Page Replacement Packet for DZC Text Amendment #5
New National Western Center Zone Districts (09.12.19)

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</table>

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DIVISION 2.3 CODE ORGANIZATION

SECTION 2.3.1 ARTICLES 3 THROUGH 7: NEIGHBORHOOD CONTEXTS

The Code is organized such that each Neighborhood Context is a separate Article. The purpose is to provide, to the extent possible, all regulations applicable to that Neighborhood Context in one location of the Code. Each Neighborhood Context Article has the same Division headings to ensure consistency when referencing regulations between Articles. Each of the Division headings are described below.

2.3.1.1 Neighborhood Context Description

Each Article provides a description of the Neighborhood Context. The description is organized to describe general character; street, block and access patterns; building placement and location; building height; and mobility. The description provides the basis for the context and form based regulations.

2.3.1.2 Districts

A. This Division establishes the menu of zone districts for the Neighborhood Context. There is a list of intent statements for each zone district in the Context.

B. Zone District Naming Convention: The zone districts for the Suburban, Urban Edge, Urban, General Urban and Urban Center Neighborhood Contexts follow a consistent naming convention, as follows:

<table>
<thead>
<tr>
<th>FIRST LETTER</th>
<th>SECOND LETTERS</th>
<th>THIRD LETTER OR THIRD NUMBER</th>
<th>OCCASIONAL LAST NUMBER OR LETTER</th>
<th>EXAMPLES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighborhood Context</td>
<td>Dominant Building Form and Character</td>
<td>Minimum Zone Lot Size in square feet or Maximum Building Height in stories</td>
<td>Special Purpose</td>
<td></td>
</tr>
<tr>
<td>S = Suburban E = Urban Edge U = Urban G = General Urban C = Urban Center</td>
<td>SU = Single Unit TU = Two Unit RH = Row House MU = Multi Unit RO = Residential Office RX = Residential Mixed Use CC = Commercial Corridor MX = Mixed Use MS = Main Street</td>
<td>Minimum Zone Lot Size 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 Heights 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</td>
<td>-</td>
<td>U-SU-A: Urban Neighborhood Context, allows single units and the minimum zone lot size is 3,000 sf U-SU-A1: Urban Neighborhood Context, allow single units, a minimum lot size of 3,000 sf and allows accessory dwelling units G-MU-3: General Urban Neighborhood, allows multiple family uses with a maximum height of 3 stories C-MX-5: Urban Center Neighborhood, allows a commercial and residential uses with a maximum height of 5 stories</td>
</tr>
</tbody>
</table>
2.3.1.3 **Design Standards**
The Design Standards Division establishes the intent of all applicable design standards, allowed building forms by zone district, building form standards and any exceptions or alternatives. A summary table provides an overview for easy reference. Each building form has a set of illustrations and a table of standards to ensure clarity in interpretation.

2.3.1.4 **Uses and Required Minimum Parking**
Uses and Parking provides a listing of all allowed uses by zone district. With each use category, the vehicle and bike parking requirements are listed.

**SECTION 2.3.2** **ARTICLE 8: DOWNTOWN NEIGHBORHOOD CONTEXT**
The Downtown Neighborhood Context is organized differently than Articles 3 through 7 due to the unique nature of the downtown zone districts. This Article contains all the zone districts within the city’s downtown area and applicable regulations. The Downtown Neighborhood Context has a different zone district naming convention. The first letter is "D" to denote the Downtown Neighborhood Context. The second letters are abbreviations for the specific neighborhood within Downtown. For example: D-AS is Downtown Arapahoe Square. After providing the zoning regulations for each downtown zone district, there are Sections on design standards and the uses and minimum parking requirements.

**SECTION 2.3.3** **ARTICLE 9: SPECIAL CONTEXTS AND DISTRICTS**
Article 9 contains regulations for Special Contexts and Districts. Special Contexts and Districts are those that need to be treated differently due to specialized uses, forms, regulations and/or procedures. Special Contexts and Districts have a different zone district naming convention described within each Division. The first letters indicate the type of context or district with subsequent lettering or numbering when there is variation.

2.3.3.1 **Industrial Context (I-MX, -A, -B):** The Industrial Context establishes zone districts that allow varying intensities and types of industrial forms and uses.

2.3.3.2 **Campus Context (CMP-H, -H2, -EI, -EI2, -ENT, -NWC, -NWC-C, -NWC-G, -NWC-F, -NWC-R):** The Campus Context establishes zone districts for larger scale sites offering healthcare, education/institution, entertainment, and the National Western Center.

2.3.3.3 **Open Space Context (OS-A, -B, -C):** The Open Space Context establishes zone districts for various types of park, recreational and open space land.

2.3.3.4 **Overlay Districts (CO, UO, IO, DO, AIO):** Overlay Districts are zone districts that apply in addition to the base zone district. There are Conservation Overlay Districts, Use Overlay Districts, Design Overlay Districts, Incentive Overlay Districts and the Airport Influence Overlay District.

2.3.3.5 **Denver International Airport District:** This district applies to the Denver International Airport.

2.3.3.6 **O-1 Zone District:** O-1 is a zone district that applies to various recreation, institutional, and utilities.

2.3.3.7 **Planned Unit Development District:** The Planned Unit Development District is a unique zone district that provides form, use, parking and other standards tailored to a particular site.

2.3.3.8 **Master Planned Context:** The Master Planned Context is intended for larger scale sites that will develop over a long period of time and in multiple phases. Within the Master Planned Context there is a menu of residential and mixed use zone district.

**SECTION 2.3.4** **ARTICLES 10 THROUGH 13: GENERAL STANDARDS AND PROCEDURES**
Articles 10 through 13 contain regulations that apply throughout the city and are not unique to a Neighborhood Context or Special Context. They are organized together so that common regulations are found in the same place such as use limitations, procedures, definitions and rules of measurement.
DIVISION 2.5  ESTABLISHMENT OF ZONE DISTRICTS

The following are the zone districts organized by context:

2.5.1.1  Suburban, Urban Edge and Urban Neighborhood Context:

<table>
<thead>
<tr>
<th>SUBURBAN NEIGHBORHOOD CONTEXT</th>
<th>URBAN EDGE NEIGHBORHOOD CONTEXT</th>
<th>URBAN NEIGHBORHOOD CONTEXT</th>
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</thead>
<tbody>
<tr>
<td>S-SU-A Single Unit A</td>
<td>E-SU-A Single Unit A</td>
<td>U-SU-A Single Unit A</td>
</tr>
<tr>
<td>S-SU-D Single Unit D</td>
<td>E-SU-B Single Unit B</td>
<td>U-SU-A1 Single Unit A1</td>
</tr>
<tr>
<td>S-SU-Fx Single Unit Fx</td>
<td>E-SU-D Single Unit D</td>
<td>U-SU-A2 Single Unit A2</td>
</tr>
<tr>
<td>S-SU-F Single Unit F</td>
<td>E-SU-Dx Single Unit Dx</td>
<td>U-SU-B Single Unit B</td>
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<td>S-SU-F1 Single Unit F1</td>
<td>E-SU-D1 Single Unit D1</td>
<td>U-SU-B1 Single Unit B1</td>
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<tr>
<td>S-SU-Ix Single Unit Ix</td>
<td>E-SU-D1x Single Unit D1x</td>
<td>U-SU-B2 Single Unit B2</td>
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<tr>
<td>S-SU-I Single Unit I</td>
<td>E-SU-G Single Unit G</td>
<td>U-SU-C Single Unit C</td>
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<tr>
<td>S-RH-2.5 Row House 2.5</td>
<td>E-SU-G1 Single Unit G1</td>
<td>U-SU-C1 Single Unit C1</td>
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<tr>
<td>S-MU-3 Multi Unit 3</td>
<td>E-TU-B Two Unit B</td>
<td>U-SU-C2 Single Unit C2</td>
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<td>S-MU-5 Multi Unit 5</td>
<td>E-TU-C Two Unit C</td>
<td>U-SU-E Single Unit E</td>
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<td>S-MU-8 Multi Unit 8</td>
<td>E-RH-2.5 Row House 2.5</td>
<td>U-SU-E1 Single Unit E1</td>
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<td>S-MU-12 Multi Unit 12</td>
<td>E-MU-2.5 Multi Unit 2.5</td>
<td>U-SU-H Single Unit H</td>
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<td>S-MU-20 Multi Unit 20</td>
<td>E-RX-3 Residential Mixed Use 3</td>
<td>U-SU-H1 Single Unit H1</td>
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<td>S-CC-3x Commercial Corridor 3x</td>
<td>E-RX-5 Residential Mixed Use 5</td>
<td>U-TU-B Two Unit B</td>
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<td>E-CC-3x Commercial Corridor 3x</td>
<td>U-TU-B2 Two Unit B2</td>
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<td>S-CC-5x Commercial Corridor 5x</td>
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<td>S-MX-12A Mixed Use 12A</td>
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<td>S-MS-3 Main Street 3</td>
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<td>S-MS-5 Main Street 5</td>
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### 2.5.1.2 General Urban, Urban Center and Downtown Neighborhood Context:

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<tr>
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<th>DOWNTOWN NEIGHBORHOOD CONTEXT</th>
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### 2.5.1.3 Special Contexts and Zone Districts:

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<th>OPEN SPACE CONTEXT</th>
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<td>Open Space Conservation</td>
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</table>

Amendment: 3

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3.3.5.3 Street Level Active Uses in the S-MX and S-MS Zone Districts

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

B. Applicability
This Section 3.3.5.3 applies to the General and Shopfront building forms in the S-MX zone districts and the Shopfront building form in the S-MS zone districts.

C. Street Level Active Uses
1. Street Level active uses include all permitted primary uses except the following:
   a. Mini-storage Facility; or
   b. Wholesale Trade or Storage, Light.
2. Street Level active uses include all permitted accessory uses except the following:
   a. Car Wash Bay Accessory to Automobile Services or Hotel Uses; or
   b. Drive Through Facility Accessory to Eating/Drinking Establishments and to Retail Sales, Service, and Repair Uses.
3. Street Level active uses shall not include Parking Spaces or Parking Aisles.
4. Street Level active uses shall occupy Street Level floor area for a minimum depth of 15 feet (may include the depth of a recessed entrance allowed to meet minimum pedestrian access standards).
5. The length of any build-to alternatives, except Arcades, permitted by Section 3.3.6.1 shall not apply toward the required percentage of Street Level building frontage that must be occupied by a Street Level active use.
   a. An Arcade may contribute to the Street Level Active use requirement for a maximum of 6 feet of the required 15 foot depth.
6. The portion of the Street Level building frontage that meets the Street Level active use requirement shall contain at least one window or door that meets the minimum transparency requirement standards in Section 13.1.6.3.A.4.

SECTION 3.3.6 DESIGN STANDARD ALTERNATIVES

3.3.6.1 Required Build-To Alternatives

A. Intent
To help define the public realm and enhance the visual quality of the built environment where it is not possible to do so with building facades.

B. Allowance
The following alternatives may be used singularly or in combination as alternatives to a required build-to standard and may count toward the required build-to no more than as described in the table below, provided all alternatives meet the requirements stated in Section 13.1.5.8.E.
REQUIRED BUILD-TO ALTERNATIVES

<table>
<thead>
<tr>
<th>ZONE DISTRICT</th>
<th>PERMANENT OUTDOOR PATIO SEATING (MAX INCREASE IN BUILD-TO RANGE)</th>
<th>PRIVATE OPEN SPACE (MAX % OF BUILD-TO)</th>
<th>GARDEN WALL (MAX % OF BUILD-TO)</th>
<th>GARDEN WALL WITH COVERED SEATING FOR PEDESTRIANS (MAX % OF BUILD-TO)</th>
<th>PERGOLA (MAX % OF BUILD-TO)</th>
<th>ARCADE (MAX % OF BUILD-TO)</th>
<th>COURTYARD (MAX % OF BUILD-TO)</th>
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</thead>
<tbody>
<tr>
<td>S-MU S-CC S-MS</td>
<td>na</td>
<td>na</td>
<td>25%**</td>
<td>30%**</td>
<td>30%**</td>
<td>100%</td>
<td>na</td>
</tr>
<tr>
<td>S-MX</td>
<td>10**</td>
<td>na</td>
<td>25%**</td>
<td>30%**</td>
<td>30%**</td>
<td>100%</td>
<td>na</td>
</tr>
</tbody>
</table>

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

3.3.6.2 Primary Street Upper Story Setback

A. Intent
To provide flexibility while maintaining and promoting a pedestrian-scaled primary street.

B. Applicability
S-MX-8, S-MX-8A, S-MX-12, S-MX-12A

C. Alternative
When the building is placed at 0 feet on the Primary Street Zone Lot Line, then the Upper Story Setback above 5 stories or 70 feet may be reduced to 15 feet. This alternative only applies to portions of buildings placed at 0 feet on the Primary Street Zone Lot Line. Therefore, any portions of the building placed beyond 0 feet shall meet the Upper Story Setback stated in the building form table.

3.3.6.3 Transparency Alternatives

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

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

TRANSPARENCY ALTERNATIVES

<table>
<thead>
<tr>
<th>ZONE DISTRICT</th>
<th>ZONE LOT LINE DESIGNATION</th>
<th>DISPLAY CASES AND AUTOMATED TELLER MACHINES (MAX)</th>
<th>WALL DESIGN ELEMENTS (MAX)</th>
<th>PERMANENT OUTDOOR EATING / SERVING AREAS (MAX)</th>
<th>PERMANENT ART (MAX)</th>
<th>COMBINATION OF ALTERNATIVES (MAX)</th>
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</thead>
<tbody>
<tr>
<td>S-MU</td>
<td>Primary Street</td>
<td>40%</td>
<td>50%</td>
<td>60%</td>
<td>40%</td>
<td>80%</td>
</tr>
<tr>
<td>Side Street</td>
<td>40%</td>
<td>50%</td>
<td>80%</td>
<td>40%</td>
<td>80%</td>
<td></td>
</tr>
</tbody>
</table>
### Article 3. Suburban Neighborhood Context
### Division 3.4 Uses and Required Minimum Parking

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

#### USE CATEGORY

<table>
<thead>
<tr>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>USE CATEGORY</strong></td>
<td></td>
</tr>
<tr>
<td>Education</td>
<td></td>
</tr>
<tr>
<td>Elementary or Secondary School</td>
<td></td>
</tr>
<tr>
<td>- Vehicle - High School: 2/1,000 sf GFA</td>
<td>L-ZP $\text{§11.3.8}$</td>
</tr>
<tr>
<td>- Bicycle - High School: 1/20,000 sf GFA (0/100)</td>
<td></td>
</tr>
<tr>
<td>- Vehicle - All Others: 1/1,000 sf GFA</td>
<td></td>
</tr>
<tr>
<td>- Bicycle - All Others: 1/10,000 sf GFA (0/100)</td>
<td></td>
</tr>
<tr>
<td>University or College</td>
<td></td>
</tr>
<tr>
<td>- Vehicle: 1/1,000 sf GFA</td>
<td>NP $\text{§11.3.8}$</td>
</tr>
<tr>
<td>- Bicycle: 1/10,000 sf GFA</td>
<td></td>
</tr>
<tr>
<td>Vocational or Professional School</td>
<td></td>
</tr>
<tr>
<td>- Vehicle: 1/1,000 sf GFA</td>
<td>NP $\text{§11.3.8}$</td>
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<tr>
<td>- Bicycle: 1/10,000 sf GFA</td>
<td></td>
</tr>
<tr>
<td>Public and Religious Assembly</td>
<td></td>
</tr>
<tr>
<td>- All Types</td>
<td></td>
</tr>
<tr>
<td>- Vehicle: .5/1,000 sf GFA</td>
<td>NP $\text{§11.3.10}$</td>
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<td>- Bicycle: 1/10,000 sf GFA</td>
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#### COMMERCIAL SALES, SERVICES, & REPAIR PRIMARY USE CLASSIFICATION

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<tbody>
<tr>
<td><strong>USE CATEGORY</strong></td>
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<tr>
<td>Adult Business</td>
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<tr>
<td>- All Types</td>
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<tr>
<td>- Arts, Recreation and Entertainment Services, Indoor</td>
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</tr>
<tr>
<td>- Vehicle - Artist Studio: 0.3/1000 sf GFA</td>
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</tr>
<tr>
<td>- Vehicle - All Others - MS only: 2/1,000 sf GFA</td>
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</tr>
<tr>
<td>- Vehicle - All Others: 2.5/1,000 sf GFA</td>
<td></td>
</tr>
<tr>
<td>- Bicycle - All Others: 2/1,000 sf GFA</td>
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</tr>
<tr>
<td>- Arts, Recreation and Entertainment Services, Outdoor*</td>
<td></td>
</tr>
<tr>
<td>- Vehicle - MS only: 2/1,000 sf GFA</td>
<td></td>
</tr>
<tr>
<td>- Vehicle: 2.5/1,000 sf GFA</td>
<td></td>
</tr>
<tr>
<td>- Bicycle: 1/20,000 sf GFA</td>
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</tr>
<tr>
<td>- Event Space with Alternate Parking and Loading*</td>
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<tr>
<td>- Vehicle: No requirement</td>
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</tr>
<tr>
<td>- Bicycle: No requirement</td>
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</tr>
<tr>
<td>- Sports and/or Entertainment Arena or Stadium*</td>
<td></td>
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</tbody>
</table>

See Section 9.4.4, Use Overlay Districts, for adult business use allowance in the UO-1 District.
### Article 3. Suburban Neighborhood Context
#### Division 3.4 Uses and Required Minimum Parking

**KEY:**  
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---

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>APPPLICABLE USE LIMITATIONS</th>
</tr>
</thead>
</table>
|              | • 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) |                           |
|              | **S-SU-Fx**       | **S-MU-3**                  |
|              | **S-SU-Ix**       | **S-MU-12**                 |
|              | **S-RH-2.5**      | **S-CC-3x**                 |
|              | **S-MU-20**       | **S-CC-Sx**                 |
|              | **S-SU-A**        | **S-CC-3**                  |
|              | **S-SU-D**        | **S-CC-5**                  |
|              | **S-SU-F**        | **S-MX-2x**                 |
|              | **S-SU-F1**       | **S-MX-2A**                 |
|              | **S-SU-I**        | **S-MX-12**                 |
|              | **S-SU-Fx**       | **S-MS-3**                  |
|              | **S-SU-Ix**       | **S-MS-5**                  |

**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)

<table>
<thead>
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<th>SPECIFIC USE TYPE</th>
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<tbody>
<tr>
<td></td>
<td></td>
<td><strong>L-ZPIN</strong></td>
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<tr>
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<td><strong>L-ZPIN</strong></td>
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**Parking of Vehicles**

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**Eating & Drinking Establishments**

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<td></td>
<td><strong>P-ZP</strong></td>
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<tr>
<td></td>
<td></td>
<td><strong>NP</strong></td>
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<td></td>
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**Lodging Accommodations**

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<tr>
<td></td>
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<td><strong>P-ZP</strong></td>
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<tr>
<td></td>
<td></td>
<td><strong>P-ZP</strong></td>
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<tr>
<td></td>
<td></td>
<td><strong>NP</strong></td>
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DENVER ZONING CODE  
June 25, 2010 | Republished May 24, 2018
<table>
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<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
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<tbody>
<tr>
<td>Lodging Accommodations, All Others</td>
<td>Lodging Accommodations, All Others</td>
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<tr>
<td></td>
<td>Vehicle: 1/guest room or unit</td>
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<td></td>
<td>Bicycle: 1/20,000 sf GFA (60/40)</td>
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<td>Dental / Medical Office or Clinic</td>
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<tr>
<td></td>
<td>Vehicle: 2/1,000 sf GFA</td>
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</tr>
<tr>
<td></td>
<td>Bicycle: 1/20,000 sf GFA (60/40)</td>
<td></td>
</tr>
<tr>
<td>Office, All Others</td>
<td>Office, All Others</td>
<td>NP</td>
</tr>
<tr>
<td></td>
<td>Vehicle: 2/1,000 sf GFA</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Bicycle: 1/20,000 sf GFA (60/40)</td>
<td></td>
</tr>
<tr>
<td>Animal Sales and Services, Household Pets Only</td>
<td>Animal Sales and Services, Household Pets Only</td>
<td>NP</td>
</tr>
<tr>
<td></td>
<td>Vehicle - MS only: 2/1,000 sf GFA</td>
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</tr>
<tr>
<td></td>
<td>Vehicle: 2.5/1,000 sf GFA</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Bicycle: 1/20,000 sf GFA (20/80)</td>
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</tr>
<tr>
<td>Animal Sales and Services, All Others</td>
<td>Animal Sales and Services, All Others</td>
<td>NP</td>
</tr>
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<td></td>
<td>Vehicle - MS only: 2/1,000 sf GFA</td>
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<tr>
<td></td>
<td>Vehicle: 2.5/1,000 sf GFA</td>
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<tr>
<td></td>
<td>Bicycle: 1/20,000 sf GFA (20/80)</td>
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<td>Food Sales or Market</td>
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<td>Vehicle: 2.5/1,000 sf GFA</td>
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</tr>
<tr>
<td></td>
<td>Bicycle: 1/20,000 sf GFA (20/80)</td>
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<tr>
<td>Pawn Shop</td>
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<tr>
<td></td>
<td>Retail Sales, Service &amp; Repair -- Outdoor*</td>
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<tr>
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<td>Vehicle - MS only: 2/1,000 sf GFA</td>
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</tr>
<tr>
<td></td>
<td>Vehicle: 2.5/1,000 sf GFA</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Bicycle: 1/20,000 sf GFA (20/80)</td>
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<tr>
<td>Retail Sales, Service &amp; Repair - Firearms Sales</td>
<td>Retail Sales, Service &amp; Repair - Firearms Sales</td>
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</tr>
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<td></td>
</tr>
<tr>
<td></td>
<td>Vehicle: 2.5/1,000 sf GFA</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Bicycle: 1/20,000 sf GFA (20/80)</td>
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<tr>
<td>Retail Sales, Service &amp; Repair, All Others</td>
<td>Retail Sales, Service &amp; Repair, All Others</td>
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<td>Vehicle: 2.5/1,000 sf GFA</td>
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<tr>
<td></td>
<td>Bicycle: 1/20,000 sf GFA (20/80)</td>
<td></td>
</tr>
</tbody>
</table>
### Article 3. Suburban Neighborhood Context
### Division 3.4 Uses and Required Minimum Parking

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
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<td></td>
<td></td>
</tr>
<tr>
<td></td>
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</tr>
</tbody>
</table>

#### 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-A**
- **S-SU-D**
- **S-SU-F**
- **S-SU-F1**
- **S-SU-I**
- **S-SU-A**
- **S-SU-D**
- **S-SU-F**
- **S-SU-F1**
- **S-SU-I**

---

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---

**COMMUNICATIONS AND INFORMATION**

<table>
<thead>
<tr>
<th>ANTENNAS NOT ATTACHED TO A TOWER*</th>
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<th>L-ZP</th>
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<th>L-ZP/ ZPIN/ ZPSE</th>
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<th>L-ZP/ ZPIN/ ZPSE</th>
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#### INDUSTRIAL, MANUFACTURING & WHOLESALE PRIMARY USE CLASSIFICATION

