

DENVER ZONING CODE

**Effective Date
June 25, 2010**

Restated in its Entirety on May 5, 2017

As Amended Through September 1, 2017

TOWN HOUSE

HEIGHT		S-TH-2.5	S-MU-3	S-MU- 5, 8, 12, 20
A	Stories (max)	2.5	3	5
A	Feet (max)	35'	40'	65'
B	Side Wall height	25'	na	na

SITING		S-TH-2.5	S-MU-3	S-MU- 5, 8, 12, 20
ZONE LOT				
	Zone Lot Size (min)	6,000 sf	6,000 sf	6,000 sf
	Zone Lot Width (min)	50'	50'	50'
	Dwelling Units per Primary Residential Structure (max)	10	na	na
REQUIRED BUILD-TO				
C	Primary Street (min % within min/max)	na	50% 0'/80'	50% 0'/80'
SETBACKS				
D	Primary Street, block sensitive setback required	yes	na	na
D	Primary Street (min)	20'	10'	10'
E	Side Street (min)	5'	5'	5'
F	Side Interior (min)	5'	5'	5'
	Side Interior, adjacent to Protected District (min)	na	10'	10'
G	Rear, alley/no alley (min)	12'/20'	10'/20'	10'/20'
	Rear, adjacent to Protected District (min)	na	na	na
PARKING				
	Vehicle Access	From Alley; or Street access allowed when no Alley present (Sec. 3.3.7.6)		
H	DETACHED ACCESSORY STRUCTURES	See Sec. 3.3.4		

DESIGN ELEMENTS		S-TH-2.5	S-MU-3	S-MU- 5, 8, 12, 20
BUILDING CONFIGURATION				
I	Primary Street-Facing Attached Garage Door Width (max per unit)	10'	10'	10'
	Upper Story Stepback, for Flat Roof, Above 25', Primary Street, Side Street and Side Interior	10'	na	na
J	Upper Story Setback Above 40', Side, interior	na	na	15'
J	Upper Story Setback above 51', Side, interior	na	na	15'
K	Upper Story Setback Above 27', adjacent to Protected District: Side Interior	na	25'	25'
	Upper Story Setback above 27', adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	na	na	20'/25'
	Upper Story Setback above 40', adjacent to Protected District: Rear, alley/Rear, no alley (min)	na	na	30'/40'
L	Upper Story Setback above 51', adjacent to Protected District: Side Interior (min)	na	na	40'
	Rooftop and/or Second Story Decks	See Section 3.3.5.2		
	Attached Garage Allowed	May follow the Detached Garage building form Side Street, Side Interior and Rear setbacks		
STREET LEVEL ACTIVATION				
M	Transparency, Primary Street (min)	30%	30%	30%
N	Transparency, Side Street (min)	25%	25%	25%
O	Pedestrian Access	Each unit shall have a street-facing Entrance		
USES		All S-TH and S-MU Districts		
Primary Uses shall be limited to Multi Unit Dwelling and permitted Group Living and Nonresidential uses. See Division 3.4 Uses and Parking				

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

*Applies only to street-facing portions of building facade located within 80' of the Primary and/or Side Street

KEY: * = Need Not be Enclosed P = Permitted Use without Limitations L = Permitted Use with Limitations NP = Not Permitted Use
ZP = Zoning Permit Review ZPIN = Subject to Zoning Permit Review with Informational Notice ZPSE = Subject to Zoning Permit with Special Exception Review
When no ZP, ZPIN, ZPSE listed = No Zoning Permit required

USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)											APPLICABLE USE LIMITATIONS	
		S-SU-Fx S-SU-Ix	S-SU-A S-SU-D S-SU-F S-SU-F1 S-SU-I	S-TH-2.5	S-MU-3 S-MU-5 S-MU-8 S-MU-12 S-MU-20	S-CC-3x S-CC-5x	S-CC-3 S-CC-5	S-MX-2x	S-MX-2 S-MX-2A	S-MX-3 S-MX-3A S-MX-5 S-MX-5A S-MX-8 S-MX-8A S-MX-12 S-MX-12A	S-MS-3 S-MS-5		
Transportation Facilities	Airport*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Helipad, Helistop, Heliport* •No Parking Requirements	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZP	L-ZP	L-ZPIN	L-ZPIN	L-ZP	L-ZP	\$11.5.14	
	Railroad Facilities*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP		
	Railway Right-of-Way* •No Parking Requirements	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP		
	Terminal, Station or Service Facility for Passenger Transit System •Vehicle: .5/ 1,000 sf GFA •Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	\$11.5.16	
Terminal, Freight, Air Courier Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP		
Waste Related Services	Automobile Parts Recycling Business*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP		
	Junkyard*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP		
	Recycling Center	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP		
	Recycling Collection Station	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP		
	Recycling Plant, Scrap Processor Solid Waste Facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP		
Wholesale, Storage, Warehouse & Distribution	Automobile Towing Service Storage Yard*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP		
	Mini-storage Facility •Vehicle: 0.1/ 1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	NP	P-ZP	P-ZP	NP	NP	L-ZP	L-ZP	\$11.5.23	
Wholesale, Storage, Warehouse & Distribution	Vehicle Storage, Commercial* •Vehicle: .5/ 1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	NP	NP	L-ZPIN	NP	NP	NP	NP	\$11.5.24	
	Wholesale Trade or Storage, General •Vehicle: .5/ 1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	NP	NP	P-ZPIN	NP	NP	NP	NP		
	Wholesale Trade or Storage, Light •Vehicle: .5 / 1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	NP	L-ZP/ ZPIN/ ZPSE	L-ZP/ ZPIN/ ZPSE	NP	NP	L-ZP/ZPIN/ ZPSE	L-ZP/ ZPIN/ ZPSE	\$11.5.26	
AGRICULTURE PRIMARY USE CLASSIFICATION													
Agriculture	Aquaculture*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP		
	Garden, Urban* •Vehicle: .5 / 1,000 sf GFA •Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.6.2	
	Husbandry, Animal*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP		
	Husbandry, Plant* Plant Nursery •Vehicle: .5 / 1,000 sf GFA •Bicycle: No requirement	NP	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.6.4	

