

**2. All Other Applicable Standards -- Modification Allowed**

All of the provisions of the underlying Zone District shall be in full force and effect, unless such provisions are specifically varied by the provisions of the applicable design overlay Zone District, in which case the standard in the design overlay Zone District shall apply.

**9.4.5.3 Design Overlay Districts Established**

The following Design Overlay Districts are established:

DESIGN OVERLAY DISTRICT NAME	ZONING MAP DESIGNATOR
Uptown	DO-1
Washington Street	DO-2
Lafayette Street	DO-3
<u>Reserved</u>	<u>DO-4</u>
<u>South Sloan's Lake</u>	<u>DO-5</u>

**9.4.5.4 Effect of Approval**

**A. Official Map Designator**

Each Design Overlay District shall be shown on the official map by an "DO-" designator and an appropriate number placed after the underlying Zone District designation.

**B. Limitation on Permit Issuance**

No zoning permit for development or a use within an Design Overlay District shall be issued by the City unless the development or use meets the standards set forth in this Section, as applicable, and the applicable approved Rules and Regulations.

**9.4.5.5 Uptown Design Overlay District (DO-1)**

**A. Creation**

- There is hereby created an design overlay district designated as the Uptown Design Overlay District.
- As applied on the Official Zoning Map to properties retaining underlying Zone District designations pursuant to Former Chapter 59, DO-1 Uptown Design Overlay District's standards shall not be applicable until such properties are rezoned (through an Official Map Amendment) to an underlying Zone District pursuant to this Code.

**B. Lower Floor Building Design**

All new structures and all structures renovated where (1) the renovation is valued at more than 50 percent of the replacement cost of the existing building excluding land costs, and (2) the renovation includes alterations to the exterior of the building other than restoration of original design features with original materials, shall be subject to the design standards set forth below; provided, however, that if property is a designated historic structure, or is a contributing structure in a designated historic district, such property shall not be subject to the design standards and design review procedures set forth below.

**1. Lower Floor Design Standards**

All new structures and all renovated structures, where the renovation meets the requirements set forth in this Section 9.4.5.5.B, shall be subject to rules and regulations establishing design standards applicable to the lower eighty (80) feet of the building above street level, unless the applicant elects to participate in the design review process set forth in Section 9.4.5.5.B.2 below. Rules and regulations establishing design standards shall be prepared by Community Planning and Development and adopted by the Planning Board. The design standards are intended to promote consistent, continuous and active

**C. Height and Upper Story Setback Building Form Standard**

1. The maximum building height shall be 60 feet
2. There shall be an upper story building setback that shall prevent any portion of a building on the eastern 55 feet of lots 20 through 36, Block 27, Park Avenue Addition to Denver; to be in excess of 36 feet high
  - a. Terraces at the level of the upper story setback may extend no closer than 35 feet to the eastern lot lines
  - b. Unwalled balconies in the upper story building setback may extend no closer than 45 feet to the eastern lot lines
  - c. Flush mounted solar panels may encroach any distance into the upper story setback space.
3. There shall be an upper story building setback that shall prevent any portion of a building on lots 2 and 3, Block 27, Park Avenue Addition to Denver; to be in excess of 36 feet high
  - a. Terraces at the level of the upper story setback may extend no closer than 30 feet to the southern lot lines
  - b. Unwalled balconies in the upper story building setback may extend no closer than 40 feet to the southern lot lines.
  - c. Flush mounted solar panels may encroach any distance into the upper story setback space.
4. There shall be an upper story building setback that shall prevent any portion of a building on the southern 25 feet of the eastern 55 feet of lot 37, Block 27, Park Avenue Addition to Denver; to be in excess of 36 feet high.
  - a. Terraces at the level of the upper story setback may extend no closer than 35 feet to the eastern lot lines
  - b. Unwalled balconies in the upper story building setback may extend no closer than 45 feet to the eastern lot lines.
  - c. Flush mounted solar panels may encroach any distance into the upper story setback space.

**9.4.5.8 Reserved - Design Overlay (DO-4)**

**9.4.5.9 South Sloan’s Lake Design Overlay (DO-5)**

**A. Creation**

There is hereby created a Design Overlay District designated as the South Sloan’s Lake Design Overlay District (DO-5). This applies only to those areas that are mapped DO-5.

**B. Intent**

To apply additional building height limitations that create a transition down in height from new higher-intensity development to surrounding lower-intensity residential neighborhoods and uses, and Sloan’s Lake Park.

**C. Primary Buildings - Maximum Height**

**1. Stuart Street - West 17th Avenue to West 16th Avenue**

**a. Applicability**

This Section 9.4.5.9.C.1’s standards shall apply on the east side of Stuart Street, only for that portion of Stuart Street between West 17th Avenue and West 16th Avenue.

**b. Maximum Primary Building Height**

The maximum height of primary structures located within 80 feet of the Stuart Street zone lot line shall be 3 stories and 45 feet. See Figure 9.4-1.