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<table>
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<th>L-ZP</th>
<th>L-ZP</th>
<th>L-ZP</th>
<th>$11.5.3</th>
</tr>
</thead>
</table>

---

**INDUSTRIAL SERVICES**

<table>
<thead>
<tr>
<th>CONTRACTORS, SPECIAL TRADE - GENERAL*</th>
<th>L-ZP</th>
<th>L-ZP</th>
<th>L-ZP</th>
<th>L-ZP</th>
<th>L-ZP</th>
<th>L-ZP</th>
<th>L-ZP</th>
<th>L-ZP</th>
<th>L-ZP</th>
<th>$11.5.3</th>
</tr>
</thead>
</table>

**DENVER ZONING CODE**

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<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
</tr>
</thead>
</table>
| **Industrial Services**        | Food Preparation and Sales, Commercial  
- Vehicle: .5 / 1,000 sf GFA  
- Bicycle: No requirement | § 11.5.5                   |
|                                | Laboratory, Research, Development and Technological Services  
- Vehicle: .5 / 1,000 sf GFA  
- Bicycle: No requirement | § 11.5.6                   |
|                                | Service/Repair, Commercial  
- Vehicle: .5 / 1,000 sf GFA  
- Bicycle: No requirement | § 11.5.7                   |
| **Manufacturing and Production** | Manufacturing, Fabrication & Assembly -- Custom  
- Vehicle: .5 / 1,000 sf GFA  
- Bicycle: No requirement | § 11.5.8                   |
|                                | Manufacturing, Fabrication & Assembly -- General  
- Vehicle: .5 / 1,000 sf GFA  
- Bicycle: No requirement | § 11.5.9                   |
|                                | Manufacturing, Fabrication & Assembly -- Heavy |                           |
| **Mining & Extraction and Energy Producing Systems** | Wind Energy Conversion Systems*  
- No Parking Requirements | § 11.5.13                  |
|                                | Oil, Gas -- Production, Drilling*  
- No Parking Requirements |                           |
|                                | Sand or Gravel Quarry*  
- No Parking Requirements |                           |
| **Transportation Facilities**  | Railroad Facilities*  
- No Parking Requirements | § 11.5.14                  |
|                                | Railway Right-of-Way*  
- No Parking Requirements |                           |
|                                | Terminal, Station or Service Facility for Passenger Transit System  
- Vehicle: .5 / 1,000 sf GFA  
- Bicycle: No requirement | § 11.5.16                  |
| **Waste Related Services**     | Automobile Parts Recycling Business*  
- No Parking Requirements |                           |
|                                | Junkyard*  
- No Parking Requirements |                           |
|                                | Recycling Center  
- No Parking Requirements |                           |
|                                | Recycling Plant, Scrap Processor  
- No Parking Requirements |                           |
|                                | Recycle, Waste Facility  
- No Parking Requirements |                           |
| **Wholesale, Storage, Warehouse & Distribution** | Automobile Towing Service Storage Yard*  
- Vehicle: 0.1 / 1,000 sf GFA  
- Bicycle: No requirement | § 11.5.23                  |
|                                | Mini-storage Facility  
- Vehicle: 0.1 / 1,000 sf GFA  
- Bicycle: No requirement |                           |

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### Article 3. Suburban Neighborhood Context

### Division 3.4 Uses and Required Minimum Parking

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<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wholesale, Storage, Warehouse &amp; Distribution</td>
<td>Vehicle Storage, Commercial*&lt;br&gt;- Vehicle: .5 / 1,000 sf GFA&lt;br&gt;- Bicycle: No requirement</td>
<td>NP NP NP NP NP L-ZPIN NP NP NP NP $11.5.24</td>
</tr>
<tr>
<td>Wholesale Trade or Storage, General</td>
<td>Wholesale Trade or Storage, Light&lt;br&gt;- Vehicle: .5 / 1,000 sf GFA&lt;br&gt;- Bicycle: No requirement</td>
<td>NP NP NP NP NP P-ZPIN NP NP NP NP</td>
</tr>
<tr>
<td></td>
<td>Wholesale Trade or Storage, Light&lt;br&gt;- Vehicle: .5 / 1,000 sf GFA&lt;br&gt;- Bicycle: No requirement</td>
<td>NP NP NP NP NP L-ZPIN/ ZPIN/ ZPSE NP NP L-ZPIN/ ZPIN/ ZPSE $11.5.26</td>
</tr>
<tr>
<td>Agriculture</td>
<td>Aquaculture*</td>
<td>NP NP NP NP NP NP NP NP NP NP</td>
</tr>
<tr>
<td></td>
<td>Garden, Urban*&lt;br&gt;- Vehicle: .5 / 1,000 sf GFA&lt;br&gt;- Bicycle: No requirement</td>
<td>L-ZP L-ZP L-ZP L-ZP L-ZP L-ZP L-ZP L-ZP L-ZP L-ZP L-ZP $11.6.2</td>
</tr>
<tr>
<td></td>
<td>Husbandry, Animal*</td>
<td>NP NP NP NP NP NP NP NP NP NP</td>
</tr>
<tr>
<td></td>
<td>Husbandry, Plant*</td>
<td>NP NP NP NP NP NP NP NP NP NP</td>
</tr>
<tr>
<td></td>
<td>Plant Nursery&lt;br&gt;- Vehicle: .5 / 1,000 sf GFA&lt;br&gt;- Bicycle: No requirement</td>
<td>NP NP NP NP NP L-ZP L-ZP L-ZP L-ZP L-ZP L-ZP $11.6.4</td>
</tr>
<tr>
<td>Accessory to Primary Residential Uses</td>
<td>Unlisted Accessory Uses&lt;br&gt; - L - Applicable to all Zone Districts</td>
<td>$11.7</td>
</tr>
<tr>
<td></td>
<td>Accessory Dwelling Unit</td>
<td>NP S-SU-F1 only: L-ZP, All other: NP L-ZP L-ZP L-ZP L-ZP L-ZP L-ZP L-ZP $11.7; §11.8.2</td>
</tr>
<tr>
<td></td>
<td>Domestic Employee</td>
<td>L L L L L L L L L L $11.7; §11.8.3</td>
</tr>
<tr>
<td></td>
<td>Garden*</td>
<td>L L L L L L L L L L $11.7; §11.8.4</td>
</tr>
<tr>
<td></td>
<td>Keeping of Household Animals*&lt;br&gt;- L/ L-ZPIN L/ L-ZPIN L/ L-ZPIN L/ L-ZPIN L/ L-ZPIN L/ L-ZPIN L/ L-ZPIN L/ L-ZPIN L/ L-ZPIN L/ L-ZPIN $11.7; §11.8.5</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Keeping and Off-Street Parking of Vehicles, Motorcycles, Trailers &amp; Recreational Vehicles*</td>
<td>L L L L L L L L L L $11.7; §10.9</td>
</tr>
<tr>
<td></td>
<td>Kennel or Exercise Run*</td>
<td>L L L L L L L L L L $11.7; §11.8.6</td>
</tr>
<tr>
<td></td>
<td>Limited Commercial Sales, Services Accessory to Multi-Unit Dwelling Use</td>
<td>NP NP NP L-ZP Not Applicable - See Permitted Primary Uses $11.7; §11.8.7</td>
</tr>
<tr>
<td></td>
<td>Outdoor Storage, Residential*</td>
<td>L L L L L L L L L L $11.7; §11.8.8</td>
</tr>
<tr>
<td></td>
<td>Second Kitchen Accessory to Single Unit Dwelling Use</td>
<td>L-ZP L-ZP L-ZP L-ZP L-ZP L-ZP L-ZP L-ZP L-ZP L-ZP L-ZP $11.7; §11.8.9</td>
</tr>
<tr>
<td></td>
<td>Short-term Rental</td>
<td>L L L L L L L L L L $11.7; §11.8.10</td>
</tr>
<tr>
<td></td>
<td>Vehicle Storage, Repair and Maintenance*</td>
<td>L L L L L L L L L L $11.7; §10.9</td>
</tr>
<tr>
<td></td>
<td>Wind Energy Conversion Systems*&lt;br&gt;- L-ZPIN/ ZPIN/ ZPSE L-ZPIN/ ZPIN/ ZPSE L-ZPIN/ ZPIN/ ZPSE L-ZPIN/ ZPIN/ ZPSE L-ZPIN/ ZPIN/ ZPSE Not Applicable - See Permitted Primary Uses $11.8; §11.5.13</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Yard or Garage Sales*</td>
<td>L L L L L L L L L L $11.8; §11.8.11</td>
</tr>
</tbody>
</table>
### Article 3. Suburban Neighborhood Context

#### Division 3.4 Uses and Required Minimum Parking

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<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Home Occupations (Parking is Not Required for Home Occupations Unless Specifically Stated in this Table or in an Applicable Use Limitations)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Adult Care Home</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Animal Care Services</td>
<td>NP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Artist Studio</td>
<td>NP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Beauty Shop or Salon</td>
<td>NP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Child Care Home, Small</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Child Care Home, Large</td>
<td>L-ZPIN</td>
<td>L-ZPIN</td>
</tr>
<tr>
<td>Clock and Watch Repair</td>
<td>NP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Craft Work</td>
<td>NP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Custom Dress-making, Millinery, Tailoring, Sewing</td>
<td>NP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Food Preparation</td>
<td>NP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Foster Family Care</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Fresh Produce and Cottage Foods Sales*</td>
<td>NP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Laundering and Pressing</td>
<td>NP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Office, Non-Medical, Non-Dental</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Professional Studio</td>
<td>NP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Rooming and/or Boarding</td>
<td>NP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Tutoring Services</td>
<td>NP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Unlisted Home Occupations</td>
<td>NP</td>
<td>L-ZPIN</td>
</tr>
</tbody>
</table>

---

**Table Notes:**

- **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)

---

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### ACCESSORY TO PRIMARY NONRESIDENTIAL USES USE CLASSIFICATION

<table>
<thead>
<tr>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unlisted Accessory Uses</td>
<td>L - Applicable to all Zone Districts</td>
</tr>
<tr>
<td>Amusement Devices Accessory to Eating/Drinking Establishments, College/University and Theater Uses</td>
<td>NP</td>
</tr>
<tr>
<td>Automobile Rental Services Accessory to Certain Retail Uses*</td>
<td>NP</td>
</tr>
<tr>
<td>Book or gift store; media recording and production facilities accessory to public libraries, museums, places of religious assembly, colleges or universities</td>
<td>L</td>
</tr>
<tr>
<td>Car Wash Bay Accessory to Automobile Services</td>
<td>NP</td>
</tr>
<tr>
<td>College accessory to a Place for Religious Assembly</td>
<td>L</td>
</tr>
<tr>
<td>Conference Facilities Accessory to Hotel Use</td>
<td>NP</td>
</tr>
<tr>
<td>Drive Through Facility Accessory to Eating/Drinking Establishments and to Retail Sales, Service, and Repair Uses*</td>
<td>NP</td>
</tr>
<tr>
<td>Emergency Vehicle Access Point</td>
<td>NP</td>
</tr>
<tr>
<td>Garden*</td>
<td>L</td>
</tr>
<tr>
<td>Keeping of Animals</td>
<td>L/L-ZPIN</td>
</tr>
<tr>
<td>Nonresidential Uses in Existing Business Structures In Residential Zones - Accessory Uses</td>
<td>L</td>
</tr>
<tr>
<td>Occasional Sales, Services Accessory to Places of Religious Assembly*</td>
<td>L</td>
</tr>
<tr>
<td>Outdoor Eating and Serving Area Accessory to Eating/Drinking Establishment Use*</td>
<td>NP</td>
</tr>
<tr>
<td>Outdoor Entertainment Accessory to an Eating/Drinking Establishment Use*</td>
<td>NP</td>
</tr>
<tr>
<td>Outdoor Retail Sale and Display*</td>
<td>NP</td>
</tr>
<tr>
<td>Outdoor Storage, General*</td>
<td>NP</td>
</tr>
<tr>
<td>Outdoor Storage, Limited*</td>
<td>NP</td>
</tr>
<tr>
<td>Rental or Sales of Adult Material Accessory to a Permitted Bookstore Retail Sales Use</td>
<td>NP</td>
</tr>
</tbody>
</table>
KEY:  * = Need Not be Enclosed  P = Permitted Use without Limitations  L = Permitted Use with Limitations  NP = Not Permitted Use  
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<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Vehicle Parking Reqmt: # spaces per unit of measurement</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Bicycle Parking Reqmt: # spaces per unit of measurement (% Required Spaces in Enclosed Facility / % Required Spaces in Fixed Facility)</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>TEMPORARY USE CLASSIFICATION</th>
</tr>
</thead>
</table>

**Temporary Uses**
(Parking is Not Required for Temporary Uses Unless Specifically Stated in this Table or in an Applicable Use Limitations)

<table>
<thead>
<tr>
<th>Unlisted Temporary Uses</th>
<th>L - Applicable to all Zone Districts</th>
<th>§11.11.1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ambulance Service - Temporary</td>
<td>NP</td>
<td>NP</td>
</tr>
<tr>
<td>Amusement / Entertainment - Temporary*</td>
<td>NP</td>
<td>NP</td>
</tr>
<tr>
<td>Bazaar, Carnival, Circus or Special Event*</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Building or yard for construction materials*</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Concrete, Asphalt, and Rock Crushing Facility*</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Fence for Demolition or Construction Work</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Health Care Center</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Noncommercial Concrete Batching Plant*</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Outdoor Retail Sales - Pedestrian / Transit Mall*</td>
<td>NP</td>
<td>NP</td>
</tr>
<tr>
<td>Outdoor Retail Sales*</td>
<td>NP</td>
<td>NP</td>
</tr>
<tr>
<td>Outdoor Sales, Seasonal*</td>
<td>NP</td>
<td>NP</td>
</tr>
<tr>
<td>Parking Lot Designated for a Special Event*</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Retail Food Establishment, Mobile*</td>
<td>NP</td>
<td>NP</td>
</tr>
<tr>
<td>Temporary Construction Office</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Temporary Office - Real Estate Sales</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Tent for Religious Services</td>
<td>NP</td>
<td>NP</td>
</tr>
</tbody>
</table>

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SECTION 4.3.6 DESIGN STANDARD ALTERNATIVES

4.3.6.1 Required Build-To Alternatives

A. Intent
To help define the public realm and enhance the visual quality of the built environment where it is not possible to define the street and public sidewalk edge with building facades. Additionally, to allow relief for vehicle access when alley access is not feasible per Section 4.3.7.6 in the Town House building form.

B. Allowance
The following alternatives may be used singularly or in combination as alternatives to a required build-to standard and may count toward the required build-to no more than as described in the table below, provided all alternatives meet the requirements stated in Section 13.1.5.8.E:

<table>
<thead>
<tr>
<th>REQUIRED BUILD-TO ALTERNATIVES</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZONE DISTRICT</td>
</tr>
<tr>
<td>----------------</td>
</tr>
<tr>
<td>E-MU E-RX E-MX E-MS</td>
</tr>
<tr>
<td>E-RX All Others</td>
</tr>
<tr>
<td>E-CC E-MX All Others</td>
</tr>
<tr>
<td>E-MS All Others</td>
</tr>
</tbody>
</table>

*Permitted increase in the maximum depth of the required build-to range.

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

4.3.6.2 Transparency Alternatives

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

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

<table>
<thead>
<tr>
<th>ZONE DISTRICT</th>
<th>ZONE LOT LINE DESIGNATION</th>
<th>DISPLAY CASES AND AUTOMATED TELLER MACHINES (MAX)</th>
<th>WALL DESIGN ELEMENTS (MAX)</th>
<th>PERMANENT OUTDOOR EATING / SERVING AREAS (MAX)</th>
<th>PERMANENT ART (MAX)</th>
<th>COMBINATION OF ALTERNATIVES (MAX)</th>
</tr>
</thead>
<tbody>
<tr>
<td>E-MU</td>
<td>Primary Street</td>
<td>40%</td>
<td>50%</td>
<td>60%</td>
<td>40%</td>
<td>80%</td>
</tr>
<tr>
<td></td>
<td>Side Street</td>
<td>40%</td>
<td>50%</td>
<td>80%</td>
<td>40%</td>
<td>80%</td>
</tr>
<tr>
<td>E-RX</td>
<td>Primary Street</td>
<td>40%</td>
<td>50%</td>
<td>60%</td>
<td>40%</td>
<td>80%</td>
</tr>
<tr>
<td></td>
<td>Side Street</td>
<td>40%</td>
<td>50%</td>
<td>80%</td>
<td>40%</td>
<td>80%</td>
</tr>
<tr>
<td>E-CC</td>
<td>Primary Street</td>
<td>40%</td>
<td>50%</td>
<td>60%</td>
<td>40%</td>
<td>80%</td>
</tr>
<tr>
<td></td>
<td>Side Street</td>
<td>40%</td>
<td>50%</td>
<td>80%</td>
<td>40%</td>
<td>80%</td>
</tr>
<tr>
<td>E-MX</td>
<td>Primary Street</td>
<td>40%</td>
<td>50%</td>
<td>60%</td>
<td>40%</td>
<td>80%</td>
</tr>
<tr>
<td></td>
<td>Side Street</td>
<td>40%</td>
<td>100%, provided the wall design elements are applied to the entirety (100%) of the length of the Street Level wall.</td>
<td>80%</td>
<td>40%</td>
<td>80%*</td>
</tr>
<tr>
<td>E-MS</td>
<td>Primary Street</td>
<td>40%</td>
<td>50%</td>
<td>60%</td>
<td>40%</td>
<td>50%</td>
</tr>
<tr>
<td></td>
<td>Side Street</td>
<td>40%</td>
<td>50%</td>
<td>80%</td>
<td>40%</td>
<td>50%</td>
</tr>
</tbody>
</table>

*Wall design elements that are applied to the entire length of the Street Level wall may count toward up to 100% of required side street transparency.

### 4.3.6.3 Pedestrian Access (Entrance) Alternatives

**A. Intent**

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

**B. Allowance**

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

1. Courtyard or Plaza
2. Covered Walkway

### SECTION 4.3.7 DESIGN STANDARD EXCEPTIONS

#### 4.3.7.1 Height Exceptions

**A. Intent**

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

**B. Applicability and Standards:**

1. The following building features are allowed to exceed height in feet, stories, bulk plane and upper story setbacks as described in the table below, subject to the standards in this section 4.3.7.1.B.
2. Unoccupied elevator penthouses, stair enclosures, and enclosed or unenclosed mechanical equipment including vertical or sloped screen walls for such equipment granted an exception for height in stories shall only be as large as necessary to achieve the intended
<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
</tr>
</thead>
<tbody>
<tr>
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</tbody>
</table>
| Education         | Elementary or Secondary School:  
|                   | - Vehicle: High School: 2/1,000 sf GFA  
|                   | - Bicycle: High School: 1/20,000 sf GFA (0/100)  
|                   | - Vehicle: All Others: 1/1,000 sf GFA  
|                   | - Bicycle: All Others: 1/10,000 sf GFA (0/100)  
|                   | E-SU-A E-SU-B E-SU-D E-SU-Dx E-SU-D1x E-SU-G E-SU-G1 | L-ZP L-ZP L-ZP L-ZP L-ZP L-ZP L-ZP | §11.3.8 |
|                   | University or College:  
|                   | - Vehicle: 1/1,000 sf GFA  
|                   | - Bicycle: 1/10,000 sf GFA (0/100)  
|                   | E-TU-8 E-TU-C E-RH-2.5 E-MU-2.5 E-RX-3 E-CC-3x | NP NP NP L-ZP L-ZP L-ZP NP NP L-ZP L-ZP L-ZP | §11.3.8 |
|                   | Vocational or Professional School:  
|                   | - Vehicle: 1/1,000 sf GFA  
|                   | - Bicycle: 1/10,000 sf GFA (0/100)  
|                   | E-TU-8 E-TU-C E-RH-2.5 E-MU-2.5 E-RX-3 E-CC-3x | NP NP NP L-ZP L-ZP L-ZP L-ZP L-ZP L-ZP | §11.3.8 |
|                   | Public and Religious Assembly:  
|                   | - Vehicle: 5/1,000 sf GFA  
|                   | - Bicycle: 1/10,000 sf GFA (0/100)  
|                   | E-TU-8 E-TU-C E-RH-2.5 E-MU-2.5 E-RX-3 E-CC-3x | L-ZP L-ZP L-ZP L-ZP P-ZP P-ZP L-ZP P-ZP P-ZP | §11.3.10 |

**COMMERCIAL SALES, SERVICES, & REPAIR PRIMARY USE CLASSIFICATION**

| Adult Business | All Types | NP | NP | NP | NP | NP | NP | NP | NP | NP |

See Section 9.4.4, Use Overlay Districts, for adult business use allowance in the UO-1 District.
**Article 4. Urban Edge Neighborhood Context**

**Division 4.4 Uses and Required Minimum Parking**

---

**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

<table>
<thead>
<tr>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
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</thead>
<tbody>
<tr>
<td><strong>Arts, Recreation &amp; Entertainment</strong></td>
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</tbody>
</table>
| 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: 1/20,000 sf GFA (20/80) | E-SU-A  
E-SU-B  
E-SU-D  
E-SU-D1  
E-SU-D1x  
E-SU-G  
E-SU-G1  
E-TU-B  
E-TU-C | P-ZP  
P-ZP  
P-ZP  
P-ZP  
P-ZP  
P-ZP  
P-ZP  
P-ZP  
P-ZP  
P-ZP  
P-ZP | § 11.4.2 |
| Arts, Recreation and Entertainment Services, Outdoor*  
- Vehicle - MS only: 2/1,000 sf GFA  
- Vehicle: 2.5/1,000 sf GFA  
- Bicycle: 1/20,000 sf GFA (20/80) | E-MX-2x  
E-MX-2A  
E-MX-3A  
E-MX-3  
E-MX-5  
E-MX-3E-3  
E-MX-3E-5 | L-ZPIN  
L-ZPIN  
L-ZPIN  
L-ZPIN  
L-ZPIN  
L-ZPIN  
L-ZPIN  | § 11.4.3 |
| Event Space with Alternate Parking and Loading*  
- Vehicle: No requirement  
- Bicycle: No requirement | E-RX-3  
E-RX-5  
E-RX-3E-3  
E-RX-5E-5 | NP  
NP  
NP  
NP  
NP  
NP  
NP  
NP  
NP  
NP  
NP  | § 11.4.6 |
| Sports and/or Entertainment Arena or Stadium* | E-TU-C  
E-RH-2.5  
E-MU-2.5  
E-MX-2x  
E-MX-3  
E-MX-2x  
E-MX-3  
E-MX-3E-3  | NP  
NP  
NP  
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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

- Parking of Vehicles  
  - Parking, Garage: No Parking Requirements  
  - Parking, Surface*: No Parking Requirements
- Eating & Drinking Establishments  
  - All Types  
  - Lodging Accommodations  
  - Lodging Accommodations, All Others