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URBAN HOUSE

		U-SU-A, A1, A2	U-SU-B, B1, B2	U-SU-C U-SU-C1	U-SU-E	U-SU-H	U-RH-2.5
		U-TU-B, B2	U-TU-C	U-SU-C2	U-SU-E1	U-SU-H1	U-RH-3A
HEIGHT							
	Stories, front 65% / rear 35% of zone lot depth (max)	2.5/1	2.5/1	2.5/1	2.5/1	3/1	2.5/1
A/B	Feet, front 65% / rear 35% of zone lot depth (max)	30'/17'	30'/17'	30'/17'	30'/17'	30'/17'	30'/17'
	Feet, front 65% of zone lot depth, permitted height increase	1' for every 5' increase in lot width over 50' up to a maximum height of 35'					
	Feet, rear 35% of zone lot depth, permitted height increase	1' for every 3' increase in side setback up to a maximum height of 19'					
C/D	Bulk Plane Vertical Height at Side Interior and Side Street zone lot line in front 65% / rear 35% of Zone Lot Depth	17'/10'	17'/10'	17'/10'	17'/10'	17'/10'	17'/10'
	Bulk Plane Slope from Side Interior and Side Street zone lot line	45°	45°	45°	45°	45°	45°
		U-SU-A, A1, A2	U-SU-B, B1, B2	U-SU-C C, C1, C2	U-SU-E, E1	U-SU-H, H1	U-RH-2.5 U-RH-3A
SITING							
ZONE LOT							
	Zone Lot Size (min)	3,000 sf	4,500 sf	5,500 sf	7,000 sf	10,000 sf	3,000 sf
E	Zone Lot Width (min)	25'	35'	50'	50'	75'	25'
SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH		All U-SU, TU, RH Districts					
		30' or Less	Greater than 30' and up to 40'		Greater than 40' and less than 75'		75' or Greater
F	Primary Street, block sensitive setback required	yes	yes		yes		yes
F	Primary Street, where block sensitive setback does not apply (min)	20'	20'		20'		20'
G	Side Street (min)	3'	5'		5'		7.5'
H	Side Interior (min)	3'	3' min one side/ 10' min combined		5'		10'
I	Rear, alley/no alley (min)	12'/20'	12'/20'		12'/20'		12'/20'
	Building Coverage per Zone Lot, including all accessory structures (max)	50%	37.5%		37.5%		37.5%
PARKING BY ZONE LOT WIDTH							
	Parking and Drive Lot Coverage in Primary Street Setback (max)	2 Spaces and 320 sf		2 Spaces and 320 sf		33%	33%
	Vehicle Access	From Alley; or Street access allowed when no Alley present (See Sec. 5.3.7.6)					
J	DETACHED ACCESSORY STRUCTURES	see Sec. 5.3.4					
		U-SU-A, A1, A2	U-SU-B, B1, B2	U-SU-C U-SU-C1	U-SU-E	U-SU-H	U-RH-2.5
		U-TU-B, B2	U-TU-C	U-SU-C2	U-SU-E1	U-SU-H1	U-RH-3A
DESIGN ELEMENTS							
BUILDING CONFIGURATION							
	Attached Garage Allowed	(1) Shall not be located closer to the minimum Primary Street setback line than the Primary Street facing facade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. (2) May follow the Detached Garage building form Side Street, Side Interior and Rear setbacks					
	Primary Street Facing Attached Garage Door Width in first 50% of lot depth (max)	35% of the entire width of the Primary Street facing facade of the primary structure or 16', whichever is greater					
	Rooftop and/or Second Story Decks	See Section 5.3.5.2					
STREET LEVEL ACTIVATION							
K	Pedestrian Access, Primary Street	Entry Feature					
USES		All U-SU, TU and RH Zone Districts					
		Primary Uses shall be limited to Single Unit Dwelling and permitted Group Living and Nonresidential uses. See Division 5.4 Uses and Parking					

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

KEY: * = Need Not be Enclosed P = Permitted Use without Limitations L = Permitted Use with Limitations NP = Not Permitted Use ZP = Zoning Permit Review
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 When no ZP, ZPIN, ZPSE listed = No Zoning Permit required

USE CATEGORY	SPECIFIC USE TYPE •Vehicle Parking Reqmt: # spaces per unit of measurement •Bicycle Parking Reqmt :# spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	U-SU-A U-SU-A1 U-SU-A2 U-SU-B U-SU-B1 U-SU-B2 U-SU-C U-SU-C1 U-SU-C2 U-SU-E U-SU-E1 U-SU-H U-SU-H1	U-TU-B U-TU-B2 U-TU-C	U-RH-2.5 U-RH-3A	U-RX-3 U-RX-5	U-MX-2x U-MS-2x	U-MX-2 U-MS-2	U-MX-3	U-MS-3 U-MS-5	APPLICABLE USE LIMITATIONS
Arts, Recreation and Entertainment	Arts, Recreation and Entertainment Services, Indoor •Vehicle - Artist Studio: 0.3/1000 sf GFA •Vehicle - All Others - MS only: 2/1,000 sf GFA •Vehicle - All Others: 2.5/1,000 sf GFA •Bicycle: 1/10,000 sf GFA (20/80)	NP	NP	NP	P-ZP	L-ZPIN	L-ZP	P-ZP	P-ZP	§ 11.4.12
	Arts, Recreation and Entertainment Services, Outdoor* •Vehicle - MS only: 2/1,000 sf GFA •Vehicle: 2.5/ 1,000 sf GFA •Bicycle: 1/10,000 sf GFA (20/80)	NP	NP	NP	L-ZPSE	NP	L-ZPSE	L-ZPSE	L-ZPSE	§ 11.4.23
	Sports and/or Entertainment Arena or Stadium*	NP	NP	NP	NP	NP	NP	NP	NP	
Nonresidential Uses in Existing Business Structures In Residential Zones (All Uses Shall Be Parked According to the Parking Requirement Stated in this Use Table for the Specific Nonresidential Use)		L-ZPIN	L-ZPIN	L-ZPIN	Not Applicable				§11.4.5	
Parking of Vehicles	Parking, Garage •No Parking Requirements	NP	NP	NP	P-ZP	NP	P-ZP	P-ZP	P-ZP	
	Parking, Surface* •No Parking Requirements	NP	L-ZP	L-ZP	NP	NP	NP	NP	NP	§ 11.4.7
Eating & Drinking Establishments	All Types •Vehicle: 4.5/ 1,000 sf GFA •MS only: 2/1,000 sf GFA •Bicycle: 1/5,000 sf GFA (0/100)	NP	NP	NP	P-ZP	L-ZPSE	L-ZP	P-ZP	P-ZP	§ 11.4.8
Lodging Accommodations	Bed and Breakfast Lodging •Vehicle: 1/guest room or unit •Bicycle: 1/ 10,000 sf GFA (60/40)	NP	NP	NP	P-ZP	NP	P-ZP	P-ZP	P-ZP	
	Lodging Accommodations, All Others •Vehicle: 1/ guest room or unit •Bicycle: 1/ 10,000 sf GFA (60/40)	NP	NP	NP	P-ZP	NP	NP	P-ZP	P-ZP	