**c. Height Exceptions**

The height exceptions listed in Section 7.3.7.1 of this Code, as applicable to a “C-MX-3 Zone District” and “All C-Zone Districts”, shall apply. In addition, Exterior Balconies are allowed as a height exception, subject to the following limitations:

- i. If Exterior Balconies (or any portion thereof) are provided that are located above the maximum allowed height of 3 stories and 45 feet, they shall be located a minimum of 72 feet from the zone lot line abutting Stuart Street. Such projection shall be measured perpendicular to the zone lot line abutting Stuart Street. See Figure 9.4-6.
- ii. No portion of the Exterior Balcony allowed under this height exception shall exceed the maximum height in feet otherwise allowed in an applicable underlying zone district.

Figure 9.4-1



**2. Stuart Street - West 16th Avenue to West Conejos Place**

**a. Applicability**

This Section 9.4.5.9.C.2's standards shall apply on the east side of Stuart Street, only for that portion of Stuart Street between West 16th Avenue and West Conejos Place.

**b. Maximum Primary Building Height**

The maximum height of primary structures located within 80 feet of the Stuart Street zone lot line shall be 4 stories and 60 feet. See Figure 9.4-2.

Figure 9.4-2



**c. Height Exceptions**

The height exceptions listed in Section 7.3.7.1 of this Code, as applicable to a "C-MX-3 Zone District" and "All C-Zone Districts", shall apply. In addition, Exterior Balconies are allowed as a height exception, subject to the following limitations:

- i. If Exterior Balconies (or any portion thereof) are provided that are located above the maximum allowed height of 4 stories and 60 feet, they shall be located a minimum of 72 feet from the zone lot line abutting Stuart Street. Such projection shall be measured perpendicular to the zone lot line abutting Stuart Street. See Figure 9.4-6.
- ii. No portion of the Exterior Balcony allowed under this height exception shall exceed the maximum height in feet otherwise allowed in an applicable underlying zone district.

**3. West 17th Avenue**

**a. Applicability**

This Section 9.4.5.9.C.3's standards shall apply on the south side of West 17th Avenue between Stuart Street and Quitman Street, except that area subject to the standards in Section 9.4.5.9.C.1. above.

- b. **Maximum Primary Building Height**  
The maximum height of primary structures located within 43 feet of the West 17th Avenue zone lot line shall be 5 stories and 70 feet. See Figure 9.4-3.

Figure 9.4-3



- c. **Height Exceptions**  
The height exceptions listed in Section 7.3.7.1 of this Code, as applicable to a “C-MX-5 Zone District” and “All C-Zone Districts”, shall apply. In addition, Exterior Balconies are allowed as a height exception, subject to the following limitations:
- i. If Exterior Balconies (or any portion thereof) are provided that are located above the maximum allowed height of 5 stories and 70 feet, they shall be located a minimum of 35 feet from the zone lot line abutting West 17th Avenue. Such projection shall be measured perpendicular to the zone lot line abutting 17th Avenue. See Figure 9.4-6.
  - ii. No portion of the Exterior Balcony allowed under this height exception shall exceed the maximum height in feet otherwise allowed in an applicable underlying zone district.
4. **Quitman Street**
- a. **Applicability**  
This Section 9.4.5.9.C.4’s standards shall apply on the west side of Quitman Street between West 17th Avenue and West Conejos Place.
  - b. **Maximum Primary Building Height**  
The maximum height of primary structures located within 60 feet of the Quitman Street zone lot line shall be 5 stories and 70 feet. See Figure 9.4-4.

Figure 9.4-4



c. **Height Exceptions**

The height exceptions listed in Section 7.3.7.1 of this Code, as applicable to a “C-MX-5 Zone District” and “All C-Zone Districts”, shall apply. In addition, Exterior Balconies are allowed as a height exception, subject to the following limitations:

- i. If Exterior Balconies (or any portion thereof) are provided that are located above the maximum allowed height of 5 stories and 70 feet, they shall be located a minimum of 52 feet from the zone lot line abutting Quitman Street. Such projection shall be measured perpendicular to the zone lot line abutting Quitman Street. See Figure 9.4-6.
- ii. No portion of the Exterior Balcony allowed under this height exception shall exceed the maximum height in feet otherwise allowed in an applicable base zone district.

5. **Perry Street**

a. **Applicability**

This Section 9.4.5.9.C.5's standards shall apply on the west side of Perry Street between West 17th Avenue and West Conejos Place.

b. **Maximum Primary Building Height**

The maximum height of primary structures located within 80 feet of the Perry Street zone lot line shall be 3 stories and 45 feet. See Figure 9.4-5.

Figure 9.4-5

*Not to Scale. Illustrative Only.*



c. **Height Exceptions**

The height exceptions listed in Section 7.3.7.1 of this Code, as applicable to a "C-MX-3 Zone District" and "All C-Zone Districts", shall apply. In addition, Exterior Balconies are allowed as a height exception, subject to the following limitations:

- i. If Exterior Balconies (or any portion thereof) are provided that are located above the maximum allowed height of 3 stories and 45 feet, they shall be located a minimum of 72 feet from the zone lot line abutting Perry Street. Such projection shall be measured perpendicular to the zone lot line abutting Perry Street. See Figure 9.4-6.
- ii. No portion of the Exterior Balcony allowed under this height exception shall exceed the maximum height in feet otherwise allowed in an applicable underlying zone district.

Figure 9.4-6