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**DENVER ZONING CODE**

June 25, 2010 | Republished May 24, 2018

Amendment: 5
### Article 4. Urban Edge Neighborhood Context
Division 4.4 Uses and Required Minimum Parking

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<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
</tr>
</thead>
</table>
| Office       | Dental / Medical Office or Clinic  
- Vehicle: 2/1,000 sf GFA  
- Bicycle: 1/20,000 sf GFA (20/80) | NP | NP | NP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | § 11.4.10 |
| Office, All Others | Vehicle: 2/1,000 sf GFA  
- Bicycle: 1/20,000 sf GFA (20/80) | NP | NP | NP | P-ZP | P-ZP | P-ZP | P-ZP | P-ZP | P-ZP | P-ZP |
| Animal Sales and Services, Household Pets Only  
- Vehicle - MS only: 2/1,000 sf GFA  
- Vehicle: 2.5/ 1,000 sf GFA  
- Bicycle: 1/20,000 sf GFA (20/80) | NP | NP | NP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZPIN | L-ZP | L-ZP | §11.4.11; §11.4.12 |
| Animal Sales and Services, All Others | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP |
| Food Sales or Market  
- Vehicle - MS only: 2/1,000 sf GFA  
- Vehicle: 2.5/ 1,000 sf GFA  
- Bicycle: 1/20,000 sf GFA (20/80) | NP | NP | NP | L-ZP | P-ZP | P-ZP | L-ZP | P-ZP | P-ZP | P-ZP | §11.4.11; §11.4.14 |
| Pawn Shop | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP |
| Retail Sales, Service & Repair - Outdoor*  
- Vehicle - MS only: 2/1,000 sf GFA  
- Vehicle: 2.5/ 1,000 sf GFA  
- Bicycle: 1/20,000 sf GFA (20/80) | NP | NP | NP | NP | NP | L-ZP | L-ZPIN | L-ZPIN | L-ZPIN | NP | §11.4.11; §11.4.16 |
| Retail Sales, Service & Repair - Firearms Sales  
- Vehicle - MS only: 2/1,000 sf GFA  
- Vehicle: 2.5/ 1,000 sf GFA  
- Bicycle: 1/20,000 sf GFA (20/80) | NP | NP | NP | NP | NP | P-ZP | NP | NP | NP | P-ZP |
| Retail Sales, Service & Repair, All Others  
- Vehicle - MS only: 2/1,000 sf GFA  
- Vehicle: 2.5/ 1,000 sf GFA  
- Bicycle: 1/20,000 sf GFA (20/80) | NP | NP | NP | NP | NP | P-ZP | P-ZP | P-ZP | L-ZPIN/L-ZPIN | L-ZP | P-ZP | P-ZP | §11.4.11 |
## Article 4. Urban Edge Neighborhood Context
### Division 4.4 Uses and Required Minimum Parking

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<thead>
<tr>
<th>SPECIFIC USE TYPE</th>
<th>USE CATEGORY</th>
<th>APPLICABLE USE LIMITATIONS</th>
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<tbody>
<tr>
<td>Vehicle Parking Reqmt:</td>
<td>Specific Use Type</td>
<td></td>
</tr>
<tr>
<td>- Vehicle: .5/ 1,000 sf GFA</td>
<td>E-SU-G</td>
<td>P-ZP</td>
</tr>
<tr>
<td>- Bicycle: No requirement</td>
<td>E-SU-G1</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Bicycle Parking Reqmt:</td>
<td>Specific Use Type</td>
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<td>- Vehicle: .5/ 1,000 sf GFA</td>
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<td>P-ZP</td>
</tr>
<tr>
<td>- Bicycle: No requirement</td>
<td>E-SU-D1x</td>
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</tr>
<tr>
<td>Automobile Emissions Inspection Facility</td>
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<td>P-ZP</td>
</tr>
<tr>
<td>- Vehicle: .5/ 1,000 sf GFA</td>
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<td>P-ZP</td>
</tr>
<tr>
<td>- Bicycle: No requirement</td>
<td>E-SU-Dx</td>
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<td>Automobile Services, Light</td>
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<tr>
<td>- Vehicle: .5/ 1,000 sf GFA</td>
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<td>P-ZP</td>
</tr>
<tr>
<td>- Bicycle: No requirement</td>
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<td>L-ZP</td>
</tr>
<tr>
<td>Automobile Services, Heavy</td>
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<td>- Vehicle: .5/ 1,000 sf GFA</td>
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</tr>
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<td>- Bicycle: No requirement</td>
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<tr>
<td>Automobile / Motorcycle / Light Truck Sales, Rentals, Leasing; Pawn Lot or Vehicle Auctioneer*</td>
<td>E-SU-D1</td>
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<tr>
<td>- Vehicle: .5/ 1,000 sf GFA</td>
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<tr>
<td>- Bicycle: No requirement</td>
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<td>Heavy Vehicle/ Equipment Sales, Rentals &amp; Service*</td>
<td>E-SU-D1</td>
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<tr>
<td>- Vehicle: .5/ 1,000 sf GFA</td>
<td>E-SU-Dx</td>
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<tr>
<td>- Bicycle: No requirement</td>
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</table>

### INDUSTRIAL, MANUFACTURING & WHOLESALE PRIMARY USE CLASSIFICATION

<table>
<thead>
<tr>
<th>Communications and Information</th>
<th>Specific Use Type</th>
<th>APPLICABLE USE LIMITATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Antennas Not Attached to a Tower*</td>
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<tr>
<td>- No Parking Requirements</td>
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<td>Communication Services</td>
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</tr>
<tr>
<td>- Vehicle: .5/ 1,000 sf GFA</td>
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<tr>
<td>- Bicycle: No requirement</td>
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<tr>
<td>Telecommunications Towers*</td>
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<td>- No Parking Requirements</td>
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<tr>
<td>Telecommunications Tower - Alternative Structure*</td>
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<td>Telecommunication Facilities - All Others*</td>
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<td>- No Parking Requirements</td>
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DENVER ZONING CODE  
June 25, 2010 | Republished May 24, 2018
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<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
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<tbody>
<tr>
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<tr>
<td>Waste Related Services</td>
<td>Recycling Plant, Scrap Processor</td>
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<td>Automobile Towing Service Storage Yard*</td>
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<td>Mini-storage Facility</td>
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**AGRICULTURE PRIMARY USE CLASSIFICATION**

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<td>Plant Nursery</td>
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<tr>
<td>- Bicycle: No requirement</td>
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<td></td>
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### Article 4. Urban Edge Neighborhood Context

#### Division 4.4 Uses and Required Minimum Parking

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
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<tbody>
<tr>
<td>Accessory to Primary Residential Uses</td>
<td>Accessory Dwellling Unit</td>
<td>L - Applicable to all Zone Districts</td>
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<tr>
<td></td>
<td>Domestic Employee</td>
<td>$11.7$</td>
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<td></td>
<td>Keeping of Household Animals*</td>
<td>$11.7; §11.8.5$</td>
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<td></td>
<td>Keeping and Off-Street Parking of Vehicles, Motorcycles, Trailers &amp; Recreational Vehicles*</td>
<td>$10.9$</td>
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<td>Kennel or Exercise Run*</td>
<td>$11.7; §11.8.6$</td>
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<td></td>
<td>Limited Commercial Sales, Services Accessory to Multi-Unit Dwelling Use</td>
<td>$11.7; §11.8.7$</td>
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<td></td>
<td>Outdoor Storage, Residential*</td>
<td>$11.7; §11.8.8$</td>
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<td>Second Kitchen Accessory to Single Unit Dwelling Use</td>
<td>$11.7; §11.8.9$</td>
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<td>Short-term Rental</td>
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<td></td>
<td>Vehicle Storage, Repair and Maintenance*</td>
<td>$10.9$</td>
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<td></td>
<td>Wind Energy Conversion Systems*</td>
<td>$11.7; §11.5.13$</td>
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<td></td>
<td>Yard or Garage Sales*</td>
<td>$11.7; §11.8.11$</td>
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<table>
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<tr>
<th>HOME OCCUPATIONS ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION</th>
<th>APPLICABLE USE LIMITATIONS</th>
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<tbody>
<tr>
<td>Home Occupations (Parking is Not Required for Home Occupations Unless Specifically Stated in this Table or in an Applicable Use Limitation)</td>
<td>L-ZPIN - Applicable to all Zone Districts</td>
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<tr>
<td>Child Care Home, Large</td>
<td>$11.9; §11.9.3$</td>
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<tr>
<td>All Other Types</td>
<td>$11.9; §11.9.4$</td>
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</tbody>
</table>

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**DENVER ZONING CODE**

June 25, 2010 | Republished May 24, 2018
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<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
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<tbody>
<tr>
<td>Accessory to Primary Nonresidential Uses</td>
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<tr>
<td>Accessory to Primary Nonresidential Uses</td>
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### USE CATEGORY | SPECIFIC USE TYPE | APPLICABLE USE LIMITATIONS |
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<td>Unlisted Accessory Uses</td>
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<td>Accessory to Primary Nonresidential Uses</td>
<td>Amusement Devices Accessory to Eating/Drinking Establishments, College/University and Theater Uses</td>
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<td>Accessory to Primary Nonresidential Uses</td>
<td>Automobile Rental Services Accessory to Certain Retail Uses*</td>
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<tr>
<td>Accessory to Primary Nonresidential Uses</td>
<td>Book or gift store; media recording and production facilities accessory to public libraries, museums, places of religious assembly, colleges or universities</td>
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<td>Accessory to Primary Nonresidential Uses</td>
<td>Car Wash Bay Accessory to Automobile Services</td>
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<td>College access to a Place for Religious Assembly</td>
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<td>Conference Facilities Accessory to Hotel Use</td>
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<td>Drive Through Facility Accessory to Eating/Drinking Establishments and to Retail Sales, Service, and Repair Uses*</td>
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<td>Keeping of Animals</td>
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<td>Nonresidential Uses in Existing Business Structures in Residential Zones - Accessory Uses</td>
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### TEMPORARY USE CLASSIFICATION

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</tbody>
</table>

**TEMPORARY USE CLASSIFICATION**

<table>
<thead>
<tr>
<th>Unlisted Temporary Uses</th>
<th>L - Applicable to all Zone Districts</th>
<th>§11.11.1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ambulance Service - Temporary</td>
<td>NP</td>
<td>NP</td>
</tr>
<tr>
<td>Amusement / Entertainment - Temporary*</td>
<td>NP</td>
<td>NP</td>
</tr>
<tr>
<td>Bazaar, Carnival, Circus or Special Event*</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Building or yard for construction materials*</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Concrete, Asphalt, and Rock Crushing Facility*</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Fence for Demolition or Construction Work</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Health Care Center</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Noncommercial Concrete Batch Plant*</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Outdoor Retail Sales - Pedestrian / Transit Mall*</td>
<td>NP</td>
<td>NP</td>
</tr>
<tr>
<td>Outdoor Retail Sales*</td>
<td>NP</td>
<td>NP</td>
</tr>
<tr>
<td>Outdoor Sales, Seasonal*</td>
<td>NP</td>
<td>NP</td>
</tr>
<tr>
<td>Parking Lot Designated for a Special Event*</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Retail Food Establishment, Mobile*</td>
<td>NP</td>
<td>NP</td>
</tr>
<tr>
<td>Temporary Construction Office</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Temporary Office - Real Estate Sales</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Tent for Religious Services</td>
<td>NP</td>
<td>NP</td>
</tr>
</tbody>
</table>

**TEMPORARY USE CLASSIFICATION**

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

Supplemental Design Standard

1. For any portion of a primary building the roof with a minimum pitch of 6:12, the maximum building height for the subject portion shall be:
   a. 45-feet in 3-story RX, MX, and MS zone districts, and
   b. 35-feet in 2-story MX and MS zone districts.

2. Development of a primary building with a roof with a minimum pitch of 6:12 that takes advantage of the maximum height allowed per this Section 5.3.5.5 may apply one or more height exceptions allowed in DZC section 5.3.7.1, except that such height exceptions shall be measured from an allowed maximum of height of:
   a. 38 feet in 3-story RX, MS, and MS zone districts, and
   b. 30 feet in 2-story MX and MS zone districts

SECTION 5.3.6 DESIGN STANDARD ALTERNATIVES

5.3.6.1 Required Build-To Alternatives

A. Intent
To help define the public realm and enhance the visual quality of the built environment where it is not possible to define the street and public sidewalk edge with building facades. Additionally, to allow relief for vehicle access when alley access is not feasible per Section 5.3.7.6 in the Town House building form.

B. Allowance
The following alternatives may be used singularly or in combination as alternatives to a required build-to standard and may count toward the required build-to no more than as de-
scribed in the table below, provided all alternatives meet the requirements stated in Section 13.1.5.8.E:

### REQUIRED BUILD-TO ALTERNATIVES

<table>
<thead>
<tr>
<th>ZONE DISTRICT</th>
<th>BUILDING FORM</th>
<th>PERMANENT OUTDOOR PATIO SEATING (MAX INCREASE IN BUILD-TO RANGE)</th>
<th>PRIVATE OPEN SPACE (MAX % OF BUILD-TO)</th>
<th>GARDEN WALL (MAX % OF BUILD-TO)</th>
<th>GARDEN WALL WITH COVERED SEATING FOR PEDESTRIANS (MAX % OF BUILD-TO)</th>
<th>PERGOLA (MAX % OF BUILD-TO)</th>
<th>ARCADE (MAX % OF BUILD-TO)</th>
<th>COURTYARD (MAX % OF BUILD-TO)</th>
<th>VEHICLE ACCESS (MAX FEET OF BUILD-TO)</th>
</tr>
</thead>
<tbody>
<tr>
<td>U-RX</td>
<td>Town House</td>
<td>na</td>
<td>na</td>
<td>na</td>
<td>na</td>
<td>na</td>
<td>30%</td>
<td>12 feet</td>
<td></td>
</tr>
<tr>
<td>U-MX</td>
<td>Town House</td>
<td>na</td>
<td>na</td>
<td>na</td>
<td>na</td>
<td>na</td>
<td>30%</td>
<td>12 feet</td>
<td></td>
</tr>
<tr>
<td>U-MS</td>
<td>All Others</td>
<td>na</td>
<td>na</td>
<td>25%*</td>
<td>30%*</td>
<td>30%*</td>
<td>100%</td>
<td>100%</td>
<td>na</td>
</tr>
</tbody>
</table>

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

#### 5.3.6.2 Transparency Alternatives

A. **Intent**

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

B. **Allowance**

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

### TRANSPARENCY ALTERNATIVES

<table>
<thead>
<tr>
<th>ZONE DISTRICT</th>
<th>ZONE LOT LINE DESIGNATION</th>
<th>DISPLAY CASES AND AUTOMATED TELLER MACHINES (MAX)</th>
<th>WALL DESIGN ELEMENTS (MAX)</th>
<th>PERMANENT OUTDOOR EATING / SERVING AREAS (MAX)</th>
<th>PERMANENT ART (MAX)</th>
<th>COMBINATION OF ALTERNATIVES (MAX)</th>
</tr>
</thead>
<tbody>
<tr>
<td>U-RX</td>
<td>Primary Street</td>
<td>40%</td>
<td>50%</td>
<td>60%</td>
<td>40%</td>
<td>80%</td>
</tr>
<tr>
<td></td>
<td>Side Street</td>
<td>40%</td>
<td>50%</td>
<td>80%</td>
<td>40%</td>
<td>80%</td>
</tr>
<tr>
<td>U-MX</td>
<td>Primary Street</td>
<td>40%</td>
<td>50%</td>
<td>60%</td>
<td>40%</td>
<td>80%</td>
</tr>
<tr>
<td></td>
<td>Side Street</td>
<td>40%</td>
<td>100%, provided the wall design elements are applied to the entirety (100%) of the length of the Street Level wall.</td>
<td>80%</td>
<td>40%</td>
<td>80%*</td>
</tr>
<tr>
<td>U-MS</td>
<td>Primary Street</td>
<td>40%</td>
<td>50%</td>
<td>60%</td>
<td>40%</td>
<td>50%</td>
</tr>
<tr>
<td></td>
<td>Side Street</td>
<td>40%</td>
<td>50%</td>
<td>80%</td>
<td>40%</td>
<td>50%</td>
</tr>
</tbody>
</table>

*Wall design elements that are applied to the entire length of the Street Level wall may count toward up to 100% of required side street transparency.
### Article 5. Urban Neighborhood Context

### Division 5.4 Uses and Required Minimum Parking

**KEY:**
- * = Need Not be Enclosed
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When no ZP, ZPIN, ZPSE listed = No Zoning Permit required

#### USE CATEGORY

<table>
<thead>
<tr>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
</tr>
</thead>
<tbody>
<tr>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Education</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Elementary or Secondary School</td>
<td>- Vehicle- High School: 2/1,000 sf GFA</td>
<td>L-ZP</td>
</tr>
<tr>
<td></td>
<td>- Bicycle - High School: 1/10,000 sf GFA (0/100)</td>
<td>L-ZP</td>
</tr>
<tr>
<td></td>
<td>- Vehicle- All Others: 1/1,000 sf GFA</td>
<td>L-ZP</td>
</tr>
<tr>
<td></td>
<td>- Bicycle-All Others: 1/10,000 sf GFA (0/100)</td>
<td>L-ZP</td>
</tr>
<tr>
<td>University or College</td>
<td>- Vehicle: 1/1,000 sf GFA</td>
<td>NP</td>
</tr>
<tr>
<td>Vocational or Professional School</td>
<td>- Bicycle: 1/10,000 sf GFA (0/100)</td>
<td>NP</td>
</tr>
<tr>
<td>Public and Religious Assembly</td>
<td>- Vehicle: .5/1,000 sf GFA</td>
<td>L-ZP</td>
</tr>
<tr>
<td>All Types</td>
<td>- Bicycle: 1/10,000 sf GFA (0/100)</td>
<td>L-ZP</td>
</tr>
</tbody>
</table>

#### COMMERCIAL SALES, SERVICES, & REPAIR PRIMARY USE CLASSIFICATION

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
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</thead>
<tbody>
<tr>
<td>Adult Business</td>
<td></td>
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<tr>
<td>All Types</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

See Section 9.4.4, Use Overlay Districts, for adult business use allowance in the UO-1 District.
### Article 5. Urban Neighborhood Context
### Division 5.4 Uses and Required Minimum Parking

#### Key:
- * = Need Not be Enclosed
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- ZPSE = Subject to Zoning Permit with Special Exception Review

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

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</thead>
<tbody>
<tr>
<td>Arts, Recreation and Entertainment Services, Indoor</td>
<td>- Vehicle - Artist Studio: 0.3/1000 sf GFA</td>
<td>NP</td>
<td>NP</td>
<td>NP</td>
<td>P-ZP</td>
<td>L-ZPIN</td>
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<td>P-ZP</td>
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<td></td>
<td>- Vehicle - All Others - MS only: 2/1,000 sf GFA</td>
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<td>- Vehicle - All Others: 2.5/1,000 sf GFA</td>
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<td>- Bicycle: 1/10,000 sf GFA (20/80)</td>
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<tr>
<td>Arts, Recreation and Entertainment Services, Outdoor*</td>
<td>- Vehicle - MS only: 2/1,000 sf GFA</td>
<td>NP</td>
<td>NP</td>
<td>NP</td>
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<td>- Vehicle: 2.5/1,000 sf GFA</td>
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<td>- Bicycle: 1/10,000 sf GFA (20/80)</td>
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<tr>
<td>Event Space with Alternate Parking and Loading*</td>
<td>- Vehicle: No requirement</td>
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<td>NP</td>
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<td></td>
<td>- Bicycle: No requirement</td>
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<tr>
<td>Sports and/or Entertainment Arena or Stadium*</td>
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</tr>
<tr>
<td>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)</td>
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<td></td>
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<td>L-ZPIN</td>
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</tr>
<tr>
<td>Parking of Vehicles</td>
<td>Parking, Garage</td>
<td>- No Parking Requirements</td>
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<tr>
<td></td>
<td>Parking, Surface*</td>
<td>- No Parking Requirements</td>
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<tr>
<td>Eating &amp; Drinking Establishments</td>
<td>All Types</td>
<td>- Vehicle: 4.5/1,000 sf GFA</td>
<td>NP</td>
<td>NP</td>
<td>NP</td>
<td>P-ZP</td>
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</tbody>
</table>
### Article 5. Urban Neighborhood Context
### Division 5.4 Uses and Required Minimum Parking

**KEY:** * = Need Not be Enclosed  
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<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
</tr>
</thead>
</table>
| 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 |
| Dental / Medical Office or Clinic  
- Vehicle: 2/ 1,000 sf GFA  
- Bicycle: 1/10,000 sf GFA (60/40) | NP | NP | NP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | §11.4.10 |
| Office, All Others  
- Vehicle: 2/ 1,000 sf GFA  
- Bicycle: 1/10,000 sf GFA (60/40) | NP | NP | NP | P-ZP | P-ZP | P-ZP | P-ZP | P-ZP | P-ZP |
### Article 5. Urban Neighborhood Context

#### Division 5.4 Uses and Required Minimum Parking

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|--------------|------------------|-------|--------|--------|--------|---------|--------|--------|--------|--------|--------|--------|--------|-------|--------|--------|--------|--------|---------|--------|--------|--------|--------|--------|--------|--------------------------|
| Retail Sales, Service & Repair (Not Including Vehicle or Equipment Sales, Service & Repair) | Animal Sales and Services, Household Pets Only  
- Vehicle: 2.5/1,000 sf GFA  
- MS only: 2/1,000 sf GFA  
- Bicycle: 1/10,000 sf GFA (20/80) | NP | NP | NP | L-ZP | L-ZPIN | L-ZP | L-ZP | L-ZP | §11.4.12; §11.4.11 |
| | Animal Sales and Services, All Others | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | §11.4.14; §11.4.11 |
| | Food Sales or Market  
- Vehicle: 2.5/1,000 sf GFA  
- MS only: 2/1,000 sf GFA  
- Bicycle: 1/10,000 sf GFA (20/80) | NP | NP | NP | L-ZP | L-ZP | L-ZP | P-ZP | P-ZP | §11.4.14; §11.4.11 |
| | Pawn Shop  
- Vehicle: 2.5/1,000 sf GFA  
- MS only: 2/1,000 sf GFA  
- Bicycle: 1/10,000 sf GFA (20/80) | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | NP | §11.4.14; §11.4.11 |
| | Retail Sales, Service & Repair -- Outdoor*  
- Vehicle: 2.5/1,000 sf GFA  
- MS only: 2/1,000 sf GFA  
- Bicycle: 1/10,000 sf GFA (20/80) | NP | NP | NP | NP | L-ZPIN | L-ZPIN | L-ZPIN | L-ZP | §11.4.16; §11.4.11 |
| | Retail Sales, Service & Repair -- Firearms Sales | NP | NP | NP | NP | NP | NP | NP | NP | P-ZP | §11.4.11 |
| | Retail Sales, Service & Repair, All Others  
- Vehicle: 2.5/1,000 sf GFA  
- MS only: 2/1,000 sf GFA  
- Bicycle: 1/10,000 sf GFA (20/80) | NP | NP | NP | P-ZP | L-ZP/L-ZPIN | L-ZP | P-ZP | P-ZP | §11.4.11 |
### Article 5. Urban Neighborhood Context