DUPLEX

HEIGHT		G-RH-3	G-MU-3 G-RO-3	G-MU-5 G-RO-5	G-MU-8, -12, -20
A	Stories (max)	see below	3	3	3
A	Feet (max)	see below	30'*	30'*	30'*
	Stories, front 80% / rear 20% of zone lot depth (max)	3/1	na	na	na
	Feet, front 80% / rear 20% of zone lot depth (max)	30'*/19'	na	na	na
B	Side Wall Height, for Pitched Roof, within 15' of Side Interior and Side Street (max)	25'	na	na	na
	Upper Story Setback, for Flat Roof, Above 25': Side Street and Side Interior (min)	15'	na	na	na


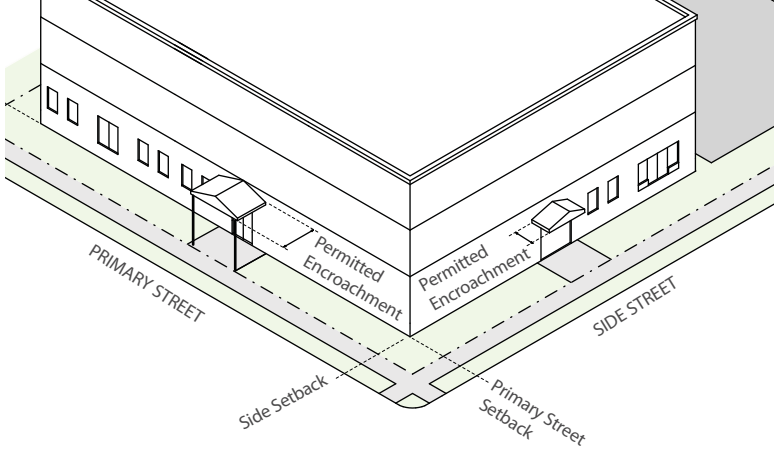

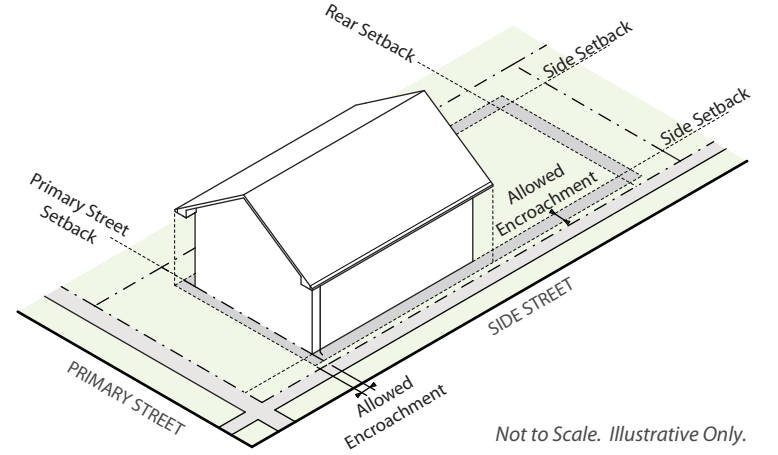
*1' for every 5' increase in lot width over 50' up to a maximum height of 35'

SITING		G-RH-3	G-MU-3 G-RO-3	G-MU-5 G-RO-5	G-MU-8, -12, -20
ZONE LOT					
	Zone Lot Size (min)	3,000 sf	3,000 sf	3,000 sf	3,000 sf
C	Zone Lot Width (min)	25'	25'	25'	25'
	Primary Street, block sensitive setback required	yes	yes	yes	na

SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH		All G-RH, -MU, -RO			
		30' or Less	Greater than 30' and up to 40'	Greater than 40' and less than 75'	75' or Greater
D	Primary Street, where block sensitive setback does not apply (min)	20'	20'	20'	20'
E	Side Street (min)	3'	5'	5'	5'
F	Side Interior (min)	3'	3' min one side/10' min combined	5'	7.5'
G	Rear, alley/no alley (min)	12'/20'	12'/20'	12'/20'	12'/20'
	Building Coverage per Zone Lot, including all accessory structures (max)	50%	50%	50%	50%
PARKING BY ZONE LOT WIDTH					
	Parking and Drive Lot Coverage in Primary Street Setback (max)	50%	50%	50%	50%
	Vehicle Access	From Alley; or Street access allowed when no Alley present (See Sec. 6.3.7.6)			
H	DETACHED ACCESSORY STRUCTURES	See Sec. 6.3.4			

DESIGN ELEMENTS		All G-RH, -MU, -RO Districts
BUILDING CONFIGURATION		
	Attached Garage Allowed	(1) Shall not be located closer to the minimum Primary Street setback line than the Primary Street facing facade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. (2) May follow the Detached Garage building form Side Street, Side Interior and Rear setbacks
	Primary Street Facing Attached Garage Door Width in first 50% of lot depth(max)	35% of the entire width of the Primary Street facing facade of the primary structure or 16', whichever is greater
STREET LEVEL ACTIVATION		
I	Pedestrian Access, Primary Street	Entry Feature
USES		
All G-RH, -MU, -RO Districts		
For Primary Structures constructed on or before April 27, 2017, all permitted Primary Uses shall be allowed within this building form; however, for Primary Structures constructed after April 27, 2017, Primary Uses shall be limited to Two Unit Dwelling and permitted Group Living and Nonresidential uses. See Division 6.4 Uses and Parking		

See Sections 6.3.5 - 6.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

	ZONE DISTRICTS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Canopies providing cover to an entrance:</p> <ul style="list-style-type: none"> • The width shall be no greater than 25% of the width of the face of the building or 20', whichever is less; and • Shall be open on three sides. <p><u>Intent: Provide protection from the weather for pedestrians entering the building and define street entrances to the building.</u></p>  <p><i>Illustrative only</i></p>	All G- Zone Districts, except G-RH	Any distance	Any distance	Not allowed	Not allowed
		 <p><i>Not to Scale. Illustrative Only.</i></p>			
	ZONE DISTRICTS	PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
<p>Gutters and Roof Overhang</p> <p>Intent: To allow features of structures intended to repel weather</p>  <p><i>Illustrative only</i></p>	All G- Zone Districts	3'	3'	3'; if setback is less than 5': 2'	5'
		 <p><i>Not to Scale. Illustrative Only.</i></p>			

B. Residential Mixed Use 8 (C-RX-8)

C-RX-8 applies to residentially-dominated areas served primarily by collector or arterial streets where a building scale of 2 to 8 stories is desired.

C. Residential Mixed Use 12 (C-RX-12)

C-RX-12 applies to residentially-dominated areas served primarily **by** arterial streets where a building scale of 2 to 12 stories is desired.

