sq ft minimum zone lot size)
S-SU-F1	Suburban - Single Unit - F1 (8,500 sq ft minimum zone lot size, 1 = Tandem House or Accessory Dwelling Unit building form allowed on zone lots with at least 150' lot depth)
S-SU-lx	Suburban - Single Unit - lx (12,000 sq ft minimum zone lot size, x = less intense use list)
S-SU-I	Suburban - Single Unit - I (12,000 sq ft minimum zone lot size)
S-RH-2.5	Suburban - Row House - 2.5 stories maximum height
S-MU-3	Suburban - Multi Unit - 3 stories maximum height
S-MU-5	Suburban - Multi Unit - 5 stories maximum height
S-MU-8	Suburban - Multi Unit - 8 stories maximum height
S-MU-12	Suburban - Multi Unit - 12 stories maximum height
S-MU-20	Suburban - Multi Unit - 20 stories maximum height
S-CC-3x	Suburban - Commercial Corridor - 3x stories maximum height (x = less intense use list)
S-CC-3	Suburban - Commercial Corridor - 3 stories maximum height
S-CC-5x	Suburban - Commercial Corridor - 5x stories maximum height (x = less intense use list)
S-CC-5	Suburban - Commercial Corridor - 5 stories maximum height
S-MX-2x	Suburban - Mixed Use - 2x stories maximum height (x = less intense use list)
S-MX-2	Suburban - Mixed Use - 2 stories maximum height
S-MX-3	Suburban - Mixed Use - 3 stories maximum height
S-MX-5	Suburban - Mixed Use - 5 stories maximum height
S-MX-8	Suburban - Mixed Use - 8 stories maximum height
S-MX-12	Suburban - Mixed Use - 12 stories maximum height
S-MS-3	Suburban - Main Street - 3 stories maximum height
S-MS-5	Suburban - Main Street - 5 stories maximum height

URBAN EDGE NEIGHBORHOOD CONTEXT (E-)

URBAN EDGE NEIGHBORHOOD CONTEXT (E-) ARTICLE 4 OF THE CODE	
E-SU-A	Urban E dge - S ingle U nit - A (3,000 sq ft minimum zone lot size)
E-SU-B	Urban E dge - S ingle U nit - B (4,500 sq ft minimum zone lot size)
E-SU-D	Urban E dge - S ingle U nit - D (6,000 sq ft minimum zone lot size)
E-SU-Dx	Urban E dge - S ingle U nit - Dx (6,000 sq ft minimum zone lot size, x = Suburban House building form allowed)
E-SU-D1	Urban E dge - S ingle U nit - D1 (6,000 sq ft minimum zone lot size, 1 = Accessory Dwelling Units allowed)
E-SU-D1x	Urban E dge - S ingle U nit - D1x (6,000 sq ft minimum zone lot size, 1 = Accessory Dwelling Units allowed x = Suburban House building form allowed)
E-SU-G	Urban E dge - S ingle U nit - G (9,000 sq ft minimum zone lot size)
E-SU-G1	Urban E dge - S ingle U nit - G1 (9,000 sq ft minimum zone lot size, 1 = Accessory Dwelling Units allowed)
E-TU-B	Urban E dge - T wo U nit - B (4,500 sq ft minimum zone lot size)
E-TU-C	Urban E dge - T wo U nit - C (5,500 sq ft minimum zone lot size)
E-RH-2.5	Urban E dge - R ow H ouse - 2.5 stories maximum height
E-MU-2.5	Urban E dge - M ulti U nit - 2.5 stories maximum height
E-RX-3	Urban E dge - R esidential M ixed Use - 3 stories maximum height
E-RX-5	Urban E dge - R esidential M ixed Use - 5 stories maximum height
E-CC-3x	Urban E dge - C ommercial C orridor - 3x stories maximum height (x = less intense use list)
E-CC-3	Urban E dge - C ommercial C orridor - 3 stories maximum height
E-MX-2x	Urban E dge - M ixed Use - 2x stories maximum height (x = less intense use list)
E-MX-2A	Urban E dge - M ixed Use - 2A stories maximum height (A = more urban form standards)
E-MX-2	Urban E dge - M ixed Use - 2 stories maximum height
E-MX-3A	Urban E dge - M ixed Use - 3A stories maximum height (A = more urban form standards)
E-MX-3	Urban E dge - M ixed Use - 3 stories maximum height
E-MS-2x	Urban E dge - M ain S treet - 2x stories maximum height (x = less intense use list)
E-MS-2	Urban E dge - M ain S treet - 2 stories maximum height
E-MS-3	Urban E dge - M ain S treet - 3 stories maximum height
E-MS-5	Urban E dge - M ain S treet - 5 stories maximum height