#### Division 5.4 Uses and Required Minimum Parking

**DENVER ZONING CODE**  
June 25, 2010 | Republished May 24, 2018

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<thead>
<tr>
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<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
</tr>
</thead>
</table>
| **Vehicle / Equipment Sales, Rentals, Service & Repair** | **Automobile Emissions Inspection Facility**  
- Vehicle: .5/1,000 sf GFA  
- Bicycle: No requirement | NP | NP | NP | NP | NP | L-ZP | P-ZP | P-ZP | §11.4.17 |
| | **Automobile Services, Light**  
- Vehicle: .5/1,000 sf GFA  
- Bicycle: No requirement | NP | NP | NP | NP | NP | L-ZPSE | L-ZP | L-ZP | §11.4.18; §11.4.19 |
| | **Automobile Services, Heavy**  
- Vehicle: .5/1,000 sf GFA  
- Bicycle: No requirement | NP | NP | NP | NP | NP | NP | NP | L-ZP/ZPSE | §11.4.18; §11.4.20 |
| | **Automobile / Motorcycle / Light Truck Sales, Rentals, Leasing: Pawn Lot or Vehicle Auctioneer***  
- Vehicle: .5/1,000 sf GFA  
- Bicycle: No requirement | NP | NP | NP | L-ZP | NP | NP | L-ZP | L-ZP | §11.4.21 |
| | **Heavy Vehicle/ Equipment Sales, Rentals & Service*** | NP | NP | NP | NP | NP | NP | NP | NP | |

### INDUSTRIAL, MANUFACTURING & WHOLESAL TRADE PRIMARY USE CLASSIFICATION

**Communications and Information**  

<table>
<thead>
<tr>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
</tr>
</thead>
</table>
| **Antennas Not Attached to a Tower**  
- No Parking Requirements | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | §11.5.2 |
| **Communication Services**  
- Vehicle: .5/1,000 sf GFA  
- Bicycle: No requirement | NP | NP | NP | L-ZP/ZPSE | NP | L-ZP/ ZPSE | L-ZP/ ZPSE | U-MS-3: L-ZP/ZPSE U-MS-5: P-ZP | §11.5.1 |
| **Telecommunications Towers***  
- No Parking Requirements | L-ZP/ ZPIN/ ZPSE | L-ZP/ ZPIN/ ZPSE | L-ZP/ ZPIN/ ZPSE | L-ZP/ ZPIN/ ZPSE | L-ZP/ ZPIN/ ZPSE | L-ZP/ ZPIN/ ZPSE | L-ZP/ ZPIN/ ZPSE | §11.5.2 |
| **Telecommunications Tower - Alternative Structure***  
- No Parking Requirements | L-ZP/ ZPIN | L-ZP/ ZPIN | L-ZP/ ZPIN | L-ZP/ ZPIN | L-ZP/ ZPIN | L-ZP/ ZPIN | L-ZP/ ZPIN | §11.5.2 |
| **Telecommunication Facilities -- All Others***  
- No Parking Requirements | L-ZPIN | L-ZPIN | L-ZPIN | L-ZPIN | L-ZPIN | L-ZPIN | L-ZPIN | §11.5.2 |
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|--------------|------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------------------------|
| Industrial Services
Contractors, Special Trade - General
- Vehicle: \( \frac{.5}{1,000} \) sf GFA
- Bicycle: No requirement | NP | NP | NP | NP | NP | NP | L-ZP | L-ZP |
| Contractors, Special Trade - Heavy/ Contractor Yard* | NP | NP | NP | NP | NP | NP | NP | NP |
| Food Preparation and Sales, Commercial
- Vehicle: \( \frac{.5}{1,000} \) sf GFA
- Bicycle: No requirement | NP | NP | NP | L-ZP | L-ZPIN | L-ZPIN | L-ZP | L-ZP |
| Laboratory, Research, Development and Technological Services | NP | NP | NP | NP | NP | NP | L-ZP | L-ZP |
| Service/Repair, Commercial
- Vehicle: \( \frac{.5}{1,000} \) sf GFA
- Bicycle: No requirement | NP | NP | NP | NP | NP | NP | L-ZP | L-ZP |
| Manufacturing and Production
Manufacturing, Fabrication & Assembly – Custom
- Vehicle: \( \frac{.5}{1,000} \) sf GFA
- Bicycle: No requirement | NP | NP | NP | L-ZPIN | L-ZP | L-ZP | L-ZP |
| Manufacturing, Fabrication & Assembly – General
- Vehicle: \( \frac{.5}{1,000} \) sf GFA
- Bicycle: No requirement | NP | NP | NP | NP | NP | NP | L-ZP | L-ZP | L-ZP |
| Mining & Extraction and Energy Producing Systems
Oil, Gas – Production, Drilling*
- Vehicle: \( \frac{.5}{1,000} \) sf GFA
- Bicycle: No requirement | NP | NP | NP | NP | NP | NP | NP | NP |
| Sand or Gravel Quarry*
- Vehicle: \( \frac{.5}{1,000} \) sf GFA
- Bicycle: No requirement | NP | NP | NP | NP | NP | NP | NP | NP |
| Wind Energy Conversion Systems*
- No Parking Requirement | L-ZPIN/ ZPSE | L-ZPIN/ ZPSE | L-ZPIN/ ZPSE | L-ZPIN/ ZPSE | L-ZPIN/ ZPSE | L-ZPIN/ ZPSE | L-ZPIN/ ZPSE | L-ZPIN/ ZPSE |
| Transportation Facilities
Airport*
- No Parking Requirements | L-ZPIN | L-ZPIN | L-ZPIN | L-ZPIN | L-ZPIN | L-ZPIN | L-ZP | L-ZP |
| Helipad, Helipost, Heliport*
- No Parking Requirements | L-ZPIN | L-ZPIN | L-ZPIN | L-ZPIN | L-ZPIN | L-ZPIN | L-ZP | L-ZP |
| Railroad Facilities*
- No Parking Requirements | 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 |
| Terminal, Station or Service Facility for Passenger Transit System
- Vehicle: \( \frac{.5}{1,000} \) sf GFA
- Bicycle: No requirement | L-ZP | L-ZP | L-ZP | L-ZP | P-ZP | P-ZP | P-ZP | P-ZP |
<p>| Terminal, Freight, Air Courier Services | NP | NP | NP | NP | NP | NP | NP | NP |</p>
<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>USE LIMITATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Waste Related Services</td>
<td>Automobile Parts Recycling Business*</td>
<td>NP</td>
</tr>
<tr>
<td></td>
<td>Junkyard*</td>
<td>NP</td>
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<tr>
<td></td>
<td>Recycling Center</td>
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<tr>
<td></td>
<td>Recycling Collection Station</td>
<td>NP</td>
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<tr>
<td></td>
<td>Recycling Plant, Scrap Processor</td>
<td>NP</td>
</tr>
<tr>
<td></td>
<td>Solid Waste Facility</td>
<td>NP</td>
</tr>
<tr>
<td>Wholesale, Storage, Warehouse &amp; Distribution</td>
<td>Automobile Towing Service Storage Yard*</td>
<td>NP</td>
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<tr>
<td></td>
<td>Mini-storage Facility</td>
<td>NP</td>
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<tr>
<td></td>
<td>Vehicle Storage, Commercial*</td>
<td>NP</td>
</tr>
<tr>
<td></td>
<td>Wholesale Trade or Storage, General</td>
<td>NP</td>
</tr>
<tr>
<td></td>
<td>Wholesale Trade or Storage, Light</td>
<td>NP</td>
</tr>
<tr>
<td>Agriculture</td>
<td>Aquaculture*</td>
<td>NP</td>
</tr>
<tr>
<td></td>
<td>Garden, Urban*</td>
<td>L-ZP</td>
</tr>
<tr>
<td></td>
<td>Husbandry, Animal*</td>
<td>NP</td>
</tr>
<tr>
<td></td>
<td>Husbandry, Plant*</td>
<td>NP</td>
</tr>
<tr>
<td></td>
<td>Plant Nursery</td>
<td>NP</td>
</tr>
</tbody>
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#### USE CATEGORY
- Accessory to Primary Residential Uses
  - (Parking is Not Required for Accessory Uses Unless Specifically Stated in this Table or in an Applicable Use Limitation)

#### SPECIFIC USE TYPE
- Vehicle Parking Reqmt: # spaces per unit of measurement
- Bicycle ParkingReqmt: # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)

#### APPLICABLE USE LIMITATIONS

---

### ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION

<table>
<thead>
<tr>
<th>Accessory to Primary Residential Uses</th>
<th>L - Applicable to all Zone Districts</th>
<th>§11.7</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unlisted Accessory Uses</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accessory Dwelling Unit</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Domestic Employee</td>
<td>L</td>
<td>L</td>
</tr>
<tr>
<td>Garden</td>
<td>L</td>
<td>L</td>
</tr>
<tr>
<td>Keeping of Household Animals*</td>
<td>L/L-ZPIN</td>
<td>L/ZP</td>
</tr>
<tr>
<td>Keeping and Off-Street Parking of Vehicles, Motorcycles, Trailers &amp; Recreational Vehicles*</td>
<td>L</td>
<td>L</td>
</tr>
<tr>
<td>Kennel or Exercise Run*</td>
<td>L</td>
<td>L</td>
</tr>
<tr>
<td>Limited Commercial Sales, Services Accessory to Multi-Unit Dwelling Use</td>
<td>NP</td>
<td>NP</td>
</tr>
<tr>
<td>Outdoor Storage, Residential*</td>
<td>L</td>
<td>L</td>
</tr>
<tr>
<td>Second Kitchen Accessory to Single Unit Dwelling Use</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Short-term Rental</td>
<td>L</td>
<td>L</td>
</tr>
<tr>
<td>Vehicle Storage, Repair and Maintenance*</td>
<td>L</td>
<td>L</td>
</tr>
<tr>
<td>Wind Energy Conversion Systems*</td>
<td>L-ZPIN/ZPSE</td>
<td>L-ZPIN/ZPSE</td>
</tr>
<tr>
<td>Yard and/or Garage Sales*</td>
<td>L</td>
<td>L</td>
</tr>
</tbody>
</table>

### HOME OCCUPATIONS ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION

<table>
<thead>
<tr>
<th>Home Occupations</th>
<th>L - Applicable to all Zone Districts</th>
<th>§11.7</th>
</tr>
</thead>
<tbody>
<tr>
<td>Child Care Home, Large</td>
<td>L-ZPIN</td>
<td>L-ZPIN</td>
</tr>
<tr>
<td>All Other Types</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Unlisted Home Occupations</td>
<td>L-ZPIN</td>
<td>L-ZPIN</td>
</tr>
</tbody>
</table>
### Article 5. Urban Neighborhood Context
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<tr>
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<th>APPLYABLE USE LIMITATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory to Primary Nonresidential Uses</td>
<td>Unlisted Accessory Uses</td>
<td>L - Applicable to all Zone Districts</td>
</tr>
<tr>
<td>Accessory to Primary Nonresidential Uses</td>
<td>Amusement Devices Accessory to Eating/Drinking Establishments, College/University and Theater Uses</td>
<td>NP</td>
</tr>
<tr>
<td>Accessory to Primary Nonresidential Uses</td>
<td>Automobile Rental Services Accessory to Certain Retail Uses*</td>
<td>NP</td>
</tr>
<tr>
<td>Accessory to Primary Nonresidential Uses</td>
<td>Book or gift store; media recording and production facilities accessory to public libraries, museums, places of religious assembly, colleges or universities</td>
<td>L</td>
</tr>
<tr>
<td>Accessory to Primary Nonresidential Uses</td>
<td>Car Wash Bay Accessory to Automobile Services</td>
<td>NP</td>
</tr>
<tr>
<td>Accessory to Primary Nonresidential Uses</td>
<td>College Accessory to a Place for Religious Assembly</td>
<td>L</td>
</tr>
<tr>
<td>Accessory to Primary Nonresidential Uses</td>
<td>Conference Facilities Accessory to Hotel Use</td>
<td>NP</td>
</tr>
<tr>
<td>Accessory to Primary Nonresidential Uses</td>
<td>Drive Through Facility Accessory to Eating/Drinking Establishments and to Retail Sales, Service, and Repair Uses*</td>
<td>NP</td>
</tr>
<tr>
<td>Accessory to Primary Nonresidential Uses</td>
<td>Emergency Vehicle Access Point</td>
<td>NP</td>
</tr>
<tr>
<td>Accessory to Primary Nonresidential Uses</td>
<td>Garden*</td>
<td>L</td>
</tr>
<tr>
<td>Accessory to Primary Nonresidential Uses</td>
<td>Keeping of Animals</td>
<td>L/L-ZPIN</td>
</tr>
<tr>
<td>Accessory to Primary Nonresidential Uses</td>
<td>Nonresidential Uses in Existing Business Structures in Residential Zones - Accessory Uses</td>
<td>L</td>
</tr>
<tr>
<td>Accessory to Primary Nonresidential Uses</td>
<td>Occasional Sales, Services Accessory to Places of Religious Assembly*</td>
<td>L</td>
</tr>
<tr>
<td>Accessory to Primary Nonresidential Uses</td>
<td>Outdoor Eating and Serving Area Accessory to Eating/Drinking Establishment Use*</td>
<td>NP</td>
</tr>
</tbody>
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<tbody>
<tr>
<td>Accessory to Primary Nonresidential Uses (Parking is Not Required for Accessory Uses Unless Specifically Stated in this Table or in an Applicable Use Limitation)</td>
<td>Outdoor Entertainment Accessory to an Eating/Drinking Establishment Use*</td>
<td>NP</td>
<td>NP</td>
<td>NP</td>
<td>L-ZPIN/ZPSE</td>
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<td>NP</td>
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<td>§11.7; §11.10.14</td>
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<tr>
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<td>Outdoor Retail Sale and Display*</td>
<td>NP</td>
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<td>NP</td>
<td>L-ZPIN/ZPSE</td>
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<tr>
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<td>Outdoor Storage, General*</td>
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<td>NP</td>
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<td>NP</td>
<td>L-ZPIN/ZPSE</td>
<td>L-ZPIN/ZPSE</td>
<td>L-ZPIN/ZPSE</td>
<td>§11.7; §11.10.17</td>
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<tr>
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<td>Outdoor Storage, Limited*</td>
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<td></td>
<td>Rental or Sales of Adult Material Accessory to a Permitted Bookstore Retail Sales Use</td>
<td>NP</td>
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<td>Temporary Uses (Parking is Not Required for Temporary Uses Unless Specifically Stated in this Table or in an Applicable Use Limitation)</td>
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Not to Scale. Illustrative Only.

Maximum building height for portion of roof with a minimum pitch of 6:12

Portion of roof with a minimum pitch of 6:12
SECTION 6.3.6 DESIGN STANDARD ALTERNATIVES

6.3.6.1 Required Build-To Alternatives

A. Intent
To help define the public realm and enhance the visual quality of the built environment where it is not possible to define the street and public sidewalk edge with building facades. Additionally, to allow relief for vehicle access when Alley access is not feasible per Section 6.3.7.6 in the Town House building form.

B. Allowance
The following alternatives may be used singularly or in combination as alternatives to a required build-to standard and may count toward the required build-to no more than as described in the table below, provided all alternatives meet the requirements stated in Section 13.1.5.8.E:

<table>
<thead>
<tr>
<th>REQUIRED BUILD-TO ALTERNATIVES</th>
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<tr>
<td>ZONE DISTRICT</td>
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<td>G-MU G-RO G-RX G-MX G-MS</td>
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<td>G-RX G-MX</td>
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<td>G-RH G-MU G-RO G-MS</td>
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*If used in combination with each other, the garden wall, garden wall with covered seating for pedestrians and pergola alternatives may count toward no more than 30% of required build-to.

6.3.6.2 Transparency Alternatives

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

B. Allowance
The following alternatives may be used singularly or in combination as alternatives to a required transparency standard and may count toward required transparency no more than as described in the table below, provided all alternatives meet the requirements stated in Section 13.1.6.3.A.5:
### Article 6. General Urban Neighborhood Context
### Division 6.4 Uses and Required Minimum Parking

**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

|---------------|-------------------|--------|--------|--------|---------|---------|--------|--------|--------|--------|--------|--------|--------|--------------------------------|
| Public and Religious Assembly | All Types | Vehicle: 0.5/1,000 sf GFA  
Bicycle: 1/10,000 sf GFA (0/100) | L-ZP | L-ZP | L-ZP | L-ZP | L-ZP | P-ZP | P-ZP | § 11.3.10 |
| COMMERCIAL SALES, SERVICES, & REPAIR PRIMARY USE CLASSIFICATION | | | | | | | | | |
| Adult Business | All Types | | NP | NP | NP | NP | NP | NP | See Section 9.4.4, Use Overlay Districts, for adult business use allowance in the UO-1 District. |
| Arts, Recreation and Entertainment | Arts, Recreation and Entertainment Services, Indoor | | NP | NP | NP | L-ZP | P-ZP | P-ZP | P-ZP | § 11.4.2 |
| | • Vehicle - Artist Studio: 0.3/1000 sf GFA  
• Vehicle - All Others: 1.875/1,000 sf GFA  
• Bicycle: 1/10,000 sf GFA (20/80) | | | | | | | | |
| | Arts, Recreation and Entertainment Services, Outdoor* | | NP | NP | NP | NP | L-ZPSE | L-ZPSE | L-ZPSE | § 11.4.3 |
| | • Vehicle: 1.875/1,000 sf GFA  
• Bicycle: 1/10,000 sf GFA (20/80) | | | | | | | | |
| | Event Space with Alternate Parking and Loading* | | NP | NP | NP | NP | NP | NP | NP | |
| | • Vehicle: No requirement  
• Bicycle: No requirement | | | | | | | | |
| 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 | L-ZPIN | Not Applicable | § 11.4.6 |
| Parking of Vehicles | Parking, Garage | | NP | | | | | | |
| | • No Parking Requirements | | P-ZP | P-ZP | P-ZP | P-ZP | P-ZP | P-ZP | | |
| | Parking, Surface* | | L-ZP | | | | | | |
| | • No Parking Requirements | | L-ZP | L-ZP | L-ZP | L-ZP | NP | NP | NP | § 11.4.8 |
| Eating & Drinking Establishments | All Types | | NP | NP | NP | P-ZP | P-ZP | P-ZP | § 11.4.9 |
| | • Vehicle - MS only: 2/1,000 sf GFA  
• Vehicle: 3.75/1,000 sf GFA  
• Bicycle: 1/3,000 sf GFA (0/100) | | | | | | | | |
### Article 6. General Urban Neighborhood Context

#### Division 6.4 Uses and Required Minimum Parking

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

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
</tr>
</thead>
</table>
| **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 P-ZP P-ZP P-ZP |
| **Office** | Dental / Medical Office or Clinic  
  - Vehicle: 1.875/1,000 sf GFA  
  - Bicycle: 1/10,000 sf GFA (60/40) | NP NP NP L-ZPIN L-ZP L-ZP L-ZP § 11.4.10 |
| **Retail Sales, Service & Repair (Not Including Vehicle or Equipment Sales, Service & Repair)** | Animal Sales and Services, Household Pets Only  
  - Vehicle: 1.875/1,000 sf GFA  
  - Bicycle: 1/10,000 sf GFA (20/80) | NP NP NP NP L-ZP L-ZP L-ZP § 11.4.12 |
| | Animal Sales and Services, All Others | NP NP NP NP NP NP NP |
| | Food Sales or Market  
  - Vehicle: 1.875/1,000 sf GFA  
  - Bicycle: 1/10,000 sf GFA (20/80) | NP NP NP NP L-ZP P-ZP P-ZP § 11.4.14 |
| | Pawn Shop | NP NP NP NP NP NP NP |
| | Retail Sales, Service & Repair - Outdoor* | NP NP NP NP NP NP NP |
| | Retail Sales, Service & Repair - Firearms Sales  
  - Vehicle: 1.875/1,000 sf GFA  
  - Bicycle: 1/10,000 sf GFA (20/80) | NP NP NP NP NP NP P-ZP |
| | Retail Sales, Service & Repair, All Others  
  - Vehicle: 1.875/1,000 sf GFA  
  - Bicycle: 1/10,000 sf GFA (20/80) | NP NP NP NP P-ZP P-ZP P-ZP |
### Article 6. General Urban Neighborhood Context

**Division 6.4 Uses and Required Minimum Parking**

---

**Key:**  
* = Need Not be Enclosed  
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ZPSE = Subject to Zoning Permit with Special Exception Review  
When no ZP, ZPIN, ZPSE listed = No Zoning Permit required

**USE CATEGORY**

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**INDUSTRIAL, MANUFACTURING & WHOLESALE PRIMARY USE CLASSIFICATION**

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<td>L-ZP</td>
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<td>G-M-MS-3; G-MS-5; P-ZP</td>
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<tr>
<td>Telecommunications Towers*</td>
<td>L-ZP/ ZPIN/ ZPSE</td>
<td>L-ZP/ ZPIN/ ZPSE</td>
<td>L-ZP/ ZPIN/ ZPSE</td>
<td>L-ZP/ ZPIN/ ZPSE</td>
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<td>§ 11.5.2</td>
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<td>Telecommunications Tower - Alternative Structure*</td>
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<tr>
<td>Telecommunication Facilities -- All Others*</td>
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<td>§ 11.5.2</td>
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<td>Contractors, Special Trade - General</td>
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<td>L-ZP</td>
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<td>§ 11.5.3</td>
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<td>Contractors, Special Trade - Heavy/ Contractor Yard*</td>
<td>NP</td>
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<td>Food Preparation and Sales, Commercial</td>
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<td>L-ZP</td>
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<tr>
<td>Laboratory, Research, Development and Technological Services</td>
<td>NP</td>
<td>NP</td>
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<td>L-ZP</td>
<td>L-ZP</td>
<td>§ 11.5.6</td>
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<tr>
<td>Service/Repair, Commercial</td>
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<td>L-ZP</td>
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<td>§ 11.5.7</td>
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</table>
## Article 6. General Urban Neighborhood Context
### Division 6.4 Uses and Required Minimum Parking