SECTION 7.2.4 MAIN STREET DISTRICTS (C-MS-5, -8 -12)

7.2.4.1 General Purpose

- A. The Main Street zone districts are intended to promote safe, active, and pedestrian-scaled commercial streets through the use of shopfront and row house building forms that clearly define and activate the public street edge.
- B. The Main Street zone districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering along the city's commercial streets.
- C. The Main Street district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods.
- D. Main Street zone districts are typically applied linearly along entire block faces of commercial, industrial, main, mixed-use and residential arterial streets (as designated in Blueprint Denver) or, less frequently, on single zone lots at the intersection of local/collector streets within a residential neighborhood.
- E. In the Urban Center Neighborhood Context, the Main Street zone districts should be applied where active Street Level retail is desired.
- F. In the Urban Center Neighborhood Context, the Main Street zone districts may also be embedded within a larger commercial shopping center or mixed-use area to promote Street Level retail activity.
- G. Main Street buildings have a shallow front setback range. The build-to requirements are high.

7.2.4.2 Specific Intent

A. Main Street 5 (C-MS-5)

C-MS-5 applies primarily to collector or arterial street corridors, or may be embedded within a larger commercial shopping center or mixed-use area, where a building scale of 2 to 5 stories is desired.

B. Main Street 8 (C-MS-8)

C-MS-8 applies primarily to arterial street corridors, or may be embedded within a larger commercial shopping center or mixed-use area, where a building scale of 2 to 8 stories is desired.

C. Main Street 12 (C-MS-12)

C-MS-12 applies primarily to arterial street corridors, or may be embedded within a larger commercial shopping center or mixed-use area, where a building scale of 2 to 12 stories is desired.

DETACHED ACCESSORY STRUCTURES

HEIGHT		All C-RX, C-MX, C-MS	All C-CCN
A	Stories (max)	1	1'
A	Feet (max)	17'	17'

SITING		All C-RX, C-MX, C-MS	All C-CCN
Additional Standards		See Sections 7.3.4.3	See Sections 7.3.4.3

SETBACKS		All C-RX, C-MX, C-MS	All C-CCN
B	Setback from Primary Street Facing Facade of Primary Structure (min)	10'	0'
C	Primary Street	na	5'
D	Side Interior and Side Street (min)	5'	0'
E	Rear, no alley (min)	5'	0'
	Rear, alley, where garage doors face alley (min)	5'	0'
	Rear, alley, where garage doors do not face alley (min)	0'	0'

DESIGN ELEMENTS		All C-RX, C-MX, C-MS, C-CCN
Gross Floor Area (max)		10% of the Zone Lot, provided this restriction shall not apply to the parking of vehicles. See Section 7.3.4.3

USES		All C-RX, C-MX, C-MS, C-CCN
		Accessory Uses Only

See Sections 7.3.5 - 7.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

KEY: * = Need Not be Enclosed P = Permitted Use without Limitations L = Permitted Use with Limitations NP = Not Permitted Use
 ZP = Zoning Permit Review ZPIN = Subject to Zoning Permit Review with Informational Notice ZPSE = Subject to Zoning Permit with Special Exception
 Review

When no ZP, ZPIN, ZPSE listed = No Zoning Permit required

USE CATEGORY	SPECIFIC USE TYPE D-C, D-TD, D-CV, D-AS-12+/20+ Districts have no vehicle parking requirement. D-LD vehicle parking requirements are provided in Section 8.4.1.4. • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)							APPLICABLE USE LIMITATIONS
		D-C	D-TD	D-LD	D-GT D-AS	D-AS-12+ D-AS-20+	D-CV	
Manufacturing and Production	Manufacturing, Fabrication & Assembly -- Custom • D-AS & D-GT Districts - Vehicle: .5 / 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	NP	§11.5.8
	Manufacturing, Fabrication & Assembly -- General • D-AS & D-GT Districts - Vehicle: .5 / 1,000 s.f. GFA • Bicycle: No requirement	L-ZP/ ZPSE	L-ZP/ ZPSE	L- ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZP/ZPSE	NP	§11.5.9
	Manufacturing, Fabrication & Assembly -- Heavy	NP	NP	NP	NP	NP	NP	
Mining & Extraction and Energy Producing Systems	Oil, Gas -- Production, Drilling*	NP	NP	NP	NP	NP	NP	
	Sand or Gravel Quarry*	NP	NP	NP	NP	NP	NP	
	Wind Energy Conversion Systems* • No Parking Requirements	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.5.13
Transportation Facilities	Airport*	NP	NP	NP	NP	NP	NP	
	Helipad, Helistop, Heliport* • No Parking Requirements	L-ZP	L-ZP	NP	L-ZP	L-ZP	L-ZP	§11.5.14
	Railroad Facilities* • D-AS & D-GT Districts - Vehicle: .5 / 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	NP	L-ZP	NP	L-ZP	§11.5.14.2
	Railway Right-of-Way* • No Parking Requirements	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Terminal, Station or Service Facility for Passenger Transit System • D-AS & D-GT Districts - Vehicle: .5 / 1,000 s.f. GFA • Bicycle: No requirement	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Terminal, Freight, Air Courier Services • D-AS & D-GT Districts - Vehicle: .5 / 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZPIN	NP	L-ZP	§ 11.2.8.25, 17
Waste Related Services	Automobile Parts Recycling Business*	NP	NP	NP	NP	NP	NP	
	Junkyard*	NP	NP	NP	NP	NP	NP	
	Recycling Center	NP	NP	NP	NP	NP	NP	
	Recycling Collection Station	NP	NP	NP	NP	NP	NP	
	Recycling Plant, Scrap Processor	NP	NP	NP	NP	NP	NP	
	Solid Waste Facility	NP	NP	NP	NP	NP	NP	

KEY: * = Need Not be Enclosed P = Permitted Use without Limitations L = Permitted Use with Limitations NP = Not Permitted Use
 ZP = Zoning Permit Review ZPIN = Subject to Zoning Permit Review with Informational Notice ZPSE = Subject to Zoning Permit with
 Special Exception Review
 When no ZP, ZPIN, ZPSE listed = No Zoning Permit required