URBAN NEIGHBORHOOD CONTEXT (U-)

URBAN NEIGHBORHOOD CONTEXT (U-) ARTICLE 5 OF THE CODE	
U-SU-A	Urban - Single Unit - A (3,000 sq ft minimum zone lot size)
U-SU-A1	Urban - Single Unit - A1 (3,000 sq ft minimum zone lot size, 1 = Accessory Dwelling Units allowed)
U-SU-A2	Urban - Single Unit - A2 (3,000 sq ft minimum zone lot size, 2 = Accessory Dwelling Unit or Duplex building form on certain corner lots)
U-SU-B	Urban - Single Unit - B (4,500 sq ft minimum zone lot size)
U-SU-B1	Urban - Single Unit - B1 (4,500 sq ft minimum zone lot size, 1 = Accessory Dwelling Units allowed)
U-SU-B2	Urban - Single Unit - B2 (4,500 sq ft minimum zone lot size, 2 = Accessory Dwelling Unit or Duplex building form allowed on certain corner lots)
U-SU-C	Urban - Single Unit - C (5,500 sq ft minimum zone lot size)
U-SU-C1	Urban - Single Unit - C1 (5,500 sq ft minimum zone lot size, 1 = Accessory Dwelling Units allowed)
U-SU-C2	Urban - Single Unit - C2 (5,500 sq ft minimum zone lot size, 2 = Accessory Dwelling Unit or Duplex building form allowed on certain corner lots)
U-SU-E	Urban - Single Unit - E (7,000 sq ft minimum zone lot size)
U-SU-E1	Urban - Single Unit - E1 (7,000 sq ft minimum zone lot size, 1 = Accessory Dwelling Units allowed)
U-SU-H	Urban - Single Unit - H (10,000 sq ft minimum zone lot size)
U-SU-H1	Urban - Single Unit - H1 (10,000 sq ft minimum zone lot size, 1 = Accessory Dwelling Units allowed)
U-TU-B	Urban - Two Unit - B (4,500 sq ft minimum zone lot size)
U-TU-B2	Urban - Two Unit - B2 (4,500 sq ft minimum zone lot size, 2 = Row House building form allowed on certain corner lots)
U-TU-C	Urban - Two Unit - C (5,500 sq ft minimum zone lot size)
U-RH-2.5	Urban - Row House - 2.5 stories maximum height
U-RH-3A	Urban - Row House - 3A stories maximum height (A = Apartment building form allowed on certain corner lots)
U-RX-3	Urban - Residential Mixed Use - 3 stories maximum height
U-RX-5	Urban - Residential Mixed Use - 5 stories maximum height
U-MX-2x	Urban - Mixed Use - 2x stories maximum height (x = less intense use list)
U-MX-2	Urban - Mixed Use - 2 stories maximum height
U-MX-3	Urban - Mixed Use - 3 stories maximum height
U-MS-2x	Urban - Main Street - 2x stories maximum height (x = less intense use list)
U-MS-2	Urban - Main Street - 2 stories maximum height
U-MS-3	Urban - Main Street - 3 stories maximum height
U-MS-5	Urban - Main Street - 5 stories maximum height

GENERAL URBAN NEIGHBORHOOD CONTEXT (G-)

GENERAL URBAN NEIGHBORHOOD CONTEXT (G-) ARTICLE 6 OF THE CODE	
G-RH-3	General Urban - Row House - 3 stories maximum height
G-MU-3	General Urban - Multi Unit - 3 stories maximum height
G-MU-5	General Urban - Multi Unit - 5 stories maximum height
G-MU-8	General Urban - Multi Unit - 8 stories maximum height
G-MU-12	General Urban - Multi Unit - 12 stories maximum height
G-MU-20	General Urban - Multi Unit - 20 stories maximum height
G-RO-3	General Urban - Residential Office - 3 stories maximum height
G-RO-5	General Urban - Residential Office - 5 stories maximum height
G-RX-3	General Urban - Residential Mixed Use - 3 stories maximum height
G-RX-5	General Urban - Residential Mixed Use - 5 stories maximum height
G-MX-3	General Urban - Mixed Use - 3 stories maximum height
G-MS-3	General Urban - Main Street - 3 stories maximum height
G-MS-5	General Urban - Main Street - 5 stories maximum height

URBAN CENTER NEIGHBORHOOD CONTEXT (C-)