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Manufacturing and Production</strong></td>
<td>Manufacturing, Fabrication &amp; Assembly -- Custom  • Vehicle: 5 / 1,000 sf GFA  • Bicycle: No requirement</td>
<td>NP, NP, NP, NP, L-ZPIN, L-ZP, L-ZP, § 11.5.8</td>
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<tr>
<td></td>
<td>Manufacturing, Fabrication &amp; Assembly -- General</td>
<td>NP, NP, NP, NP, NP, NP, NP, NP</td>
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<tr>
<td></td>
<td>Manufacturing, Fabrication &amp; Assembly -- Heavy</td>
<td>NP, NP, NP, NP, NP, NP, NP, NP</td>
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<tr>
<td><strong>Mining &amp; Extraction and Energy Producing Systems</strong></td>
<td>Oil, Gas -- Production, Drilling*</td>
<td>NP, NP, NP, NP, NP, NP, NP</td>
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<td></td>
<td>Sand or Gravel Quarry*</td>
<td>NP, NP, NP, NP, NP, NP, NP</td>
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<tr>
<td></td>
<td>Wind Energy Conversion Systems*  • No Parking Requirement</td>
<td>L-ZPIN/ZPSE, L-ZPIN/ZPSE, L-ZPIN/ZPSE, L-ZPIN/ZPSE, L-ZPIN/ZPSE, L-ZPIN/ZPSE, § 11.5.13</td>
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<tr>
<td><strong>Transportation Facilities</strong></td>
<td>Airport*</td>
<td>NP, NP, NP, NP, NP, NP, NP, NP</td>
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<td></td>
<td>Helipad, Helistop, Heliport*  No Parking Requirements</td>
<td>L-ZPIN, L-ZPIN, L-ZPIN, L-ZPIN, L-ZPIN, L-ZP, L-ZP, § 11.5.14</td>
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<tr>
<td></td>
<td>Railroad Facilities*</td>
<td>NP, NP, NP, NP, NP, NP, NP, NP</td>
</tr>
<tr>
<td></td>
<td>Railway Right-of-Way*  No Parking Requirements</td>
<td>P-ZP, P-ZP, P-ZP, P-ZP, P-ZP, P-ZP, P-ZP, P-ZP</td>
</tr>
<tr>
<td></td>
<td>Terminal, Station or Service Facility for Passenger Transit System  • Vehicle: 5 / 1,000 sf GFA  • Bicycle: No requirement</td>
<td>L-ZP, L-ZP, L-ZP, L-ZP, L-ZP, P-ZP, P-ZP, § 11.5.16</td>
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<td></td>
<td>Terminal, Freight, Air Courier Services</td>
<td>NP, NP, NP, NP, NP, NP, NP, NP</td>
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<tr>
<td><strong>Waste Related Services</strong></td>
<td>Automobile Parts Recycling Business*</td>
<td>NP, NP, NP, NP, NP, NP, NP, NP</td>
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<td>Junkyard*</td>
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<td></td>
<td>Recycling Center</td>
<td>NP, NP, NP, NP, NP, NP, NP, NP</td>
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<td>Recycling Collection Station</td>
<td>NP, NP, NP, NP, NP, NP, NP, NP</td>
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<td></td>
<td>Recycling Plant, Scrap Processor</td>
<td>NP, NP, NP, NP, NP, NP, NP, NP</td>
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<td></td>
<td>Solid Waste Facility</td>
<td>NP, NP, NP, NP, NP, NP, NP, NP</td>
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<tr>
<td><strong>Wholesale, Storage, Warehouse &amp; Distribution</strong></td>
<td>Automobile Towing Service Storage Yard*</td>
<td>NP, NP, NP, NP, NP, NP, NP, NP</td>
</tr>
<tr>
<td></td>
<td>Mini-storage Facility  • Vehicle: 0.1 / 1,000 sf GFA  • Bicycle: No requirement</td>
<td>NP, NP, NP, NP, NP, L-ZP, NP, § 11.5.23</td>
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<tr>
<td></td>
<td>Vehicle Storage, Commercial*</td>
<td>NP, NP, NP, NP, NP, NP, NP, NP</td>
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<tr>
<td></td>
<td>Wholesale Trade or Storage, General</td>
<td>NP, NP, NP, NP, NP, NP, NP, NP</td>
</tr>
<tr>
<td></td>
<td>Wholesale Trade or Storage, Light  • Vehicle: 5 / 1,000 sf GFA  • Bicycle: No requirement</td>
<td>NP, NP, NP, NP, NP, L-ZPIN/ZPSE, L-ZPIN/ZPSE, § 11.5.26</td>
</tr>
</tbody>
</table>
### Article 6. General Urban Neighborhood Context

#### Division 6.4 Uses and Required Minimum Parking

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Aquaculture*</td>
<td></td>
<td>NP</td>
</tr>
<tr>
<td>Garden, Urban*</td>
<td></td>
<td>L-ZP</td>
</tr>
<tr>
<td>Husbandry, Animal*</td>
<td></td>
<td>NP</td>
</tr>
<tr>
<td>Husbandry, Plant*</td>
<td></td>
<td>NP</td>
</tr>
<tr>
<td>Plant Nursery</td>
<td></td>
<td>NP</td>
</tr>
<tr>
<td>Accessory to Primary Residential Uses</td>
<td>Unlisted Accessory Uses</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Accessory to Primary Residential Uses</td>
<td>Accessory Dwelling Unit</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Accessory to Primary Residential Uses</td>
<td>Domestic Employee</td>
<td>L</td>
</tr>
<tr>
<td>Accessory to Primary Residential Uses</td>
<td>Garden*</td>
<td>L</td>
</tr>
<tr>
<td>Accessory to Primary Residential Uses</td>
<td>Keeping of Household Animals*</td>
<td>L/L-ZPIN</td>
</tr>
<tr>
<td>Accessory to Primary Residential Uses</td>
<td>Keeping and Off-Street Parking of Vehicles, Motorcycles, Trailers &amp; Recreational Vehicles*</td>
<td>L</td>
</tr>
<tr>
<td>Accessory to Primary Residential Uses</td>
<td>Kennel or Exercise Run*</td>
<td>L</td>
</tr>
<tr>
<td>Accessory to Primary Residential Uses</td>
<td>Limited Commercial Sales, Services Accessory to Multi-Unit Dwelling Use</td>
<td>NP</td>
</tr>
<tr>
<td>Accessory to Primary Residential Uses</td>
<td>Outdoor Storage, Residential*</td>
<td>L</td>
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<tr>
<td>Accessory to Primary Residential Uses</td>
<td>Second Kitchen Accessory to Single Unit Dwelling Use</td>
<td>L-ZP</td>
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<tr>
<td>Accessory to Primary Residential Uses</td>
<td>Short-term Rental</td>
<td>L</td>
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<tr>
<td>Accessory to Primary Residential Uses</td>
<td>Vehicle Storage, Repair and Maintenance*</td>
<td>L</td>
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<tr>
<td>Accessory to Primary Residential Uses</td>
<td>Wind Energy Conversion Systems*</td>
<td>L-ZPIN/ ZPSE</td>
</tr>
<tr>
<td>Accessory to Primary Residential Uses</td>
<td>Yard or Garage Sales*</td>
<td>L</td>
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</table>

### HOME OCCUPATIONS ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION

<table>
<thead>
<tr>
<th>HOME OCCUPATIONS ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION</th>
<th>APPLICABLE USE LIMITATIONS</th>
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</thead>
<tbody>
<tr>
<td>Home Occupations (Paking is Not Required for Home Occupations Unless Specifically Stated in this Table or in an Applicable Use Limitation)</td>
<td>§ 11.7, § 11.9.3</td>
</tr>
<tr>
<td>Child Care Home, Large</td>
<td>L-ZPIN</td>
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<tr>
<td>All Other Types</td>
<td>L-ZP</td>
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<tr>
<td>Unlisted Home Occupations</td>
<td>L-ZPIN</td>
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### USE CATEGORY

<table>
<thead>
<tr>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
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<tbody>
<tr>
<td>• Vehicle Parking Reqmt: # spaces per unit of measurement</td>
<td></td>
</tr>
<tr>
<td>• Bicycle Parking Reqmt: # spaces per unit of measurement (% Required Spaces in Enclosed Facility / % Required Spaces in Fixed Facility)</td>
<td></td>
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</table>

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>USE CLASSIFICATION</th>
<th>ACCESSORY TO PRIMARY NONRESIDENTIAL USES USE CLASSIFICATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unlisted Accessory Uses</td>
<td>L - Applicable to all Zone Districts</td>
<td>§ 11.7; § 11.10.1</td>
</tr>
<tr>
<td>Amusement Devices Accessory to Eating/Drinking Establishments, College/University and Theater Uses</td>
<td>NP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Automobile Rental Services Accessory to Certain Retail Uses*</td>
<td>NP</td>
<td>NP</td>
</tr>
<tr>
<td>Book or gift store; media recording and production facilities accessory to public libraries, museums, places of religious assembly, colleges or universities</td>
<td>L</td>
<td>L</td>
</tr>
<tr>
<td>Car Wash Bay Accessory to Automobile Services or Hotel Uses</td>
<td>NP</td>
<td>NP</td>
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<tr>
<td>College Accessory to a Place for Religious Assembly</td>
<td>L</td>
<td>Not Applicable - See Permitted Primary Uses</td>
</tr>
<tr>
<td>Conference Facilities Accessory to Hotel Use</td>
<td>NP</td>
<td>NP</td>
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<tr>
<td>Drive Through Facility Accessory to Eating/Drinking Establishments and to Retail Sales, Service, and Repair Uses*</td>
<td>NP</td>
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<tr>
<td>Emergency Vehicle Access Point</td>
<td>NP</td>
<td>NP</td>
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<tr>
<td>Garden*</td>
<td>L</td>
<td>L</td>
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<tr>
<td>Keeping of Animals</td>
<td>L/L-ZPIN</td>
<td>L/L-ZPIN</td>
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<tr>
<td>Nonresidential Uses in Existing Business Structures In Residential Zones - Accessory Uses</td>
<td>L</td>
<td>L</td>
</tr>
<tr>
<td>Occasional Sales, Services Accessory to Places of Religious Assembly*</td>
<td>L</td>
<td>L</td>
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<tr>
<td>Outdoor Eating and Serving Area Accessory to Eating/Drinking Establishment Use*</td>
<td>NP</td>
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<tr>
<td>Outdoor Entertainment Accessory to an Eating/Drinking Establishment Use*</td>
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<tr>
<td>Outdoor Retail Sale and Display*</td>
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<tr>
<td>Outdoor Storage, General*</td>
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<td>NP</td>
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<tr>
<td>Outdoor Storage, Limited*</td>
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<tr>
<td>Rental or Sales of Adult Material Accessory to a Permitted Bookstore Retail Sales Use</td>
<td>NP</td>
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</table>
### Article 6. General Urban Neighborhood Context

### Division 6.4 Uses and Required Minimum Parking

#### 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

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Vehicle Parking Reqmt: # spaces per unit of measurement</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Bicycle Parking Reqmt: # spaces per unit of measurement (% Required Spaces in Enclosed Facility / % Required Spaces in Fixed Facility)</td>
<td></td>
</tr>
</tbody>
</table>

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<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unlisted Temporary Uses</td>
<td>L- Applicable to all Zone Districts</td>
<td>§ 11.11.1</td>
</tr>
<tr>
<td>Ambulance Service - Temporary</td>
<td>NP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Amusement / Entertainment - Temporary*</td>
<td>NP</td>
<td>NP</td>
</tr>
<tr>
<td>Bazaar, Carnival, Circus or Special Event*</td>
<td>NP</td>
<td>NP</td>
</tr>
<tr>
<td>Building or yard for construction materials*</td>
<td>NP</td>
<td>NP</td>
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<tr>
<td>Concrete, Asphalt, and Rock Crushing Facility*</td>
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<tr>
<td>Fence for Demolition or Construction Work</td>
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<tr>
<td>Health Care Center</td>
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<td>NP</td>
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<tr>
<td>Noncommercial Concrete Batch- ing Plant*</td>
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<tr>
<td>Outdoor Retail Sales - Pedestrian / Transit Mall*</td>
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<tr>
<td>Outdoor Retail Sales*</td>
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<tr>
<td>Outdoor Sales, Seasonal*</td>
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<tr>
<td>Parking Lot Designated for a Special Event*</td>
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<tr>
<td>Retail Food Establishment, Mobile*</td>
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<tr>
<td>Temporary Construction Office</td>
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<td>NP</td>
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<tr>
<td>Temporary Office - Real Estate Sales</td>
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<tr>
<td>Tent for Religious Services</td>
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</tbody>
</table>

*Temporary Uses (Parking is Not Required for Temporary Uses Unless Specifically Stated in this Table or in an Applicable Use Limitations)
7.3.5.5 Ground Stories of Parking Structures in the C-CCN Zone Districts

A. Intent
Improve the pedestrian experience along the Street Level in the Cherry Creek North mixed use shopping district by requiring Street Level active uses in all new or redeveloped buildings and structures containing parking spaces. Street Level active uses best ensure a steady stream of customer and visitor interaction throughout the day and night, contributing substantially to the activation, economic vitality, and safety of this important mixed-use neighborhood. Street Level area set aside in buildings or structures for active uses is intended to be adequately configured and dimensioned to support the feasible use of such space for Street Level active uses.

B. Applicability
Section 7.3.5.2 design standards shall apply to any structure containing parking spaces in the C-CCN zone districts. The term “parking spaces” in this provision means both parking spaces accessory to a primary use and/or parking spaces that comprise the primary use of the structure.

C. Permitted Street Level Uses
1. The Street Level of a structure containing parking spaces shall be occupied by a use permitted in the applicable C-CCN zone district for 100% of the structure’s primary street frontage(s), except the following uses are prohibited from occupying any portion of the structure’s street frontage(s):
   a. Parking, Garage,
   b. Parking accessory to a primary use otherwise permitted in the same building or structure,
   c. Household Living, and
   d. Automobile Services, Light or Heavy, except as otherwise allowed in Section 11.4.19.3.

2. Residential lobbies and other similar pedestrian access to and through the subject structure from the primary street side(s) of the building may be credited toward compliance with the 100% Street Level use frontage requirement in Section 7.3.5.2.C.1 above.
3. When vehicle access to on-site parking or loading spaces from a primary street is allowed under Section 7.3.5.3, the width of such vehicle access may be credited toward compliance with the 100% Street Level use frontage requirement in Section 7.3.5.2.C.1 above.

See also C-CCN zone district use limitations related to ground-story Household Living uses in Section 11.2.5 of this Code, and C-CCN zone district uses limitations related to ground-story Automobile Services, Light or Heavy uses in Section 11.4.19.3.

### 7.3.5.6 Vehicle Access in the C-CCN Zone Districts

**A. Intent**

Vehicle driveways that access zone lots in the C-CCN zone districts directly from a public street create conflict points with pedestrians and detract from the objective of encouraging active uses along public street frontages in Cherry Creek North. This section's standards will improve the pedestrian experience along the Street Level in Cherry Creek North by requiring vehicle access to zone lots be taken from public alleys to the maximum extent feasible.

**B. Applicability**

This Section 7.3.5.3 applies to development in the C-CCN zone districts that proposes either new vehicle access or a change in location of existing vehicle access to the subject zone lot. This Section shall apply to all proposed vehicle access points to the same zone lot.

**C. Location of Vehicle Access**

1. All vehicle access to a zone lot in the C-CCN zone districts shall be from an alley, when alley access is present.
2. If alley access is not present or if alley access is not feasible due to lot configuration, an Applicant shall first give preference to vehicle access to the zone lot from a named street before proposing vehicle access from a numbered street.
3. Whenever street (not alley) vehicle access to the zone lot is allowed, the width of the vehicle ingress/egress ways from the street shall be minimized.

### 7.3.5.7 Vehicle Access in all other Zone Districts

**A. No Alley**

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

**B. Alley**

Where a building form specifies vehicle access from Alley is required, and the Zone Lot is bounded by an Alley, any newly constructed Driveway, Off-Street Parking Area, Garage, Carport, or other parking facility shall be accessed solely from an Alley, unless:

1. The Alley is not provided with an all weather surface of asphalt, asphaltic concrete, concrete, or any equivalent material;
2. The Alley is less than 12 feet in width;
3. At least 60 percent of the existing Zone Lots on the same Face Block are served by Driveways, Off-Street Parking Areas, Garages, Carports, or other parking facilities accessed from a primary street. Additionally, the Department of Public Works shall have approved the location of any such vehicular access;
4. The Department of Public Works prohibits the use of the Alley for vehicular access to the Zone Lot based upon a determination that the Alley cannot safely or operationally accommodate additional vehicular traffic;
5. The Primary Use is within the Civic, Public, and Institutional Use Category and the Department of Public Works determines that vehicular access is needed from the street; or

6. The applicant can demonstrate at the time of zoning permit application that vehicular access from a street to an Accessory Garage, Carport, or other Off-Street Parking Area was legally established, constructed, or expanded prior to June 25, 2010 and was Continuously Maintained, and the Primary Structure has not been Voluntarily Demolished.

If improvements to any portion of the Alley, including widening and/or repaving, are required by the City at the time of Development due to a change in use or intensity, which resolve the exceptions specified in Section 7.3.5.4, then vehicular Alley access is required.

### 7.3.5.8 Street Level Active Uses in the C-MX and C-MS Zone Districts

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

#### B. Applicability
This Section 7.3.5.8 applies to the General and Shopfront building forms in the C-MX zone districts and the Shopfront building form in the C-MS zone districts.

#### C. Street Level Active Uses

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

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

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

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

5. The length of any build-to alternatives, except Arcades, permitted by Section 7.3.6.1 shall not apply toward the required percentage of Street Level building frontage that must be occupied by a Street Level active use.
   a. An Arcade may contribute to the Street Level Active use requirement for a maximum of 6 feet of the required 15 foot depth.

6. The portion of the Street Level building frontage that meets the Street Level active use requirement shall contain at least one window or door that meets the minimum transparency requirement standards in Section 13.1.6.3.A.4.

### SECTION 7.3.6  DESIGN STANDARD ALTERNATIVES

#### 7.3.6.1 Required Build-To Alternatives

#### A. Intent
To help define the public realm and enhance the visual quality of the built environment where it is not possible to define the street and public sidewalk edge with building facades. Additionally,
to allow relief for vehicle access when alley access is not feasible per Section 7.3.5.7 in the Town House building form.

**B. Allowance**
The following alternatives may be used singularly or in combination as alternatives to a required build-to standard and may count toward the required build-to no more than as described in the table below, provided all alternatives meet the requirements stated in Section 13.1.5.8.E:

<table>
<thead>
<tr>
<th>ZONE DISTRICT</th>
<th>BUILDING FORM</th>
<th>PERMANENT OUTDOOR PATIO SEATING (MAX INCREASE IN BUILD-TO RANGE)</th>
<th>PRIVATE OPEN SPACE (MAX % OF BUILD-TO)</th>
<th>GARDEN WALL (MAX % OF BUILD-TO)</th>
<th>GARDEN WALL WITH COVERED SEATING FOR PEDESTRIANS (MAX % OF BUILD-TO)</th>
<th>PERGOLA (MAX % OF BUILD-TO)</th>
<th>ARCADE (MAX % OF BUILD-TO)</th>
<th>COURT-YARD (MAX % OF BUILD-TO)</th>
<th>VEHICLE ACCESS (MAX FEET OF BUILD-TO)</th>
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</thead>
<tbody>
<tr>
<td>C-RX C-MX C-MS</td>
<td>Town House</td>
<td>na</td>
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<td>na</td>
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<td>30%</td>
<td>12 feet</td>
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<tr>
<td>C-RX C-MX</td>
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<td>30%***</td>
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<td>C-MS</td>
<td>All Others</td>
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<td>30%***</td>
<td>100%</td>
<td>na</td>
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<tr>
<td>C-CCN</td>
<td>All Others</td>
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<td>100%***</td>
<td>25%***</td>
<td>30%***</td>
<td>30%***</td>
<td>100%</td>
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*Permitted increase in the maximum depth of the required build-to range.

**If used in combination with each other, the permanent outdoor patio seating and private open space alternatives may count toward 100% of required build-to, provided the outdoor patio seating complies with the private open space rule of measurement in Article 13.

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

### 7.3.6.2 Primary Street Upper Story Setback

**A. Intent**
To provide flexibility while maintaining and promoting a pedestrian-scaled main street.

**B. Applicability**
C-MS-8, C-MS-12

**C. Alternative**
When the building is placed at 0 feet on the Primary Street Zone Lot Line, then the Upper Story Setback above 5 stories or 70 feet may be reduced to 15 feet. This alternative only applies to portions of buildings placed at 0 feet on the Primary Street Zone Lot Line. Therefore, any portions of the building placed beyond 0 feet shall meet the Upper Story Setback stated in the building form table.