USE CATEGORY	SPECIFIC USETYPE • Vehicle Parking Requirement -# of spaces per unit of measurement • Bicycle Parking Requirement -# of spaces per unit of measurement (% required spaces in indoor facility/% required spaces in fixed facility)				APPLICABLE USE LIMITATIONS
		I-MX-3 I-MX-5 I-MX-8	I-A	I-B	
Retail Sales, Service & Repair (Not Including Vehicle or Equipment Sales, Service & Repair)	Animal Sales and Services, Household Pets Only • Vehicle - I-MX only: 1.875/ 1,000 s.f. GFA • Vehicle: 2.5/ 1,000 s.f. GFA • Bicycle: 1/20,000 s.f. GFA (20/80)	P-ZP	P-ZP	P-ZP	
	Animal Sales and Services, All Others • Vehicle - I-MX only: 1.875/ 1,000 s.f. GFA • Vehicle: 2.5/ 1,000 s.f. GFA • Bicycle: 1/20,000 s.f. GFA(20/80)	L-ZP	L-ZP	L-ZP	§11.4.1+2
	Body Art Establishment • Vehicle - I-MX only: 1.875/ 1,000 s.f. GFA • Vehicle: 2.5/ 1,000 s.f. GFA • Bicycle: 1/20,000 s.f. GFA (20/80)	L-ZP	NP	NP	§11.4.13
	Food Sales or Market • Vehicle - I-MX only: 1.875/ 1,000 s.f. GFA • Vehicle: 2.5/ 1,000 s.f. GFA • Bicycle: 1/20,000 s.f. GFA (20/80)	P-ZP	P-ZP	L-ZP	§11.4.14
Retail Sales, Service & Repair (Not Including Vehicle or Equipment Sales, Service & Repair)	Pawn Shop	NP	NP	NP	
	Retail Sales, Service & Repair -- Outdoor* • Vehicle - I-MX only: 1.875/ 1,000 s.f. GFA • Vehicle: 2.5/ 1,000 s.f. GFA • Bicycle: 1/20,000 s.f. GFA (20/80)	L-ZP	L-ZP	L-ZP	§11.4.16; §11.4.10
	Retail Sales, Service & Repair - Firearms Sales • Vehicle - I-MX only: 1.875/ 1,000 s.f. GFA • Vehicle: 2.5/ 1,000 s.f. GFA • Bicycle: 1/20,000 s.f. GFA (20/80)	P-ZP	L-ZP	L-ZP	§11.4.10
	Retail Sales, Service & Repair, All Others • Vehicle - I-MX only: 1.875/ 1,000 s.f. GFA • Vehicle: 2.5/ 1,000 s.f. GFA • Bicycle: 1/20,000 s.f. GFA (20/80)	P-ZP	P-ZP	L-ZP	§11.4.10
Vehicle / Equipment Sales, Rentals, Service & Repair	Automobile Emissions Inspection Facility • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	P-ZP	P-ZP	P-ZP	
	Automobile Services, Light • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	§11.4.18; §11.4.19
	Automobile Services, Heavy • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	L-ZP/ZPSE	L-ZP/ZPSE	L-ZP/ZPSE	§11.4.18; §11.4.20
	Automobile / Motorcycle / Light Truck Sales, Rentals, Leasing; Pawn Lot or Vehicle Auctioneer* • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	§11.4.21
	Heavy Vehicle/ Equipment Sales, Rentals & Service* • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	L-ZPSE	L-ZPIN	L-ZP	§11.4.22

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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.

USE CATEGORY	SPECIFIC PRIMARY USE	PARKING CATEGORY
Residential		
Household Living	Dwelling, Single Unit	No Requirement
	Dwelling, Two Unit (includes provision of two units on one zone lot in a tandem house form)	Multi-Family Unit
	Dwelling, Multi-Unit	Multi-Family Unit
	Dwelling, Mixed Use	Multi-Family Unit
	Dwelling, Live / Work	Multi-Family Unit

USE CATEGORY	SPECIFIC PRIMARY USE	PARKING CATEGORY
Group Living	Assisted Living Facility	Residential Medium
	Community Correctional Facility	Residential Low
	Nursing Home, Hospice	Residential Medium
	Residence for Older Adults	Residential Medium
	Residential Care Use, Small or Large	Residential Low
	Rooming and Boarding House	Commercial High
	Shelter for the Homeless	Commercial Low
	Student Housing	Multi-Family Unit
Civic, Public and Institutional		
Basic Utilities	Utility, Major Impact	Commercial Low
	Utility, Minor Impact*	Commercial Low
Community/Public Services	Community Recreational Facility	Public Use Medium
	Day Care Center	Public Use Medium
	Postal Facility	Commercial Medium
	Public Safety Facility	Public Use Medium
	Hospital	Public Use High
	Correctional Institution	Public Use Medium
Cultural/Special Purpose/Public Parks & Open Space	Cemetery	No Requirement
	Library	Public Use Medium
	Museum	Public Use Medium
	Performing Arts Center	Public Use Medium
	City Park	No Requirement
	Open Space - Recreation	Public Use Low
	Open Space - Conservation	No Requirement
Education	Elementary School	Public Use Medium
	Secondary School	Public Use High
	University or College	Public Use Medium
	Vocational or Professional School	Public Use Medium
Public and Religious Assembly	All Types	Public Use Medium
Commercial Sales, Services and Repair		
Adult Business	All Types	Commercial Medium
Arts, Entertainment & Recreation	Recreation and Entertainment Services, Indoor	Commercial Medium
	Recreation and Entertainment Services, Outdoor	Commercial Medium
	Sports and/or Entertainment Arena or Stadium	Public Use Medium
	Theater and/or Performance Space	Public Use Medium
Parking of Vehicles	Parking, Garage	No Requirement
	Parking, Surface	No Requirement
Eating & Drinking Establishments	All Types	Commercial High
Lodging Accommodations	Bed and Breakfast Lodging	Commercial Medium
	Lodging Accommodations, All Others	Commercial Medium
Office	Dental / Medical Office or Clinic	Commercial Medium
	Office, All Others	Commercial Medium

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B. Approval of Required Site Development Plan

When a Site Development Plan is required by Section 12.4.3, no zoning permit for construction shall be issued until a Site Development Plan is approved.

C. Payment of Gateway Regional Systems Development Fee

No zoning permit for an applicable zone lot, except a zoning permit only for a sign or fence and wall, shall be issued until the regional systems development fee established by the Gateway Regional Metropolitan District on land within the Gateway Regional Metropolitan District has been paid for the subject zone lot.

D. Manager of Parks and Recreation Approval of Uses and Development in the OS-A District

No zoning permit for an applicable zone lot shall be issued for any use or development in an OS-A zone district until the Manager of Parks and Recreation, or designee, has agreed to the approval of the zoning permit in writing.

E. Denver International Airport (DIA) Review of Uses and Development in the DIA Influence Area Overlay District (AIO)

No zoning permit shall be issued for any use, development, or structure in the DIA Influence Area Overlay District until the Manager of Aviation, or designee, has found that the proposed use, development, or structure complies with the DIA Influence Area Overlay District standards in Article 9 of this Code. The Manager of Aviation shall comment within 14 days from the referral of the complete application. Non-response by the Manager of Aviation within the 14-day time period, or any extension agreed to by the Zoning Administrator, shall be deemed a recommendation of approval.

12.4.1.4 Review Process

A. Initiation

The owner[s] of the subject property or the owner's authorized agent may initiate an application for zoning permit review.

B. Pre-Application Meeting

A pre-application meeting is optional before submittal of a zoning permit review application. See Section 12.3.2, Pre-Application ~~Conference Meeting~~/Concept Plan Review.

C. Application and Fees

1. Submittal in Writing

All applications for zoning permit review shall be submitted in writing to Community Planning and Development. The applicant shall pay all required fees at the same time the application is submitted. See Section 12.3.3, Submission of Applications.