URBAN CENTER NEIGHBORHOOD CONTEXT (C-) ARTICLE 7 OF THE CODE	
C-RX-5	Urban Center - Residential Mixed Use - 5 stories maximum height
C-RX-8	Urban Center - Residential Mixed Use - 8 stories maximum height
C-RX-12	Urban Center - Residential Mixed Use - 12 stories maximum height
C-MX-3	Urban Center - Mixed Use - 3 stories maximum height
C-MX-5	Urban Center - Mixed Use - 5 stories maximum height
C-MX-8	Urban Center - Mixed Use - 8 stories maximum height
C-MX-12	Urban Center - Mixed Use - 12 stories maximum height
C-MX-16	Urban Center - Mixed Use - 16 stories maximum height
C-MX-20	Urban Center - Mixed Use - 20 stories maximum height
C-MS-5	Urban Center - Main Street - 5 stories maximum height
C-MS-8	Urban Center - Main Street - 8 stories maximum height
C-MS-12	Urban Center - Main Street - 12 stories maximum height
C-CCN-3	Urban Center - Cherry Creek North - 3 stories maximum height
C-CCN-4	Urban Center - Cherry Creek North - 4 stories maximum height
C-CCN-5	Urban Center - Cherry Creek North - 5 stories maximum height
C-CCN-7	Urban Center - Cherry Creek North - 7 stories maximum height
C-CCN-8	Urban Center - Cherry Creek North - 8 stories maximum height
C-CCN-12	Urban Center - Cherry Creek North - 12 stories maximum height

DOWNTOWN NEIGHBORHOOD CONTEXT (D-)

DOWNTOWN NEIGHBORHOOD CONTEXT (D-) ARTICLE 8 OF THE CODE	
D-C	Downtown Core
D-TD	Downtown Theater District
D-LD	Lower Downtown
D-CV	Downtown Civic
D-GT	Downtown Golden Triangle

D-AS	Downtown Arapahoe Square (original district with floor area ratio)
D-AS-12+	Downtown Arapahoe Square - 8 stories to 250 feet maximum height depending on building form
D-AS-12+	Downtown Arapahoe Square - 12 stories to 375 feet maximum height depending on building form
D-CPV-T	Downtown Central Platte Valley - Auraria - Transition - 12 stories maximum height
D-CPV-R	Downtown Central Platte Valley - Auraria - River - 5 stories to unlimited maximum height depending on building form
D-CPV-T	Downtown Central Platte Valley - Auraria - Center - 12 stories to unlimited maximum height depending on building form

SPECIAL CONTEXTS AND ZONE DISTRICTS

SPECIAL CONTEXTS AND DISTRICTS ARTICLE 9 OF THE CODE	
INDUSTRIAL CONTEXT (I-)	
I-MX-3	Industrial - Mixed Use - 3 stories maximum height
I-MX-5	Industrial - Mixed Use - 5 stories maximum height
I-MX-8	Industrial - Mixed Use - 8 stories maximum height
I-A	Industrial - A (A = Light Industrial)
I-B	Industrial - B (B = General Industrial)
CAMPUS CONTEXT (CMP-)	
CMP-H	Campus - Healthcare
CMP-H2	Campus - Healthcare 2 (2 = more restrictive form standards)
CMP-EI	Campus - Education Institution
CMP-EI2	Campus - Education Institution 2 (2 = more restrictive form standards)
CMP-ENT	Campus - Entertainment
CMP-NWC	Campus-National Western Center
CMP-NWC-C	Campus - National Western Center - Core
CMP-NWC-G	Campus - National Western Center - General
CMP-NWC-F	Campus - National Western Center - Flex
CMP-NWC-R	Campus - National Western Center - Riverfront
OPEN SPACE CONTEXT (OS-)	
OS-A	Open Space - A (A = Public Parks)
OS-B	Open Space - B (B = Recreation)
OS-C	Open Space - C (C = Conservation)
MASTER PLANNED CONTEXT (M-)	
M-RH-3	Master Planned - Row House - 3 stories maximum height
M-RX-3	Master Planned - Residential Mixed Use - 3 stories maximum height
M-RX-5	Master Planned - Residential Mixed Use - 5 stories maximum height
M-RX-5A	Master Planned - Residential Mixed Use - 5A stories maximum height
M-CC-5	Master Planned - Commercial Corridor - 5 stories maximum height
M-MX-5	Master Planned - Commercial Mixed Use - 5 stories maximum height
M-IMX-5	Master Planned - Industrial Mixed Use - 5 stories maximum height
M-IMX-8	Master Planned - Industrial Mixed Use - 8 stories maximum height
M-IMX-12	Master Planned - Industrial Mixed Use - 12 stories maximum height
M-GMX	Master Planned - General Mixed Use

OVERLAY DISTRICTS	
UO-	U se O verlay District
CO-	C onservation O verlay District
DO-	D esign O verlay District
IO-	I ncentive O verlay District
AIO-	A irport I nfluence O verlay District
OTHER SPECIAL CONTEXTS OR ZONE DISTRICTS	
PUD	P lanned U nit D evelopment
DIA	D enver I nternational A irport
O-1	O pen Zone District