### 7.3.6.3 Transparency Alternatives

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

**B. Allowance**
The following alternatives may be used singularly or in combination as alternatives to a required transparency standard and may count toward required transparency no more than as
### Article 7. Urban Center Neighborhood Context
### Division 7.4 Uses and Required Minimum Parking

**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

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
</tr>
</thead>
</table>
| Arts, Recreation & Entertainment Services, Indoor* | **Vehicle - Artist Studio:** 0.3/1000 sf GFA  
**Vehicle - CCN districts only:** 2.5/1000 sf GFA  
**Vehicle - All Others:** 1.25/1000 sf GFA  
**Bicycle:** 1/7,500 sf GFA (20/80) | P-ZP  
P-ZP  
P-ZP  
P-ZP |
| Arts, Recreation & Entertainment Services, Outdoor* | **Vehicle - CCN districts only:** 2.5/1000 sf GFA  
**Vehicle:** 1.25/1000 sf GFA  
**Bicycle:** 1/7,500 sf GFA (20/80) | L-ZPIN  
L-ZPIN  
L-ZPIN  
§ 11.4.3 |
| Event Space with Alternate Parking and Loading* | **Vehicle:** No requirement  
**Bicycle:** No requirement | NP  
NP  
NP  
NP |
| Sports and/or Entertainment Arena or Stadium* | | 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  
§ 11.4.6 |
| Parking of Vehicles | Parking, Garage  
**No Parking Requirements** | P-ZP  
P-ZP  
P-ZP  
L-ZP  
§ 7.3.5.2 |
| | Parking, Surface* | NP  
NP  
NP  
NP |
| Eating & Drinking Establishments | All Types  
**Vehicle - MS only:** 2/1000 sf GFA  
**Vehicle - CCN districts only:** 2.5/1000 sf GFA  
**Bicycle:** 1/1,500 sf GFA (0/100) | P-ZP  
P-ZP  
P-ZP  
P-ZP |
| Lodging Accommodations | Bed and Breakfast Lodging  
**Vehicle:** 0.875/guest room or unit  
**Bicycle:** 1/7,500 sf GFA (60/40) | P-ZP  
P-ZP  
P-ZP  
P-ZP |
| | Lodging Accommodations, All Others  
**Vehicle:** 0/ guest room or unit  
**Bicycle:** 1/7,500 sf GFA (60/40) | P-ZP  
P-ZP  
P-ZP  
P-ZP |
| Office | Dental / Medical Office or Clinic  
**Vehicle - CCN districts only:** 2/1000 sf GFA  
**Vehicle:** 1.25/1000 sf GFA  
**Bicycle:** 1/7,500 sf GFA (60/40) | L-ZP  
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§ 11.4.10 |
| | Office, All Others  
**Vehicle - CCN districts only:** 2/1000 sf GFA  
**Vehicle:** 1.25/1000 sf GFA  
**Bicycle:** 1/7,500 sf GFA (60/40) | P-ZP  
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<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>C-RX-5</th>
<th>C-RX-8</th>
<th>C-RX-12</th>
<th>C-MX-3</th>
<th>C-MX-5</th>
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<th>C-MS-5</th>
<th>C-MS-8</th>
<th>C-MS-12</th>
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<th>C-CCN-5</th>
<th>C-CCN-7</th>
<th>C-CCN-8</th>
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<tr>
<td>Retail Sales, Service &amp; Repair (Not Including Vehicle or Equipment Sales, Service &amp; Repair)</td>
<td>Animal Sales and Services, Household Pets Only</td>
<td>L-ZP</td>
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<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
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<tr>
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<td>Vehicle Parking Reqmt: # spaces per unit of measurement</td>
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<td>Bicycle Parking Reqmt: # spaces per unit of measurement (Required Spaces in Enclosed Facility / Required Spaces in Fixed Facility)</td>
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<td>INDUSTRIAL, MANUFACTURING &amp; WHOLESALE PRIMARY USE CLASSIFICATION</td>
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<td>Communications and Information</td>
<td>Antennas Not Attached to a Tower*</td>
<td>L-ZP</td>
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<tr>
<td></td>
<td>Communication Services</td>
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<td></td>
<td>Telecommunications Towers*</td>
<td>L-ZP/ZPIN/ZPSE</td>
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<td></td>
<td>Telecommunications Tower - Alternative Structure*</td>
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<td></td>
<td>Telecommunication Facilities -- All Others*</td>
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<tr>
<td>Industrial Services</td>
<td>Contractors, Special Trade - General</td>
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<td>Contractors, Special Trade - Heavy/Contractor Yard*</td>
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<td>Food Preparation and Sales, Commercial</td>
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<td></td>
<td>Laboratory, Research, Development and Technological Services</td>
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<td>Service/Repair, Commercial</td>
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<td>Manufacturing and Production</td>
<td>Manufacturing, Fabrication &amp; Assembly -- Custom</td>
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<td>Manufacturing, Fabrication &amp; Assembly -- General</td>
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<td>Manufacturing, Fabrication &amp; Assembly -- Heavy</td>
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<tr>
<td>Mining &amp; Extraction and Energy Producing Systems</td>
<td>Oil, Gas -- Production, Drilling*</td>
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<td>Sand or Gravel Quarry*</td>
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<tr>
<td></td>
<td>Wind Energy Conversion Systems*</td>
<td>L-ZPIN/ZPSE</td>
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**DENVER ZONING CODE**

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### Article 7. Urban Center Neighborhood Context

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<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>C-MX-3, C-MX-5, C-MX-8, C-MX-12, C-MX-16, C-MX-20, C-MS-5, C-MS-8, C-MS-12, C-CCN-3, C-CCN-4, C-CCN-5, C-CCN-7, C-CCN-8, C-CCN-12</td>
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#### Transportation Facilities

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<tr>
<td>Airport*</td>
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<tr>
<td>Helipad, Helistop, Heliport*</td>
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<td>L-ZPIN, L-ZP, L-ZP, NP</td>
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<td>Railroad Facilities*</td>
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<tr>
<td>Railway Right-of-Way*</td>
<td>No Parking Requirements</td>
<td>P-ZP, P-ZP, P-ZP, P-ZP</td>
</tr>
<tr>
<td>Terminal, Station or Service Facility for Passenger Transit System</td>
<td>Vehicle: 0.5/1,000 sf GFA</td>
<td>P-ZP, P-ZP, P-ZP, P-ZP</td>
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<tr>
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<td>Bicycle: No requirement</td>
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<td>Terminal, Freight, Air Courier Services</td>
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#### Waste Related Services

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<td>Junkyard*</td>
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<tr>
<td>Recycling Center</td>
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<td>Recycling Collection Station</td>
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<td>Recycling Plant, Scrap Processor</td>
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<td>Solid Waste Facility</td>
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#### Wholesale, Storage, Warehouse & Distribution

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<th>C-MX-3, C-MX-5, C-MX-8, C-MX-12, C-MX-16, C-MX-20, C-MS-5, C-MS-8, C-MS-12, C-CCN-3, C-CCN-4, C-CCN-5, C-CCN-7, C-CCN-8, C-CCN-12</th>
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<tbody>
<tr>
<td>Automobile Towing Service Storage Yard*</td>
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</tr>
<tr>
<td>Mini-storage Facility</td>
<td>Vehicle: 0.1/1,000 sf GFA</td>
<td>L-ZP, L-ZP, NP, NP</td>
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<tr>
<td></td>
<td>Bicycle: No requirement</td>
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</tr>
<tr>
<td>Vehicle Storage, Commercial*</td>
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<td>NP, NP, NP, NP</td>
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<tr>
<td>Wholesale Trade or Storage, General</td>
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<td>NP, NP, NP, NP</td>
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<tr>
<td>Wholesale Trade or Storage, Light</td>
<td>Vehicle: 0.5 / 1,000 sf GFA</td>
<td>NP, L-ZP/ZPIN/ZPSE, L-ZP/ZPIN/ZPSE, NP</td>
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#### Agriculture Primary Use Classification

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<tr>
<td>Aquaculture*</td>
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<td>Garden, Urban*</td>
<td>Vehicle: 0.5/1,000 sf GFA</td>
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<tr>
<td></td>
<td>Bicycle: No requirement</td>
<td>L-ZP, L-ZP, L-ZP</td>
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<tr>
<td>Husbandry, Animal*</td>
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<td>Husbandry, Plant*</td>
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<tr>
<td>Plant Nursery</td>
<td>Vehicle: 0.5/1,000 sf GFA</td>
<td>L-ZP, L-ZP, L-ZP</td>
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<tr>
<td></td>
<td>Bicycle: No requirement</td>
<td>L-ZP, L-ZP, L-ZP</td>
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</tbody>
</table>

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<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
</tr>
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<tbody>
<tr>
<td><strong>USE CATEGORY</strong></td>
<td><strong>SPECIFIC USE TYPE</strong></td>
<td><strong>APPLICABLE USE LIMITATIONS</strong></td>
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<tr>
<td><strong>ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION</strong></td>
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<tr>
<td>Accessory to Primary Residential Uses</td>
<td>Unlisted Accessory Uses</td>
<td>L - Applicable to all Zone Districts</td>
</tr>
<tr>
<td>Accessory Dwelling Unit</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Domestic Employee</td>
<td>L</td>
<td>L</td>
</tr>
<tr>
<td>Garden*</td>
<td>L</td>
<td>L</td>
</tr>
<tr>
<td>Keeping of Household Animals*</td>
<td>L-ZPIN</td>
<td>L-ZPIN</td>
</tr>
<tr>
<td>Keeping and Off-Street Parking of Vehicles, Motorcycles, Trailers &amp; Recreational Vehicles*</td>
<td>L</td>
<td>L</td>
</tr>
<tr>
<td>Kennel or Exercise Run*</td>
<td>L</td>
<td>L</td>
</tr>
<tr>
<td>Limited Commercial Sales, Services Accessory to Multi-Unit Dwelling Use</td>
<td>L-ZP</td>
<td>Not Applicable - See Permitted Primary Uses</td>
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<tr>
<td>Outdoor Storage, Residential*</td>
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<tr>
<td>Second Kitchen Accessory to Single Unit Dwelling Use</td>
<td>NP</td>
<td>NP</td>
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<tr>
<td>Short-term Rental</td>
<td>L</td>
<td>L</td>
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<tr>
<td>Vehicle Storage, Repair and Maintenance*</td>
<td>L</td>
<td>L</td>
</tr>
<tr>
<td>Wind Energy Conversion Systems*</td>
<td>L-ZPIN/ ZPSE</td>
<td>Not Applicable - See Permitted Primary Uses</td>
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<tr>
<td>Yard and/or Garage Sales*</td>
<td>L</td>
<td>L</td>
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<tr>
<td><strong>HOME OCCUPATIONS ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION</strong></td>
<td></td>
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<tr>
<td>Home Occupations</td>
<td>Child Care Home, Large</td>
<td>L-ZPIN</td>
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<tr>
<td>All Other Types</td>
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<td>L-ZP</td>
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<tr>
<td>Unlisted Home Occupations</td>
<td>L-ZPIN</td>
<td>L-ZPIN</td>
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</tbody>
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### USE CATEGORY

<table>
<thead>
<tr>
<th>SPECIFIC USE TYPE</th>
<th>USE CLASSIFICATION</th>
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</thead>
<tbody>
<tr>
<td>• Vehicle Parking Reqmt: # spaces per unit of measurement</td>
<td>Accessory to Primary Nonresidential Uses</td>
</tr>
<tr>
<td>• Bicycle Parking Reqmt: # spaces per unit of measurement (%) Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility</td>
<td>(Parking is Not Required for Accessory Uses Unless Specifically Stated in this Table or in an Applicable Use Limitation)</td>
</tr>
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</table>

### APPLICABLE USE LIMITATIONS

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>USE CLASSIFICATION</th>
<th>Specific Use Type</th>
<th>Accessory to Primary Nonresidential Uses Use Classification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unlisted Accessory Uses</td>
<td>L - Applicable to all Zone Districts</td>
<td>$11.7; 11.10.1</td>
<td></td>
</tr>
<tr>
<td>Amusement Devices Accessory to Eating/Drinking Establishments, College/University and Theater Uses</td>
<td>NP</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Automobile Rental Services Accessory to Certain Retail Uses*</td>
<td>Not Applicable - See Permitted Primary Uses</td>
<td>Not Applicable - See Permitted Primary Uses</td>
<td>Not Applicable - See Permitted Primary Uses</td>
</tr>
<tr>
<td>Book or gift store; media recording and production facilities accessory to public libraries, museums, places of religious assembly, colleges or universities</td>
<td>Not Applicable - See Permitted Primary Uses</td>
<td>$11.7; 11.10.4</td>
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<tr>
<td>Car Wash Bay Accessory to Automobile Services or Hotel Uses</td>
<td>NP</td>
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<td>NP</td>
</tr>
<tr>
<td>College accessory to a Place for Religious Assembly</td>
<td>Not Applicable - See Permitted Primary Uses</td>
<td>$11.7; 11.10.6</td>
<td></td>
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<tr>
<td>Conference Facilities Accessory to Hotel Use</td>
<td>NP</td>
<td>L</td>
<td>L</td>
</tr>
<tr>
<td>Drive Through Facility Accessory to Eating/Drinking Establishments and to Retail Sales, Service, and Repair Uses*</td>
<td>NP</td>
<td>L-ZP</td>
<td>L-ZP</td>
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<tr>
<td>Emergency Vehicle Access Point</td>
<td>NP</td>
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<tr>
<td>Garden*</td>
<td>L</td>
<td>L</td>
<td>L</td>
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<tr>
<td>Keeping of Animals</td>
<td>L/L-ZPIN</td>
<td>L/L-ZP/L-ZPIN</td>
<td>L/L-ZP/L-ZPIN</td>
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<tr>
<td>Nonresidential Uses in Existing Business Structures in Residential Zones - Accessory Uses</td>
<td>Not Applicable - See Permitted Primary Uses</td>
<td>Not Applicable</td>
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<tr>
<td>Occasional Sales, Services Accessory to Places of Religious Assembly*</td>
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<tr>
<td>Outdoor Eating and Serving Area Accessory to Eating/Drinking Establishment Use*</td>
<td>L-ZPIN/ZPSE</td>
<td>L-ZPIN/ZPSE</td>
<td>L-ZPIN/ZPSE</td>
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<td>Outdoor Entertainment Accessory to an Eating/Drinking Establishment Use*</td>
<td>L-ZPIN/ZPSE</td>
<td>L-ZPIN/ZPSE</td>
<td>L-ZPIN/ZPSE</td>
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<tr>
<td>Outdoor Retail Sale and Display*</td>
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<td>L-ZPIN/ZPSE</td>
</tr>
<tr>
<td>Outdoor Storage, General*</td>
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<td>Outdoor Storage, Limited*</td>
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<tr>
<td>Rental or Sales of Adult Material Accessory to a Permitted Bookstore Retail Sales Use</td>
<td>L</td>
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<td>L</td>
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</tbody>
</table>
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<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
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</thead>
<tbody>
<tr>
<td><strong>TEMPORARY USE CLASSIFICATION</strong></td>
<td><strong>Unlisted Temporary Uses</strong></td>
<td>L - Applicable to all Zone Districts</td>
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<tr>
<td></td>
<td>Ambulance Service - Temporary</td>
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<tr>
<td></td>
<td>Amusement / Entertainment - Temporary*</td>
<td>NP</td>
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<tr>
<td></td>
<td>Bazaar, Carnival, Circus or Special Event*</td>
<td>L-ZP</td>
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<tr>
<td></td>
<td>Building or yard for construction materials*</td>
<td>L-ZP</td>
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<tr>
<td></td>
<td>Concrete, Asphalt, and Rock Crushing Facility*</td>
<td>L-ZP</td>
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<tr>
<td></td>
<td>Fence for Demolition or Construction Work</td>
<td>L-ZP</td>
</tr>
<tr>
<td></td>
<td>Health Care Center</td>
<td>L-ZP</td>
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<tr>
<td></td>
<td>Noncommercial Concrete Batching Plant*</td>
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<td></td>
<td>Outdoor Retail Sales - Pedestrian / Transit Mall*</td>
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<td>Outdoor Retail Sales*</td>
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<td>Outdoor Sales, Seasonal*</td>
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<td>Parking Lot Designated for a Special Event*</td>
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<td>Retail Food Establishment, Mobile*</td>
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<td>Temporary Construction Office</td>
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<td>Temporary Office - Real Estate Sales</td>
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</tr>
<tr>
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<td>Tent for Religious Services</td>
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</tbody>
</table>

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| | **- Vehicle Parking Reqmt: # spaces per unit of measurement** | **- Bicycle Parking Reqmt: # spaces per unit of measurement (%)**
<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td>C-RX-5</td>
<td>C-MX-3</td>
<td>C-CCN-3</td>
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<td>C-RX-6</td>
<td>C-MX-5</td>
<td>C-CCN-4</td>
</tr>
<tr>
<td>C-RX-8</td>
<td>C-MX-8</td>
<td>C-CCN-5</td>
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<td>C-MX-12</td>
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<td>C-MX-20</td>
<td>C-MS-12</td>
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<td>C-MS-12</td>
<td>C-CCN-12</td>
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</tr>
</tbody>
</table>

---

**REQUIRED SPACES IN ENCLOSED FACILITY**
- Required Spaces in Enclosed Facility (Required Spaces in Fixed Facility)
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4. Final maximum gross floor area.
   a. Limits for designated areas.
      Notwithstanding Sections 8.3.1.4.D.1-3 above, the final maximum gross floor areas that may be constructed on zone lots shall be limited as described below and shown on Exhibit 8.2:
      i. For structures located within the area bounded by 14th Street, Colfax Avenue, Broadway Street, 18th Street, and the Market Street-Larimer Street alley: (i) A floor area ratio of 17:1; or (ii) If structures contain over 50 percent of their gross floor area in housing uses, then a floor area ratio of 20:1.
      ii. For structures located in all other areas zoned D-C and D-TD:
          a) A floor area ratio of 12:1; or
          b) If structures contain over 50 percent of their gross floor area in housing uses, then a floor area ratio of 17:1.

Exhibit 8.2 Maximum Gross Floor Area
b. **Floor area excluded from calculations.**

Gross floor area occupied by Downtown Ground Floor Active Uses (i) which would qualify for a floor area premium pursuant to Section 8.3.1.4.D.2.c, but (ii) for which a floor area premium is not granted because of the restrictions in Section 8.3.1.4.D.2 above limiting the total amount of floor area premiums that may be granted, shall be excluded from the calculation of the gross floor area of a structure or project. Any floor area so excluded from the calculation of gross floor area shall continue to be occupied by Downtown Ground Floor Active Uses.

### 8.3.1.5 Off-Street Parking Requirements

**A. Applicable Standards**

The general off-street parking standards in Division 10.4 of this Code shall apply in the D-C and D-TD and D-CV zone districts, except where the standards stated in this Section 8.3.1.5 conflict, in which case the standards in this Section 8.3.1.5 shall apply.

**B. Amount of Parking Spaces Required**

1. There shall be no minimum off-street parking requirement for any use in the D-C or D-TD or D-CV zone districts.

2. Parking spaces provided in a parking structure to serve office uses in the D-C or D-TD or D-CV zone districts shall comply with the use limitations applicable to a “parking, garage” use stated in Section 11.4.7.1.

**C. Accessible Parking**

Whenever off-street parking spaces are provided, a minimum number of accessible parking spaces shall be provided according to the requirements of the Denver Building Code and the federal Americans with Disabilities Act.

**D. Bicycle Parking**

The following standard shall apply instead of the general bicycle parking standards in Article 10, Division 10.4, Parking and Loading.

1. All new parking structures shall contain at least 1 designated bicycle parking space for each 20 automobile parking spaces, provided, however, that in no event shall any new parking structure be required to contain more than 50 bicycle parking spaces.

### 8.3.1.6 Design Requirements

**A. Downtown Ground Floor Active Use Street Frontages**

1. New buildings or renovations of existing buildings in which the renovation includes all or part of the leasable ground floor areas of the building shall be designed and constructed to accommodate Downtown Ground Floor Active Uses for at least 65 percent of the linear frontage along the following streets: 16th Street pedestrian and transit mall, Larimer Street, Curtis Street, Tremont Place, Cleveland Place, and any light rail line operating in a street or fixed-guideway transit line operating in a street.

2. Street-facing ground floors of new buildings on named or numbered streets not included in the paragraph above shall provide 60 to 90 percent transparency as measured from floor to floor for at least 65 percent of the linear frontage of the building.

3. In all cases, transparent glass shall possess a minimum .65 light transmission factor.

**B. Minimum Build-to Requirements**

1. **Within the area bounded by the centerlines of 14th Street, 18th Street, Broadway and Colfax and the Larimer/Market Street alley:** Buildings shall be built-to or within 10 feet of the property line adjoining the street for no less than 65% of each separately owned zone lot.
C. **Allowance**

1. Uses that meet the Limitation on Visible Parking above Street Level shall include all primary uses, but shall not include Parking Spaces or Parking Aisles for the minimum percentage of the Primary Street-facing zone lot width specified in the building form table.

2. Uses that meet the Limitation on Visible Parking above Street Level shall occupy floor area above Street Level for a minimum depth of 15 feet from the Primary Street frontage (may include the depth of recessed balcony or terrace areas and insets for building articulation up to 10 feet in depth).

**SECTION 8.8.6 DESIGN STANDARD ALTERNATIVES FOR DOWNTOWN ARAPAHOE SQUARE 12+ AND DOWNTOWN ARAPAHOE SQUARE 20+ DISTRICTS**

**8.8.6.1 Required Build-To Alternatives in D-AS-12+ and D-AS-20+ Districts**

A. **Intent**

To help define the public realm and enhance the visual quality of the built environment where it is not possible to define the street and public sidewalk edge with building facades.

B. **Allowance**

The following alternative may be used as an alternative to a required build-to standard and may count toward the required build-to no more than as described in the table below, provided it meets the requirements stated in Section 13.1.5.8.E)

<table>
<thead>
<tr>
<th>REQUIRED BUILD-TO ALTERNATIVE</th>
<th>ZONE DISTRICT</th>
<th>PRIVATE OPEN SPACE (MAX % OF BUILD-TO)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>D-AS-12+</td>
<td>25%</td>
</tr>
<tr>
<td></td>
<td>D-AS-20+</td>
<td></td>
</tr>
</tbody>
</table>

**8.8.6.2 Primary Street Upper Story Setback Alternative for 21st Street & Park Avenue in D-AS-12+ and D-AS-20+ Districts**

A. **Intent**

To allow a flexible alternative for creative designs fronting 21st Street and Park Avenue that maintain a building setback at or below 5 stories and 70 feet, but do not meet the specific Primary Street Upper Story Setback requirements set forth in the building form tables.

B. **Applicability**

This Section 8.8.6.2 applies to Primary Street upper story setbacks on the 21st Street and Park Avenue frontage of all building forms in the D-AS-12+ and D-AS-20+ zone districts.

C. **Allowance**

The Zoning Administrator may approve an alternative Primary Street Upper Story setback design that does not meet the specific Upper Story setback requirements set forth in the building form standards tables where the alternative is found to meet the design standards and guidelines for the Upper Story setback alternative on 21st Street and Park Avenue in the Design Standards and Guidelines for Arapahoe Square.
8.8.6.3 Street Level Transparency Alternatives in D-AS-12+ and D-AS-20+ Districts

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

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

<table>
<thead>
<tr>
<th>TRANSPARENCY ALTERNATIVES</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZONE DISTRICT</td>
</tr>
<tr>
<td>----------------</td>
</tr>
<tr>
<td>D-AS-12+ D-AS-20+</td>
</tr>
</tbody>
</table>

8.8.6.4 Tower Floor Plate Linear Dimension Alternative in D-AS-12+ and D-AS-20+ Zone Districts

A. Intent
To allow a flexible alternative in special circumstances for creative designs that do not meet the specific Tower Floor Plate Linear Dimension requirements set forth in the building form tables.

B. Applicability
This Section 8.8.6.4 applies to the Tower Floor Plate Linear Dimension maximum above 5 stories/70 feet in the Point Tower building form in the D-AS-12+ and D-AS-20+ zone districts.

C. Allowance
The Zoning Administrator may approve an alternative Tower Floor Plate Linear Dimension that does not meet the specific requirements set forth in the building form table, up to the maximum dimension listed in the Tower Floor Plate Linear Dimension Alternative, where the alternative is found to meet the design standards and guidelines for Tower Floor Plate Linear Dimension in the Design Standards and Guidelines for Arapahoe Square.

SECTION 8.8.7 DESIGN STANDARD EXCEPTIONS FOR DOWNTOWN ARAPAHOE SQUARE 12+ AND DOWNTOWN ARAPAHOE SQUARE 20+ DISTRICTS

8.8.7.1 Required Build-To Exceptions in D-AS-12+ and D-AS-20+ Districts

A. Civic, Public & Institutional Uses

1. Intent
To accommodate signature entrance architecture, gathering spaces, plazas, or community amenities along the front facades of structures containing civic, public and institutional uses.

2. Standard
Structures containing one or more uses in the Civic, Public & Institutional Use Classification are not required to meet the Primary Street and Side Street Build-To standards.
SECTION 8.9.6 DESIGN STANDARD ALTERNATIVES FOR DOWNTOWN CENTRAL PLATTE VALLEY – AURARIA TRANSITION, RIVER, AND CENTER DISTRICTS

8.9.6.1 Required Build-To Alternatives in D-CPV-T, D-CPV-R, and D-CPV-C Zone Districts

A. Intent
   To help define the public realm and enhance the visual quality of the built environment where it is not possible to define the street and public sidewalk edge with building facades.