2. Concurrent Applications

The applicant may submit a zoning permit review application concurrent with the submittal of other applications according to Section 12.3.3.9, Concurrent Applications. In no case, however, shall a building permit be issued until the zoning permit according to this Section is approved, unless the Zoning Administrator allows an exception in writing.

D. Review, Referral and Final Decision

The Zoning Administrator may refer the zoning permit application to other affected or interested agencies and parties for review and comment, as deemed necessary to make a decision on the application. The Zoning Administrator shall make a final decision to approve, approve with conditions, or deny the zoning permit application, taking into consideration relevant agency or other party comments. Wherever higher or more restrictive standards are established by the provisions of any other applicable statute or ordinance than are established by the provisions of this Code, the Zoning Administrator may take the provisions of such other governing statute or ordinance into consideration in making a final decision. For example, the Zoning Administrator may deny a zoning permit application for a plant husbandry use that, while permitted by

Informational Notice) in the applicable Use and Parking Tables found in Articles 3 through 9 of this Code.

- B. Establishment, expansion or enlargement of a primary, accessory, or temporary use permitted in a zone district under Articles 3 through 9 or under any other provision in this Code, where such provision explicitly requires zoning permit review with informational notice and approval prior to establishment of the use.
- C. Deviations from the Sign Code permitted with a Comprehensive Sign Plan for Large Facilities authorized under Division 10.10, Signs.
- D. Construction of any new building on a Small Zone Lot that includes a request for a parking exemption in accordance with Section 10.4.5.1.A.

12.4.2.3 Prohibitions and Requirements Prior to Zoning Permit Issuance

A. Prohibitions on Activities Prior to Zoning Permit

No development shall occur on property subject to these requirements for zoning permit review until a zoning permit has been approved, unless the Zoning Administrator allows an exception in writing.

B. Payment of Gateway Regional Systems Development Fee

No zoning permit for an applicable zone lot, except a zoning permit only for a sign or fence and wall, shall be issued until the regional systems development fee established by the Gateway Regional Metropolitan District on land within the Gateway Regional Metropolitan District has been paid for the subject zone lot.

C. Denver International Airport (DIA) Review of Uses and Development in the DIA Influence Area Overlay District (AIO)

No zoning permit shall be issued for any use, development, or structure in the DIA Influence Area Overlay District until the Manager of Aviation, or designee, has found that the proposed use, development, or structure complies with the DIA Influence Area Overlay District standards in Article 9 of this Code. The Manager of Aviation shall comment within 14 days from the referral of the complete application. Non-response by the Manager of Aviation within the 14-day time period, or any extension agreed to by the Zoning Administrator, shall be deemed a recommendation of approval.

12.4.2.4 Review Process

A. Initiation

The owner[s] of the subject property or the owner's or owners' authorized agent may initiate an application for zoning permit review with informational notice.

B. Pre-Application Meeting

A pre-application meeting is mandatory before submittal of an application for zoning permit review with informational notice. See Section 12.3.2, Pre-Application Meetings/[Concept Plan Review](#).

C. Application and Fees

1. Submittal in Writing

All applications for zoning permit review with informational notice shall be filed in writing with Community Planning and Development. The applicant shall pay all required fees at the same time the application is submitted. See Section 12.3.3, Submission of Applications.

2. Concurrent Applications

The applicant may submit a zoning permit review with informational notice application concurrent with other required applications according to Section 12.3.3.9, Concurrent

12.4.3.2 Applicability

- A. Site development plan review is required for the following (see Article 13, Division 13.3, for definition of the term "development" as used below):
 1. Development in all zone districts, including development of a Detached Accessory Dwelling Unit building form or development of a Tandem House building form on a single zone lot, but not including the following types of residential development:
 - a. Establishment of a single-unit or two-unit dwelling use on a single zone lot in a SU, TU, TH, RH, RO, or MU zone district; or
 - b. Construction of a suburban house, urban house, or duplex building form on a single zone lot.
 2. Creation of or development on a flag lot.
 3. Development subject to an approved General Development Plan (GDP).
 4. Development within a PUD District; however, development within a PUD District subject to an approved Detailed PUD District Plan under Section 9.6.1.3, Requirement for a PUD District Plan, is exempt from this requirement for site development plan review.
 5. Development on a Parkway designated according to Chapter 49 of the D.R.M.C.
 6. Establishment of a primary, accessory, or temporary use permitted in a zone district under Articles 3 through 9, Article 11, or any other provision of this Code, where such provision explicitly requires site development plan review and approval prior to establishment of the use.
 7. Requests for shared parking or participation in an off-site car-sharing program to meet minimum parking requirements, as specified in Article 10, Section 10.4.5.4, Shared Vehicle Parking, and Section 10.4.5.3.B, Off-Site Car Sharing Program.
- B. The Zoning Administrator may require site development plan review for any development not listed in subsection A. above, where the proposed development requires approval by a city agency or department other than Community Planning and Development.
- C. No development shall occur on property subject to these requirements until a site development plan has been approved and requisite zoning and building permits issued, unless the Zoning Administrator expressly allows an exception.

12.4.3.3 Review Process

A. Initiation

The owner(s) of the subject property or the owner's or owners' authorized agent may initiate an application for site development plan review.

B. Pre-Application Concept Plan Review

1. A pre-application concept plan review is mandatory before submittal of a formal site development plan application. During the concept plan review, the DRC will confirm the applicability of site development plan review to the proposed development activity and the specific procedure steps and submittal requirements the applicant will follow. See also Section 12.3.2, Pre-Application Meetings/ [Concept Plan Review](#).
2. During the concept plan review, the DRC may waive an otherwise mandatory requirement for site development plan review if the DRC finds that the nature and complexity of the proposed development, and the development's compliance with this Code, can be fully addressed through the zoning permit review procedure in Section 12.4.1.

SECTION 12.4.4 ZONE LOT AMENDMENTS

12.4.4.1 Purpose

This Section establishes the administrative process to amend the boundaries of a previously designated zone lot. See also, Article 1, Division 1.2, Zone Lots, for general requirements related to zone lots.

12.4.4.2 Review Process

A. Initiation

All owners of the subject property shall initiate an application for a zone lot amendment.

B. Pre-Application Meeting

A pre-application meeting is optional before submittal of an application for zone lot amendment. See Section 12.3.2, Pre-Application Meeting/Concept [Plan](#) Review.

C. Application and Fees

1. Submittal in Writing

All applications for zone lot amendment shall be filed in writing with Community Planning and Development. The applicant shall pay all required fees at the same time the application is submitted. See Section 12.3.3, Submission of Applications.

2. Concurrent Applications

The applicant may submit a zone lot amendment application concurrent with other required applications according to Section 12.3.3.9, Concurrent Applications.

D. Review, Referral and Final Decision by Zoning Administrator

1. The Zoning Administrator may refer the zone lot amendment application to other affected or interested parties and agencies for review and comment as deemed necessary to make a decision on the application.
2. In deciding to approve, approve with conditions, or deny the proposed zone lot amendment, the Zoning Administrator shall consider relevant comments of all interested parties.
3. The Zoning Administrator may attach any condition to the zone lot amendment reasonably necessary to protect the health, safety and welfare of the community and to minimize adverse impacts on adjacent properties.

12.4.4.3 Review Criteria

The Zoning Administrator may approve an application for zone lot amendment only if the application meets the following review criteria:

- A. All owners of the zone lot have indicated in writing their agreement to the amendment.
- B. Except in the case of adding or removing land by an act of government through right-of-way vacation, condemnation, or threat of condemnation, the following criteria shall be met:
 1. A zone lot amendment shall not result in the creation of a new nonconforming or compliant zone lot, structure or land use.
 2. Nor shall a zone lot amendment increase an existing nonconforming or compliant structure's degree of nonconformity with this Code's standards (e.g., a zone lot amendment that would further decrease an existing compliant side interior setback is not allowed).

12.4.4.4 Recordation

The Zoning Administrator shall record all approved zone lot amendments in the real property records in the office of the Denver County Clerk and Recorder.

B. Pre-Application Meeting

A pre-application meeting is optional prior to submittal of a request for Code Interpretations and Determinations of Unlisted Uses. See Section 12.3.2, Pre-Application ~~Conference Meeting~~/ Concept Plan Review.

C. Application and Fees

All applications for Code Interpretations and Determinations of Unlisted Uses shall be filed in writing with Community Planning and Development. The applicant shall pay all required fees at the same time the application is submitted. See Section 12.3.3, Submission of Applications.

D. Review by Zoning Administrator

Within 30 days of receipt of a complete application for Code Interpretations and Determinations of Unlisted Uses, the Zoning Administrator shall:

1. Review and evaluate the application in light of this Code, the Comprehensive Plan, established administrative practices and past interpretations, the potential for establishing a precedent with the interpretation, and any other relevant policy and regulatory documents;
2. Review and evaluate the application with consideration of the general rules of interpretation specified in this Section 12.4.6.3.F, as applicable; and
3. Consult with the Manager, City Attorney, other agencies and staff, as necessary.

E. Final Decision by Zoning Administrator

1. Timing of Final Decision

Within 30 days of receipt of a complete application for Code Interpretations and Determinations of Unlisted Uses, the Zoning Administrator shall complete the review and make a final interpretation or determination unless the applicant agrees to an extension of time.

2. Authority to Impose Reasonable Conditions

In making a determination to allow an unlisted use, the Zoning Administrator may impose reasonable conditions on such use, which conditions shall be uniform throughout the zone district. In imposing conditions, the Zoning Administrator shall consider, at a minimum, the compatibility of the use within the zone districts in which the use may be permitted, the intensity of the use, the amount and configuration of physical space occupied by the use, and the potential for adverse impacts on adjacent properties.

3. Determination of Applicable Zoning Procedure

As part of a Code Interpretation or Determination of Unlisted Uses, the Zoning Administrator shall, as applicable, make a determination whether one or more of this Code's zoning procedures apply. For example, in determining that an unlisted use is permitted as a primary use in a zone district, the Zoning Administrator shall also determine what zoning procedure applies (e.g., ZP, ZPIN or ZPSE). The Zoning Administrator's determination of applicable zoning procedure shall be based on consideration of the zoning procedure(s) applicable to similar land uses or subject matter, and/or the degree to which the zoning procedure may inform mitigation of possible adverse impacts from the subject Code Interpretation or Use Determination.

4. Form of Determination

The Zoning Administrator shall provide the Code Interpretation or Determinations of Unlisted Uses to the applicant in writing. Such interpretation or determination shall also be kept in the files of the Zoning Administrator.

F. General Rules of Interpretation

When making a Code Interpretation or Determination of Unlisted Uses, the Zoning Administrator shall employ the following general rules, as applicable:

SECTION 12.4.9 ZONING PERMIT WITH SPECIAL EXCEPTION REVIEW

12.4.9.1 Applicability

Zoning permit with special exception review is required for the following:

- A. Establishment, expansion or enlargement of any use listed as a “Special Exception” use (“ZPSE”) in the Use and Parking Tables found in Articles 3 through 9.
- B. Establishment, expansion or enlargement of any use where an applicable use limitation in Articles 3 through 9, or in Article 11, Use Limitations and Definitions, or any other provision of this Code, states that Special Exception review under this Section is required.

12.4.9.2 Review Process

A. Initiation

The owner of the subject property or the owner’s authorized agent may initiate an application for a zoning permit with special exception review.

B. Pre-Application Meeting

A pre-application meeting with the Zoning Administrator is mandatory for review of a use qualifying as a zoning permit with special exception review under this Section. See Section 12.3.2, Pre-Application Meeting/[Concept Plan Review](#). Pre-application meetings for all other special exceptions are optional.

C. Application and Fees

1. Submittal in Writing

All applications for zoning permit with special exception review shall be filed in writing with the Zoning Administrator. The applicant shall pay all required fees at the same time the application is submitted. See Section 12.3.3, Submission of Applications.

2. Concurrent Applications

The applicant may submit an application for zoning permit with special exception review concurrent with other applications according to Section 12.3.3.9, Concurrent Applications. In no case, however, shall the City issue a building permit, as applicable, until the Board of Adjustment approves the special exception use and Community Planning and Development issues a zoning permit.

D. Public Notice Requirements

Informational Notice shall be provided as stated in Section 12.3.4.5, Informational Notice - General Provisions.

E. Review, Referral, and Recommendation by Zoning Administrator

1. The Zoning Administrator shall refer the application to the Board of Adjustment. The Board of Adjustment shall schedule the application for review and final decision at a public hearing, according to the rules of the Board of Adjustment.
2. The Zoning Administrator may refer the application to other affected or interested agencies for review and comment.
3. The Zoning Administrator shall consider the comments from all interested agencies, prepare a written recommendation based on the application's compliance with the review criteria below, and submit a written recommendation to the Board of Adjustment according to the rules of the Board of Adjustment.

F. Public Hearing and Final Decision by Board of Adjustment

1. The Board of Adjustment shall provide public notice and hold a public hearing on the proposed special exception according to the rules of the Board of Adjustment. The Board

2. An Official Map amendment applying zoning to lands newly included within the city's corporate boundaries after City Council approval of a minor boundary adjustment.

12.4.10.4 Review Process

A. Initiation

1. By City Council

- a. According to its authority under the City Charter, the City Council or any individual member of the City Council may initiate an official map amendment.
- b. The City Council or an individual City Council member may, but is not required to, follow the public notice or procedures in this Section 12.4.10.4. However, the City Council or any individual City Council member shall comply with the public notice and process provisions required by the Charter for an official map amendment (rezoning).