B. Allowance
   The following alternative may be used as an alternative to a required build-to standard and may count toward the required build-to no more than as described in the table below, provided it meets the requirements stated in Section 13.1.5.8.E:

<table>
<thead>
<tr>
<th>REQUIRED BUILD-TO ALTERNATIVE</th>
<th>ZONE DISTRICT</th>
<th>PRIVATE OPEN SPACE (MAX % OF BUILD-TO)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>D-CPV-T</td>
<td>25%</td>
</tr>
<tr>
<td></td>
<td>D-CPV-R</td>
<td></td>
</tr>
<tr>
<td></td>
<td>D-CPV-C</td>
<td></td>
</tr>
</tbody>
</table>

8.9.6.2 Street Level Transparency Alternatives in D-CPV-T, D-CPV-R, and D-CPV-C Zone Districts

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

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

<table>
<thead>
<tr>
<th>TRANSPARENCY ALTERNATIVES</th>
<th>ZONE DISTRICT</th>
<th>ZONE LOT LINE DESIGNATION</th>
<th>DISPLAY CASES (MAX)</th>
<th>PERMANENT ART (MAX)</th>
<th>COMBINATION OF ALTERNATIVES (MAX)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>D-CPV-T</td>
<td>Primary Street</td>
<td>20%</td>
<td>30%</td>
<td>30%</td>
</tr>
<tr>
<td></td>
<td>D-CPV-R</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>D-CPV-C</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

8.9.6.3 Tower Floor Plate Linear Dimension Alternative in D-CPV-R and D-CPV-C Zone Districts

A. Intent
   To allow a flexible alternative in special circumstances for creative designs that do not meet the specific Tower Floor Plate Linear Dimension requirements set forth in the building form tables.

B. Applicability
   This Section 8.9.6.3 applies to the Tower Floor Plate Linear Dimension maximum above 5 stories/70 feet in the Point Tower building form in the D-CPV-R zone district and Tower Floor Plate Linear Dimension maximum above 8 stories/110 feet in the Standard Tower and Point Tower building forms in the D-CPV-C zone district.
C. Allowance
The Zoning Administrator may approve an alternative Tower Floor Plate Linear Dimension that does not meet the specific requirements set forth in the building form tables, up to the maximum dimension listed in the Tower Floor Plate Linear Dimension Alternative, where the alternative is found to meet the design standards and guidelines for Tower Floor Plate Linear Dimension in the Design Standards and Guidelines for Downtown Central Platte Valley – Auraria.

8.9.6.4 Tower Floor Plate Separation Alternative in D-CPV-R and D-CPV-C Zone Districts

A. Intent
To allow a flexible alternative in special circumstances for creative designs that do not meet the specific Tower Floor Plate Separation requirements set forth in the building form tables.

B. Applicability
This Section 8.9.6.4 applies to the Tower Floor Plate Separation minimum above 5 stories/70 feet in the Point Tower building form in the D-CPV-R zone district and Tower Floor Plate Separation minimum above 8 stories/110 feet in the Standard Tower building forms in the D-CPV-C zone district.

C. Allowance
The Zoning Administrator may approve an alternative Tower Floor Plate Separation that does not meet the specific spacing requirements set forth in the building form tables, up to the minimum separation listed in the Tower Floor Plate Separation Alternative, where the alternative is found to meet the design standards and guidelines for Tower Floor Plate Separation in the Design Standards and Guidelines for Downtown Central Platte Valley – Auraria.

SECTION 8.9.7 DESIGN STANDARD EXCEPTIONS FOR DOWNTOWN CENTRAL PLATTE VALLEY – AURARIA TRANSITION, RIVER, AND CENTER DISTRICTS

8.9.7.1 Required Build-To Exceptions in D-CPV-T, D-CPV-R, and D-CPV-C Zone Districts

A. Civic, Public & Institutional Uses

1. Intent
To accommodate signature entrance architecture, gathering spaces, plazas, or community amenities along the front facades of structures containing civic, public and institutional uses.

2. Standard
Structures containing one or more uses in the Civic, Public & Institutional Use Classification are not required to meet the Primary Street Build-To standards.

8.9.7.2 Setback Encroachments

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

B. Standard
Required minimum setbacks shall be open and unobstructed. The following setback encroachments, including residential setbacks but excluding required upper story setbacks, are allowed:
### Article 8. Downtown Neighborhood Context

#### Division 8.11 Uses and Minimum/Maximum Parking Requirements

**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

<table>
<thead>
<tr>
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<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Cultural/Special Purpose/Public Parks &amp; Open Space</td>
<td>Cemetery*</td>
<td>NP</td>
<td>NP</td>
<td>NP</td>
<td>NP</td>
<td>NP</td>
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<td>NP</td>
<td>NP</td>
<td>NP</td>
<td>NP</td>
<td>NP</td>
<td></td>
</tr>
<tr>
<td>Library</td>
<td>- D-GT &amp; D-AS Districts - Vehicle: 1/1,000 s.f. GFA</td>
<td>P-ZP</td>
<td>P-ZP</td>
<td>P-ZP</td>
<td>P-ZP</td>
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<td>P-ZP</td>
<td>P-ZP</td>
<td>§ 11.3.8</td>
<td></td>
</tr>
<tr>
<td>Museum</td>
<td>- D-GT &amp; D-AS Districts - Vehicle: 1/1,000 s.f. GFA</td>
<td>P-ZP</td>
<td>P-ZP</td>
<td>P-ZP</td>
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<td>P-ZP</td>
<td>P-ZP</td>
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<tr>
<td>City Park*</td>
<td></td>
<td>NP</td>
<td>NP</td>
<td>NP</td>
<td>NP</td>
<td>NP</td>
<td>NP</td>
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<td>NP</td>
<td>NP</td>
<td>NP</td>
<td>NP</td>
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</tr>
<tr>
<td>Open Space - Conservation*</td>
<td></td>
<td>P-ZP</td>
<td>P-ZP</td>
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</tr>
<tr>
<td>Education</td>
<td>Elementary or Secondary School</td>
<td>L-ZP</td>
<td>L-ZP</td>
<td>L-ZP</td>
<td>L-ZP</td>
<td>L-ZP</td>
<td>L-ZP</td>
<td>L-ZP</td>
<td>L-ZP</td>
<td>L-ZP</td>
<td>§ 11.3.8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>University or College</td>
<td>- D-GT &amp; D-AS Districts - Vehicle: 1/1,000 s.f. GFA</td>
<td>L-ZP</td>
<td>L-ZP</td>
<td>L-ZP</td>
<td>L-ZP</td>
<td>L-ZP</td>
<td>L-ZP</td>
<td>L-ZP</td>
<td>L-ZP</td>
<td>L-ZP</td>
<td>§ 11.3.8; § 11.3.8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vocational or Professional School</td>
<td>- D-GT &amp; D-AS Districts - Vehicle: 1/1,000 s.f. GFA</td>
<td>L-ZP</td>
<td>L-ZP</td>
<td>L-ZP</td>
<td>L-ZP</td>
<td>L-ZP</td>
<td>L-ZP</td>
<td>L-ZP</td>
<td>L-ZP</td>
<td>L-ZP</td>
<td>§ 11.3.8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public and Religious Assembly</td>
<td>All Types</td>
<td>P-ZP</td>
<td>P-ZP</td>
<td>P-ZP</td>
<td>P-ZP</td>
<td>P-ZP</td>
<td>P-ZP</td>
<td>P-ZP</td>
<td>P-ZP</td>
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<td>P-ZP</td>
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</tr>
</tbody>
</table>

### COMMERCIAL SALES, SERVICES, & REPAIR PRIMARY USE CLASSIFICATION

| Adult Business | | NP | NP | NP | NP | NP | NP | See Section 9.4.4, Use Overlay Districts, for adult business use allowance in the UO-1 District. |
### Article 8. Downtown Neighborhood Context

#### Division 8.11 Uses and Minimum/Maximum Parking Requirements

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<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Downtown Neighborhood Context</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Division 8.11 Uses and Minimum/Maximum Parking Requirements</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>D-C, D-TD, D-CV, D-AS-12+/20+, D-CPV-T/R/C Districts</strong> have no minimum vehicle parking requirement. D-CPV-T/R/C maximum vehicle parking requirements are provided in Section 8.11.5. D-C, D-TD, D-CV bicycle parking requirements are provided in Section 8.3.1.5. D-LD vehicle parking requirements are provided in Section 8.4.1.4.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Vehicle Parking Reqmt:</strong> # spaces per unit of measurement</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Bicycle Parking Reqmt:</strong> # spaces per unit of measurement</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>(% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Arts, Recreation and Entertainment Services, Indoor</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• D-GT &amp; D-AS Districts - Vehicle - Artist Studio: 0.3/1000 s.f GFA</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• D-GT &amp; D-AS Districts - Vehicle - All Others: 1.25/1000 s.f GFA</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• D-GT, D-AS, &amp; D-AS-12+/20+ Districts - Bicycle: 1/7,500 s.f GFA (20/80)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• D-CPV-T/R/C Districts - Bicycle: 1/4,000 s.f GFA (20/80)</td>
<td>P-ZP</td>
<td>P-ZP</td>
</tr>
<tr>
<td><strong>Arts, Recreation and Entertainment Services, Outdoor</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• D-GT &amp; D-AS Districts - Vehicle: 1.25/1000 s.f GFA</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• D-GT, D-AS, &amp; D-AS-12+/20+ Districts - Bicycle: 1/7,500 s.f GFA (20/80)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• D-CPV-T/R/C Districts - Bicycle: 1/4,000 s.f GFA (20/80)</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td><strong>Event Space with Alternate Parking and Loading</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Vehicle: No requirement</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Bicycle: No requirement</td>
<td>NP</td>
<td>NP</td>
</tr>
<tr>
<td><strong>Sports and/or Entertainment Arena or Stadium</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>NP</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Nonresidential Uses in Existing Business Structures In Residential Zones</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Not Applicable</td>
</tr>
<tr>
<td><strong>Parking of Vehicles</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Parking, Garage</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• No Parking Requirements</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td><strong>Parking, Surface</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• No Parking Requirements</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td><strong>Eating &amp; Drinking Establishments</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>All Types</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• D-GT &amp; D-AS Districts - Vehicle: 2.5/1000 s.f GFA</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• D-GT, D-AS, D-AS-12+/20+ &amp; D-CPV-T/R/C Districts - Bicycle: 1/1000 s.f GFA (0/100)</td>
<td>P-ZP</td>
<td>P-ZP</td>
</tr>
<tr>
<td><strong>Bed and Breakfast Lodging</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• D-AS &amp; D-GT Districts - Vehicle - MS only: 2/1000 s.f. GFA</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• D-GT &amp; D-AS Districts - Vehicle: 0.875/guest room or unit</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• D-GT, D-AS, D-AS-12+/20+, &amp; D-CPV-T/R/C Districts - Bicycle: 1/7,500 s.f GFA (20/80)</td>
<td>P-ZP</td>
<td>P-ZP</td>
</tr>
<tr>
<td><strong>Lodging Accommodations, All Others</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• D-GT &amp; D-AS Districts - Vehicle: 0.875/guest room or unit</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• D-GT, D-AS, D-AS-12+/20+, &amp; D-CPV-T/R/C Districts - Bicycle: 1/7,500 s.f GFA (20/80)</td>
<td>P-ZP</td>
<td>P-ZP</td>
</tr>
<tr>
<td><strong>Dental / Medical Office or Clinic</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• D-GT &amp; D-AS Districts - Vehicle: 1.25/1000 s.f GFA</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• D-GT, D-AS, &amp; D-AS-12+/20+ Districts - Bicycle: 1/7,500 s.f GFA (20/80)</td>
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</tr>
<tr>
<td>• D-CPV-T/R/C Districts - Bicycle: 1/4,000 s.f GFA (20/80)</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td><strong>Office, All Others</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• D-GT &amp; D-AS Districts - Vehicle: 1.25/1000 s.f GFA</td>
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<tr>
<td>• D-GT, D-AS, &amp; D-AS-12+/20+ Districts - Bicycle: 1/7,500 s.f GFA (20/80)</td>
<td></td>
<td></td>
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<tr>
<td>• D-CPV-T/R/C Districts - Bicycle: 1/4,000 s.f GFA (20/80)</td>
<td>P-ZP</td>
<td>P-ZP</td>
</tr>
</tbody>
</table>
### Article 8. Downtown Neighborhood Context
### Division 8. Uses and Minimum/Maximum Parking Requirements

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#### Specific Use Type

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</table>

<table>
<thead>
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<tbody>
<tr>
<td>L-ZP</td>
<td>L-ZP</td>
<td>L-ZP</td>
<td>NP</td>
<td>L-ZP</td>
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<td>§11.4.12</td>
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</tbody>
</table>

**Retail Sales, Service & Repair (Not Including Vehicle or Equipment Sales, Service & Repair)**

- Animal Sales and Services, Household Pets Only
  - D-GT & D-AS Districts - Vehicle: 1.25/1,000 s.f. GFA
  - D-GT, D-AS, & D-AS-12+/20+ Districts - Bicycle: 1/7,500 s.f. GFA (20/80)
  - D-CPV-T/R/C Districts - Bicycle: 1/4,000 s.f. GFA (20/80)

- Animal Sales and Services, All Others
  - No Parking Requirements

- Food Sales or Market
  - D-GT & D-AS Districts - Vehicle: 1.25/1,000 s.f. GFA
  - D-GT, D-AS, & D-AS-12+/20+ Districts - Bicycle: 1/7,500 s.f. GFA (20/80)
  - D-CPV-T/R/C Districts - Bicycle: 1/4,000 s.f. GFA (20/80)

- Pawn Shop
  - D-GT & D-AS Districts - Vehicle: 1.25/1,000 s.f. GFA
  - D-GT, D-AS, & D-AS-12+/20+ Districts - Bicycle: 1/7,500 s.f. GFA (20/80)
  - D-CPV-T/R/C Districts - Bicycle: 1/4,000 s.f. GFA (20/80)

- Retail Sales, Service & Repair -- Outdoor

- Retail Sales, Service & Repair - Firearms Sales

- Retail Sales, Service & Repair, All Others

- Automobile Emissions Inspection Facility
  - D-GT & D-AS Districts - Vehicle: .5/1,000 s.f. GFA
  - D-GT, D-AS, D-AS-12+/20+ & D-CPV-T/R/C Districts - Bicycle: No requirement

- Automobile Services, Light
  - D-GT & D-AS Districts - Vehicle: .5/1,000 s.f. GFA
  - D-GT, D-AS, D-AS-12+/20+ & D-CPV-T/R/C Districts - Bicycle: No requirement

- Automobile Services, Heavy

- Automobile / Motorcycle / Light Truck Sales, Rentals, Leasing; Pawn Lot or Vehicle Auctioneer

- Heavy Vehicle/ Equipment Sales, Rentals & Service

---

**Amendment: 3**

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**DENVER ZONING CODE**

June 25, 2010 | Republished May 24, 2018
### Article 8. Downtown Neighborhood Context

**Division 8.11 Uses and Minimum/Maximum Parking Requirements**

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<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
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<tbody>
<tr>
<td><strong>INDUSTRIAL, MANUFACTURING &amp; WHOLESALE PRIMARY USE CLASSIFICATION</strong></td>
<td></td>
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<tr>
<td>Communications and Information</td>
<td></td>
<td></td>
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<tr>
<td>Antennas Not Attached to a Tower*</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>• No Parking Requirements</td>
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<tr>
<td>Communication Services</td>
<td>L-ZP</td>
<td>L-ZP</td>
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<tr>
<td>• D-GT &amp; D-AS Districts - Vehicle: .5/1,000 s.f. GFA</td>
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<td></td>
</tr>
<tr>
<td>• D-GT, D-AS, D-AS-12+/20+ &amp; D-CPV-T/R/C Districts - Bicycle: No requirement</td>
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<tr>
<td>Telecommunications Towers*</td>
<td>L-ZP/ ZPIN/ ZPSE</td>
<td>L-ZP/ ZPIN/ ZPSE</td>
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<tr>
<td>• No Parking Requirements</td>
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<tr>
<td>Telecommunications Tower - Alternative Structure*</td>
<td>L-ZP/ ZPIN</td>
<td>L-ZP/ ZPIN</td>
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<td>Telecommunication Facilities -- All Others*</td>
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<tr>
<td>• No Parking Requirements</td>
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<tr>
<td>Industrial Services</td>
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<tr>
<td>Contractors, Special Trade - General</td>
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<td>L-ZP</td>
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<tr>
<td>• D-GT &amp; D-AS Districts - Vehicle: .5/1,000 s.f. GFA</td>
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<td></td>
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<tr>
<td>• Bicycle: No requirement</td>
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<tr>
<td>Contractors, Special Trade - Heavy/ Contractor Yard*</td>
<td>NP</td>
<td>NP</td>
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<tr>
<td>Food Preparation and Sales, Commercial</td>
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<td>L-ZP</td>
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<tr>
<td>• D-GT &amp; D-AS Districts - Vehicle: .5/1,000 s.f. GFA</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Bicycle: No requirement</td>
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<tr>
<td>Laboratory, Research, Development and Technological Services</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>• D-GT &amp; D-AS Districts - Vehicle: .5/1,000 s.f. GFA</td>
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<td></td>
</tr>
<tr>
<td>• Bicycle: No requirement</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Service/Repair, Commercial</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>• D-GT &amp; D-AS Districts - Vehicle: .5/1,000 s.f. GFA</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Bicycle: No requirement</td>
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<tr>
<td>Manufacturing and Production</td>
<td></td>
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<tr>
<td>Manufacturing, Fabrication &amp; Assembly -- Custom</td>
<td>L-ZP</td>
<td>L-ZP</td>
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<tr>
<td>• D-GT &amp; D-AS Districts - Vehicle: .5/1,000 s.f. GFA</td>
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<td></td>
</tr>
<tr>
<td>• Bicycle: No requirement</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Manufacturing, Fabrication &amp; Assembly -- General</td>
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<td>L-ZP/ ZPSE</td>
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<tr>
<td>• D-GT &amp; D-AS Districts - Vehicle: .5/1,000 s.f. GFA</td>
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<td></td>
</tr>
<tr>
<td>• Bicycle: No requirement</td>
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<td></td>
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<tr>
<td>Manufacturing, Fabrication &amp; Assembly -- Heavy</td>
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<td>NP</td>
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<tr>
<td>Mining &amp; Extraction and Energy Producing Systems</td>
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<td></td>
</tr>
<tr>
<td>Oil, Gas -- Production, Drilling*</td>
<td>NP</td>
<td>NP</td>
</tr>
<tr>
<td>Sand or Gravel Quarry*</td>
<td>NP</td>
<td>NP</td>
</tr>
<tr>
<td>Wind Energy Conversion Systems*</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>• No Parking Requirements</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Article 8. Downtown Neighborhood Context
#### Division 8.11 Uses and Minimum/Maximum Parking Requirements

**USE CATEGORY** | **SPECIFIC USE TYPE** | **APPLICABLE USE LIMITATIONS**
--- | --- | ---
**Transportation Facilities** | | |
Airport* | | No Parking Requirements |
Helipad, Helistop, Heliport* | L-ZP | L-ZP, L-ZP |
Railroad Facilities* | L-ZP | L-ZP, L-ZP, L-ZP, L-ZP, L-ZP, L-ZP |
Railway Right-of-Way* | P-ZP | P-ZP, P-ZP, P-ZP, P-ZP, P-ZP, P-ZP |
Terminal, Station or Service Facility for Passenger Transit System | | P-ZP |
Terminal, Freight, Air Courier Services | | |
**Waste Related Services** | | |
Automobile Parts Recycling Business* | | No Parking Requirements |
Junkyard* | | No Parking Requirements |
Recycling Center | | No Parking Requirements |
Recycling Collection Station | | No Parking Requirements |
Recycling Plant, Scrap Processor | | No Parking Requirements |
Solid Waste Facility | | No Parking Requirements |
**Wholesale, Storage, Warehouse & Distribution** | | |
Automobile Towing Service Storage Yard* | | No Parking Requirements |
Mini-storage Facility | L-ZP | L-ZP, L-ZP, L-ZP, L-ZP, L-ZP, L-ZP |
**Agriculture Primary Use Classification** | | |
Aquaculture* | | No Parking Requirements |
Garden, Urban* | L-ZP | L-ZP, L-ZP, L-ZP, L-ZP, L-ZP, L-ZP |
Husbandry, Animal* | | No Parking Requirements |
Husbandry, Plant* | | No Parking Requirements |
Plant Nursery | L-ZP | L-ZP, L-ZP, L-ZP, L-ZP, L-ZP, L-ZP |

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**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
**DENVER ZONING CODE**

**Article 8. Downtown Neighborhood Context**

**Division 8.11 Uses and Minimum/Maximum Parking Requirements**

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### USE CATEGORY

**SPECIFIC USE TYPE**

- D-C, D-TD, D-CV, D-AS-12+/20+, D-CPV-T/R/C Districts have no minimum vehicle parking requirement. D-CPV-T/R/C maximum vehicle parking requirements are provided in Section 8.11.5. D-C, D-TD, D-CV bicycle parking requirements are provided in Section 8.3.1.5.