2. By Other Parties

Other than City Council or an individual City Council member, only the following parties may initiate an official map amendment:

- a. The Manager.
- b. All official map amendment applications for a PUD District, or for a zone district with waivers and/or conditions under Section 12.4.10.6, shall be initiated by all the owners of the entire land area subject to the rezoning application, or their representatives authorized in writing to do so.
- c. For official map amendment applications for other than a PUD District or zone district with waivers and/or conditions, an application for an official map amendment may be initiated by either:
 - i. All of the owners of the entire land area subject to the application for an official map amendment or their representatives authorized in writing to do so; or
 - ii. One or more of the owners of the real property subject to the application for amendment, or their representatives authorized in writing to do so, accompanied by a petition requesting the amendment and which petition, at the time of submittal, contains the signatures of the owner or owners of 51 percent or more of the total area of the zone lots subject to the application for amendment.

B. Pre-Application Meeting

1. A pre-application meeting is mandatory for an official map amendment (Rezoning). See Section 12.3.2, Pre-Application [Conference Meeting](#)/Concept Plan Review.
2. The Manager shall determine at the pre-application meeting whether a General Development Plan (GDP) is required under Section 12.4.12, General Development Plan. If the Manager determines a GDP is required by Section 12.4.12, the applicant shall be advised that an official map amendment application will not be approved until a GDP is approved according to Section 12.4.12.

C. Application and Fees - General

1. All applications for official map amendments shall be filed in writing with the Manager. The applicant shall pay all required fees at the same time the application is submitted. See Section 12.3.3, Submission of Applications. This provision does not apply to map amendments initiated by the Manager.

12.4.12.3 Timing of GDP Review

When preparation of a GDP is mandatory, the GDP shall be approved before final approval of the following, unless the Manager agrees to concurrent processing of such applications according to Section 12.3.3.9, Concurrent Applications:

- A. Official Map Amendment
- B. Subdivision under D.R.M.C., Chapter 50.

12.4.12.4 Initiation

- A. A GDP may be initiated by any one or combination of the following parties:
 - 1. The owner or owners of the entire subject property;
 - 2. The owner(s)'s authorized agent(s);
 - 3. The Manager;
 - 4. The manager of Parks and Recreation; or
 - 5. The manager of Public Works.
- B. The Manager shall be an applicant or co-applicant whenever a GDP includes a Secondary Area and/or when the owner or owners of the entire subject property are not applicants.

12.4.12.5 Minimum Open Space Requirements for a GDP

All applications for a General Development Plan shall comply with the following open space standards:

A. Minimum Amount Required

A minimum of 10% of the total GDP area (including the Primary Area plus any Secondary Areas) shall be included in the GDP as open space.

B. Design Criteria

- 1. The required open space shall be provided in one (1) or more areas.
- 2. The required open space shall remain publicly accessible and usable.
- 3. The required open space shall result in one or more of the following public benefits:
 - a. Enhanced connections to transit facilities, plazas, or streets;
 - b. Enhanced pedestrian environments; and/or
 - c. Enhances or creates public spaces.

12.4.12.6 Development Review Committee – Final Approval Authority

The Development Review Committee (“DRC”) shall have the authority to approve, approve with conditions, or deny a GDP application, after consideration of the recommendation from the Planning Board.

12.4.12.7 Pre-Application Conference Meeting

- A. A pre-application conference meeting is mandatory prior to the start of the concept GDP review and preliminary GDP review required under this Section. See 12.3.2, Pre-Application Conference Meeting/Concept Plan Review.
- B. The DRC shall attend the pre-application conference meeting, at which the applicant shall present the land use and development concept for the subject property and identify the existing or desired neighborhood context. The DRC, as part of the pre-application conference meeting,

and 50 foot width standards otherwise required for an Urban House form in that zone district. Development of the urban house on the existing 4,500 square foot zone lot must still comply with all other building height, siting, and design element form standards. Certain siting form standards, such as primary street and rear building setbacks or building coverage for an Urban House, are keyed to the lot width of the subject zone lot, including a nonconforming zone lot. In this example, the Urban House would be subject to setback and building coverage standards ~~key for~~ a 40-foot wide zone lot, as shown in the Urban House Building Form Table in Article 5 of this Code.

- B. For example, in the U-SU-C1 zone district, a zone lot of 4,500 square feet in total area and with a lot width of 40 feet, is nonconforming. The building form standards for a Detached Accessory Dwelling Unit building requires a minimum of 5,500 square feet of zone lot area as a prerequisite for development of such form. In this case, the owner could not develop a Detached Accessory Dwelling Unit building on her lot because the lot is less than the 5,500 square feet required in the U-SU-C1 zone district for that form.

SECTION 12.10.4 DEVELOPMENT ON CARRIAGE LOTS

This Section 12.10.4 applies to:

- A. All Nonconforming Zone Lots that qualify as Carriage Lots and do not contain a legally established Primary Dwelling Unit use; and
- B. All Nonconforming zone lots that qualify as Carriage Lots that contain a legally established Primary Dwelling Unit use in the event of Voluntary Demolition

Notwithstanding the requirement for zone lots to have frontage on a named or numbered public street, the Zoning Administrator may grant a zoning permit for detached accessory structures used for the noncommercial parking of motor vehicles (residential vehicle garages) or used to house accessory dwelling units on carriage lots in specific cases, provided the following procedures and conditions are satisfied:

12.10.4.1 The permit application under this subsection shall be subject to Zoning Permit Review with Information Notice, according to Section 12.4.2 of this Code.

12.10.4.2 In deciding to approve, approve with conditions, or deny the application, the Zoning Administrator shall consider written comments of all interested parties and the impact of the proposed detached accessory structure and proposed use on adjoining properties.

12.10.4.3 The Zoning Administrator may grant the zoning permit provided the proposed detached accessory structure complies with the following standards:

A. Ownership of the Subject Carriage Lot

The applicant shall be the owner of the subject carriage lot or portion thereof, and shall have their principal residence located in the block surrounding the subject carriage lot or portion thereof. The granting of the zoning permit shall be personal to the applicant.

B. Accessory Dwelling Unit Use of Detached Structure

The detached accessory structure may be used for an accessory dwelling unit provided such accessory dwelling unit use is permitted in the applicable zone district, and provided the proposed accessory dwelling unit use complies, to the maximum extent feasible, with the accessory dwelling unit standards in Section 11.8.2, except as stated in this Section 12.10.4.3.

C. Compliance with Building Form Standards

A detached accessory structure on a carriage lot shall comply with the applicable zone district building form standards for either a detached garage or a detached accessory dwelling unit building form, except that such structure shall comply with the following lot area and setback standards instead of the otherwise applicable building form standards.

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