- 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)

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>APPLICABLE USE LIMITATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory to Primary Residential Uses</td>
<td></td>
</tr>
<tr>
<td>(Parking is Not Required for Accessory Uses Unless Specifically Stated in this Table or in an Applicable Use Limitation)</td>
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<tr>
<td>Unlisted Accessory Uses</td>
<td>L-ZP</td>
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<tr>
<td>Accessory Dwelling Unit</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Domestic Employee</td>
<td>L</td>
</tr>
<tr>
<td>Garden*</td>
<td>L</td>
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<tr>
<td>Keeping of Household Animals*</td>
<td>L/ZPIN</td>
</tr>
<tr>
<td>Keeping and Off-Street Parking of Vehicles, Motorcycles, Trailers &amp; Recreational Vehicles*</td>
<td>L</td>
</tr>
<tr>
<td>Kennel or Exercise Run*</td>
<td>L</td>
</tr>
<tr>
<td>Limited Commercial Sales, Services Accessory to Multi-Unit Dwelling Use</td>
<td>Not Applicable - See Permitted Primary Uses</td>
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<tr>
<td>Outdoor Storage, Residential*</td>
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<tr>
<td>Second Kitchen Accessory to Single Unit Dwelling Use</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Short-term Rental</td>
<td>L</td>
</tr>
<tr>
<td>Vehicle Storage, Repair and Maintenance*</td>
<td>L</td>
</tr>
<tr>
<td>Wind Energy Conversion Systems*</td>
<td>Not Applicable - See Permitted Primary Uses</td>
</tr>
<tr>
<td>Yard or Garage Sales*</td>
<td>L</td>
</tr>
</tbody>
</table>

---

**HOME OCCUPATIONS ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION**

- Home Occupations Accessory to a Primary Residential Use (Parking is Not Required for Home Occupations Unless Specifically Stated in this Table or in an Applicable Use Limitation)

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>APPLICABLE USE LIMITATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Child Care Home, Large</td>
<td>L-ZPIN</td>
</tr>
<tr>
<td>All Other Types</td>
<td>L-ZPIN</td>
</tr>
<tr>
<td>Unlisted Home Occupations</td>
<td>L-ZPIN</td>
</tr>
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</table>
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### Table: Accessory to Primary Nonresidential Uses Use Classification

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory to Primary Nonresidential Uses (Parking is Not Required for Accessory Uses Unless Specifically Stated in this Table or in an Applicable Use Limitation)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Nonresidential Uses in Existing Business Structures In Residential Zones - Accessory Uses</td>
<td></td>
<td>Not Applicable</td>
</tr>
<tr>
<td>Occasional Sales, Services</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accessory to Places of Religious Assembly*</td>
<td>L</td>
<td>L</td>
</tr>
<tr>
<td>Outdoor Eating and Serving Area Accessory to Eating/Drinking Establishment Use*</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Outdoor Entertainment Accessory to an Eating/Drinking Establishment Use*</td>
<td>L-ZPIN/ZPSE</td>
<td>L-ZPIN/ZPSE</td>
</tr>
<tr>
<td>Outdoor Retail Sale and Display*</td>
<td>L-ZP/ZPSE</td>
<td>L-ZP/ZPSE</td>
</tr>
<tr>
<td>Outdoor Storage, General*</td>
<td>NP</td>
<td>NP</td>
</tr>
<tr>
<td>Outdoor Storage, Limited*</td>
<td>L</td>
<td>L</td>
</tr>
<tr>
<td>Rental or Sales of Adult Material Accessory to a Permitted Bookstore Retail Sales Use</td>
<td>L</td>
<td>L</td>
</tr>
</tbody>
</table>
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<th>APPLICABLE USE LIMITATIONS</th>
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</thead>
</table>

### TEMPORARY USE CLASSIFICATION

<table>
<thead>
<tr>
<th>Temporary Uses (Parking is Not Required for Temporary Uses Unless Specifically Stated in this Table or in an Applicable Use Limitation)</th>
<th>Unlisted Temporary Uses</th>
<th>L - Applicable to all Zone Districts</th>
<th>§11.11.1</th>
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<tbody>
<tr>
<td>Ambulance Service - Temporary</td>
<td>Not Applicable - See Permitted Primary Uses</td>
<td>§11.11.2</td>
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<tr>
<td>Amusement / Entertainment - Temporary*</td>
<td>NP</td>
<td>NP</td>
<td>NP</td>
</tr>
<tr>
<td>Bazaar, Carnival, Circus or Special Event*</td>
<td>L-ZP</td>
<td>L-ZP</td>
<td>L-ZP</td>
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<tr>
<td>Building or yard for construction materials*</td>
<td>L-ZP</td>
<td>L-ZP</td>
<td>L-ZP</td>
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<tr>
<td>Concrete, Asphalt, and Rock Crushing Facility*</td>
<td>L-ZP</td>
<td>L-ZP</td>
<td>L-ZP</td>
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<tr>
<td>Fence for Demolition or Construction Work</td>
<td>L-ZP</td>
<td>L-ZP</td>
<td>L-ZP</td>
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<tr>
<td>Health Care Center</td>
<td>P-ZP</td>
<td>P-ZP</td>
<td>P-ZP</td>
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<tr>
<td>Noncommercial Concrete Batching Plant*</td>
<td>L-ZP</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Outdoor Retail Sales - Pedestrian / Transit Mall*</td>
<td>L-ZP</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Outdoor Retail Sales*</td>
<td>NP</td>
<td>NP</td>
<td>NP</td>
</tr>
<tr>
<td>Outdoor Sales, Seasonal*</td>
<td>L-ZP</td>
<td>L-ZP</td>
<td>L-ZP</td>
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<tr>
<td>Parking Lot Designated for a Special Event*</td>
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<td>L-ZP</td>
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<tr>
<td>Retail Food Establishment, Mobile*</td>
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<td>L-ZP</td>
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<tr>
<td>Temporary Construction Office</td>
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<td>L-ZP</td>
<td>L-ZP</td>
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<tr>
<td>Temporary Office - Real Estate Sales</td>
<td>L-ZP</td>
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<tr>
<td>Tent for Religious Services</td>
<td>NP</td>
<td>NP</td>
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</tr>
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- Section 9.7.1 Master Planned Context Description ..................................... 9.7-1
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- Section 9.7.8 Reference to Other Design standards ..................................... 9.7-63
- Section 9.7.9 Uses and Required Minimum Parking ..................................... 9.7-64
On a Zone Lot with more than one Primary Street, the Zoning Administrator shall determine the street to which the Dwelling Unit shall orient based on an analysis, at a minimum, of:

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

ii. Block and lot shape;

iii. The functional street classification of all abutting streets as adopted by the Public Works Department;

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

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

9.1.4.4 Height for Sloped Roofs

A. Intent
To allow for design flexibility for sloped roofs that promote variations within the building forms.

B. Applicability
The I-MX-3 zone districts in the Town House building form.

Supplemental Design Standard

1. For any portion of a primary building’s roof with a minimum pitch of 6:12, the maximum building height for the subject portion shall be 45 feet in the I-MX-3 zone districts.

2. Development of a primary building with a roof with a minimum pitch that takes advantage of the maximum height allowed per this Section 9.1.4.4 may apply one or more height exceptions allowed in Section 9.1.4.6, except that such height exceptions shall be measured from an allowed maximum of height of 38 feet in the I-MX-3 zone district.
9.1.4.5 Design Standards Alternatives

A. Required Build-To Alternatives

1. Intent
To help define the public realm and enhance the visual quality of the built environment where it is not possible to define the street and public sidewalk edge with building facades. Additionally, to allow relief for vehicle access when alley access is not feasible per Section 9.1.4.7 in the Town House building form.

2. Allowance
The following alternatives may be used singularly or in combination as alternatives to a required build-to standard and may count toward the required build-to no more than as described in the table below, provided all alternatives meet the requirements stated in Section 13.1.5.8.E:

<table>
<thead>
<tr>
<th>ZONE DISTRICT</th>
<th>BUILDING FORMS</th>
<th>PERMANENT OUTDOOR PATIO SEATING (MAX INCREASE IN BUILD-TO RANGE)</th>
<th>PRIVATE OPEN SPACE (MAX % OF BUILD-TO)</th>
<th>GARDEN WALL (MAX % OF BUILD-TO)</th>
<th>GARDEN WALL WITH COVERED SEATING FOR PEDESTRIANS (MAX % OF BUILD-TO)</th>
<th>PERGOLA (MAX % OF BUILD-TO)</th>
<th>ARCADE (MAX % OF BUILD-TO)</th>
<th>COURTYARD (MAX % OF BUILD-TO)</th>
<th>VEHICLE ACCESS (MAX FEET OF BUILD-TO)</th>
</tr>
</thead>
<tbody>
<tr>
<td>I-MX Town House</td>
<td>na</td>
<td>na</td>
<td>na</td>
<td>na</td>
<td>na</td>
<td>na</td>
<td>30%</td>
<td>12 feet</td>
<td></td>
</tr>
<tr>
<td>I-MX General</td>
<td>na</td>
<td>na</td>
<td>25%*</td>
<td>30%*</td>
<td>30%*</td>
<td>100%</td>
<td>na</td>
<td>na</td>
<td></td>
</tr>
</tbody>
</table>

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

B. Transparency Alternatives

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

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

#### SPECIFIC USE TYPE
- **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

### COMMERCIAL SALES, SERVICES, & REPAIR PRIMARY USE CLASSIFICATION

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adult Business</td>
<td>All Types</td>
<td>NP</td>
</tr>
<tr>
<td>Arts, Recreation and Entertainment Services, Indoor</td>
<td>Vehicle - Artist Studio: 0.3/1000 sf GFA</td>
<td>P-ZP</td>
</tr>
<tr>
<td>Arts, Recreation and Entertainment Services, Outdoor*</td>
<td>Vehicle - I-MX only: 1.875/1,000 sf GFA</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Event Space with Alternate Parking and Loading*</td>
<td>Vehicle: No requirement</td>
<td>NP</td>
</tr>
<tr>
<td>Sports and/or Entertainment Arena or Stadium*</td>
<td>Vehicle: 2.5/1,000 sf GFA</td>
<td>L-ZP</td>
</tr>
<tr>
<td>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)</td>
<td></td>
<td>Not Applicable</td>
</tr>
<tr>
<td>Parking of Vehicles</td>
<td>All Types</td>
<td></td>
</tr>
<tr>
<td>Parking, Garage</td>
<td>No Parking Requirements</td>
<td>P-ZP</td>
</tr>
<tr>
<td>Parking, Surface*</td>
<td>No Parking Requirements</td>
<td>P-ZP</td>
</tr>
<tr>
<td>Eating &amp; Drinking Establishments</td>
<td>All Types</td>
<td></td>
</tr>
<tr>
<td>Bed and Breakfast Lodging</td>
<td>Vehicle - I-MX only: 1/guest room or unit</td>
<td>P-ZP</td>
</tr>
<tr>
<td>Lodging Accommodations, All Others</td>
<td>Vehicle - I-MX only: 1/guest room or unit</td>
<td>P-ZP</td>
</tr>
<tr>
<td>Dental / Medical Office or Clinic</td>
<td>Vehicle - I-MX only: 1.875/1,000 sf GFA</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Office, All Others</td>
<td>Vehicle - I-MX only: 1.875/1,000 sf GFA</td>
<td>P-ZP</td>
</tr>
</tbody>
</table>
### Article 9. Special Contexts and Districts

#### Division 9.1 Industrial Context

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail Sales, Service &amp; Repair (Not Including Vehicle Sales, Service &amp; Repair)</td>
<td>Animal Sales and Services, Household Pets Only</td>
<td>P-ZP, P-ZP, P-ZP</td>
</tr>
<tr>
<td></td>
<td>• Vehicle - I-MX only: 1.875/1,000 s.f. GFA</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Vehicle: 2.5/1,000 s.f. GFA</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Bicycle: 1/20,000 s.f. GFA (20/80)</td>
<td></td>
</tr>
<tr>
<td>Food Sales or Market</td>
<td>Animal Sales and Services, All Others</td>
<td>L-ZP, L-ZP, L-ZP</td>
</tr>
<tr>
<td></td>
<td>• Vehicle - I-MX only: 1.875/1,000 s.f. GFA</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Vehicle: 2.5/1,000 s.f. GFA</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Bicycle: 1/20,000 s.f. GFA (20/80)</td>
<td></td>
</tr>
<tr>
<td>Retail Sales, Service &amp; Repair (Not Including Vehicle Sales, Service &amp; Repair)</td>
<td>Pawn Shop</td>
<td>NP, NP, NP</td>
</tr>
<tr>
<td></td>
<td>Retail Sales, Service &amp; Repair -- Outdoor*</td>
<td>L-ZP, L-ZP, L-ZP</td>
</tr>
<tr>
<td></td>
<td>• Vehicle - I-MX only: 1.875/1,000 s.f. GFA</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Vehicle: 2.5/1,000 s.f. GFA</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Bicycle: 1/20,000 s.f. GFA (20/80)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Retail Sales, Service &amp; Repair - Firearms Sales</td>
<td>P-ZP, L-ZP, L-ZP</td>
</tr>
<tr>
<td></td>
<td>• Vehicle - I-MX only: 1.875/1,000 s.f. GFA</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Vehicle: 2.5/1,000 s.f. GFA</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Bicycle: 1/20,000 s.f. GFA (20/80)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Retail Sales, Service &amp; Repair, All Others</td>
<td>P-ZP, P-ZP, L-ZP</td>
</tr>
<tr>
<td></td>
<td>• Vehicle - I-MX only: 1.875/1,000 s.f. GFA</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Vehicle: 2.5/1,000 s.f. GFA</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Bicycle: 1/20,000 s.f. GFA (20/80)</td>
<td></td>
</tr>
<tr>
<td>Vehicle / Equipment Sales, Rentals, Service &amp; Repair</td>
<td>Automobile Emissions Inspection Facility</td>
<td>P-ZP, P-ZP, P-ZP</td>
</tr>
<tr>
<td></td>
<td>• Vehicle: .5/1,000 s.f. GFA</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Bicycle: No requirement</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Automobile Services, Light</td>
<td>L-ZP, L-ZP, L-ZP</td>
</tr>
<tr>
<td></td>
<td>• Vehicle: .5/1,000 s.f. GFA</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Bicycle: No requirement</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Automobile Services, Heavy</td>
<td>L-ZP/2PSE, L-ZP/2PSE, L-ZP/2PSE</td>
</tr>
<tr>
<td></td>
<td>• Vehicle: .5/1,000 s.f. GFA</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Bicycle: No requirement</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Automobile / Motorcycle / Light Truck Sales, Rentals, Leasing; Pawn Lot or Vehicle Auctioneer*</td>
<td>L-ZP, L-ZP, L-ZP</td>
</tr>
<tr>
<td></td>
<td>• Vehicle: .5/1,000 s.f. GFA</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Bicycle: No requirement</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Heavy Vehicle/ Equipment Sales, Rentals &amp; Service*</td>
<td>L-ZPSE, L-ZPIN, L-ZP</td>
</tr>
<tr>
<td></td>
<td>• Vehicle: .5/1,000 s.f. GFA</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Bicycle: No requirement</td>
<td></td>
</tr>
</tbody>
</table>

**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.
Article 9. Special Contexts and Districts
Division 9.1 Industrial Context

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
</tr>
</thead>
</table>
| Communications and Information | Antennas Not Attached to a Tower*  
  • No Parking Requirements | L-ZP L-ZP L-ZP §11.5.2 |
|  | Communication Services  
  • Vehicle: 3/1,000 s.f. GFA  
  • Bicycle: No requirement | P-ZP P-ZP P-ZP |
|  | Telecommunications Towers*  
  • Vehicle: 3/1,000 s.f. GFA  
  • Bicycle: No requirement | L-ZP/ZPIN/ ZPSE L-ZP/ZPIN/ ZPSE L-ZP/ZPIN/ ZPSE §11.5.2 |
|  | Telecommunications Tower - Alternative Structure  
  • Vehicle: 3/1,000 s.f. GFA  
  • Bicycle: No requirement | L-ZP/ZPIN L-ZP/ZPIN L-ZP/ZPIN §11.5.2 |
|  | Telecommunication Facilities -- All Others*  
  • Vehicle: 3/1,000 s.f. GFA  
  • Bicycle: No requirement | L-ZPIN L-ZP L-ZP §11.5.2 |
| Industrial Services | Contractors, Special Trade - General  
  • Vehicle: 3/1,000 s.f. GFA  
  • Bicycle: No requirement | L-ZP L-ZP L-ZP §11.5.3 |
|  | Contractors, Special Trade - Heavy/ Contractor Yard*  
  • Vehicle: 3/1,000 s.f. GFA  
  • Bicycle: No requirement | L-ZP L-ZP L-ZP §11.5.4 |
|  | Food Preparation and Sales, Commercial  
  • Vehicle: 3/1,000 s.f. GFA  
  • Bicycle: No requirement | L-ZP L-ZP L-ZP §11.5.5 |
|  | Laboratory, Research, Development and Technological Services  
  • Vehicle: 3/1,000 s.f. GFA  
  • Bicycle: No requirement | L-ZP L-ZP L-ZP §11.5.6 |
|  | Service/Repair, Commercial  
  • Vehicle: 3/1,000 s.f. GFA  
  • Bicycle: No requirement | L-ZP L-ZP L-ZP §11.5.7 |
| Manufacturing and Production | Manufacturing, Fabrication & Assembly -- Custom  
  • Vehicle: 3/1,000 s.f. GFA  
  • Bicycle: No requirement | L-ZP P-ZP P-ZP §11.5.8 |
|  | Manufacturing, Fabrication & Assembly -- General  
  • Vehicle: 3/1,000 s.f. GFA  
  • Bicycle: No requirement | L-ZP/ZPSE L-ZP L-ZP §11.5.9 |
|  | Manufacturing, Fabrication & Assembly -- Heavy  
  • Vehicle: 3/1,000 s.f. GFA  
  • Bicycle: No requirement | NP L-ZP L-ZP §11.5.10 |
| Mining & Extraction and Energy Producing Systems | Oil, Gas -- Production, Drilling*  
  • Vehicle: 3/1,000 s.f. GFA  
  • Bicycle: No requirement | L-ZP L-ZP L-ZP §11.5.11 |
|  | Sand or Gravel Quarry*  
  • Vehicle: 3/1,000 s.f. GFA  
  • Bicycle: No requirement | NP L-ZP L-ZP §11.5.12 |
|  | Wind Energy Conversion Systems*  
  • No Parking Requirements | L-ZP L-ZP L-ZP §11.5.13 |
### 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

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>I-MX-3</th>
<th>I-MX-5</th>
<th>I-A</th>
<th>I-B</th>
<th>APPLICABLE USE LIMITATIONS</th>
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</thead>
<tbody>
<tr>
<td>Transportation Facilities</td>
<td>Airport*</td>
<td>NP</td>
<td>NP</td>
<td>NP</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Helipad, Helistop, Heliport*</td>
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<td></td>
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<td></td>
</tr>
<tr>
<td></td>
<td>• Vehicle: 3/1,000 s.f. GFA</td>
<td>L-ZP</td>
<td>L-ZP</td>
<td>L-ZP</td>
<td></td>
<td>§11.5.14</td>
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<tr>
<td></td>
<td>• Bicycle: No requirement</td>
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<tr>
<td></td>
<td>Railroad Facilities*</td>
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<td>§11.5.14.1</td>
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<tr>
<td></td>
<td>• Bicycle: No requirement</td>
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<tr>
<td></td>
<td>Railway Right-of-Way*</td>
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<td>• Vehicle: 3/1,000 s.f. GFA</td>
<td>P-ZP</td>
<td>P-ZP</td>
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<td></td>
<td>• Bicycle: No requirement</td>
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<tr>
<td></td>
<td>Terminal, Station or Service Facility for Passenger Transit System</td>
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<tr>
<td></td>
<td>• Vehicle: 3/1,000 s.f. GFA</td>
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<td>P-ZP</td>
<td>P-ZP</td>
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<td></td>
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<tr>
<td></td>
<td>• Bicycle: No requirement</td>
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<td></td>
</tr>
<tr>
<td>Waste Related Services</td>
<td>Automobile Parts Recycling Business*</td>
<td>NP</td>
<td>L-ZP</td>
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<td>§11.5.18</td>
</tr>
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<tr>
<td></td>
<td>Junkyard*</td>
<td>NP</td>
<td>NP</td>
<td>L-ZP</td>
<td></td>
<td>§11.5.19</td>
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<tr>
<td></td>
<td>• Bicycle: No requirement</td>
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<tr>
<td></td>
<td>Recycling Center</td>
<td></td>
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<tr>
<td></td>
<td>• Vehicle: 3/1,000 s.f. GFA</td>
<td>L-ZPIN</td>
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<td>§11.5.20</td>
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<td></td>
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<tr>
<td></td>
<td>Recycling Collection Station</td>
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</tr>
<tr>
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<td>• Vehicle: 3/1,000 s.f. GFA</td>
<td>P-ZP</td>
<td>P-ZP</td>
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<tr>
<td></td>
<td>• Bicycle: No requirement</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Recycling Plant, Scrap Processor</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Vehicle: 3/1,000 s.f. GFA</td>
<td>L-ZP</td>
<td>L-ZP</td>
<td>L-ZP</td>
<td></td>
<td>§11.5.21</td>
</tr>
<tr>
<td></td>
<td>• Bicycle: No requirement</td>
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</tr>
<tr>
<td></td>
<td>Solid Waste Facility</td>
<td>NP</td>
<td>P-ZPIN</td>
<td>P-ZP</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Vehicle: 3/1,000 s.f. GFA</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td></td>
<td>• Bicycle: No requirement</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wholesale, Storage,</td>
<td>Automobile Towing Service Storage Yard*</td>
<td>NP</td>
<td>L-ZP</td>
<td>L-ZP</td>
<td></td>
<td>§11.5.22</td>
</tr>
<tr>
<td>Warehouse &amp; Distribution</td>
<td>• Vehicle: 3/1,000 s.f. GFA</td>
<td></td>
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</tr>
<tr>
<td></td>
<td>• Bicycle: No requirement</td>
<td></td>
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<tr>
<td></td>
<td>Mini-storage Facility</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td></td>
<td>• Vehicle: 0.1/1,000 s.f. GFA</td>
<td>L-ZP</td>
<td>L-ZP</td>
<td>L-ZP</td>
<td></td>
<td>§11.5.23</td>
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<tr>
<td></td>
<td>• Bicycle: No requirement</td>
<td></td>
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<td></td>
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<td></td>
</tr>
<tr>
<td></td>
<td>Vehicle Storage, Commercial*</td>
<td>NP</td>
<td>L-ZP</td>
<td>L-ZP</td>
<td></td>
<td>§11.5.24</td>
</tr>
<tr>
<td></td>
<td>• Vehicle: 3/1,000 s.f. GFA</td>
<td></td>
<td></td>
<td></td>
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<td></td>
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<tr>
<td></td>
<td>• Bicycle: No requirement</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Wholesale Trade or Storage, General</td>
<td>NP</td>
<td>L-ZP</td>
<td>L-ZP</td>
<td></td>
<td>§11.5.25</td>
</tr>
<tr>
<td></td>
<td>• Vehicle: 3/1,000 s.f. GFA</td>
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<tr>
<td></td>
<td>• Bicycle: No requirement</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Wholesale Trade or Storage, Light</td>
<td>P-ZP</td>
<td>P-ZP</td>
<td>P-ZP</td>
<td></td>
<td>§11.5.26</td>
</tr>
<tr>
<td></td>
<td>• Vehicle: 3/1,000 s.f. GFA</td>
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<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Bicycle: No requirement</td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>
### Article 9. Special Contexts and Districts
### Division 9.1 Industrial Context

**KEY:**  
* = Need Not be Enclosed  
P = Permitted Use without Limitations  
L = Permitted Use with Limitations  
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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 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)

### USE CATEGORY

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
</tr>
</thead>
</table>
| Agriculture  | Aquaculture*      | L-ZP  
- Vehicle: .5 / 1,000 s.f. GFA  
- Bicycle: No requirement | L-ZP  
- Bicycle: No requirement |
|              | Garden, Urban*    | L-ZP  
- Vehicle: .5 / 1,000 s.f. GFA  
- Bicycle: No requirement | L-ZP  
- Bicycle: No requirement |
|              | Husbandry, Animal*| NP  
- Vehicle: .5 / 1,000 s.f. GFA  
- Bicycle: No requirement | NP  
- L-ZP |
|              | Husbandry, Plant* | NP  
- Vehicle: .5 / 1,000 s.f. GFA  
- Bicycle: No requirement | NP  
- L-ZP  
- L-ZP |
|              | Plant Nursery     | L-ZP  
- Vehicle: .5 / 1,000 s.f. GFA  
- Bicycle: No requirement | L-ZP  
- L-ZP  
- L-ZP |

### ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>Specific Use</th>
<th>APPLICABLE USE LIMITATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory to Primary Residential Uses</td>
<td>Unlisted Accessory Uses</td>
<td>L - Applicable in all Zone Districts</td>
</tr>
</tbody>
</table>
|              | Accessory Dwelling Unit | L-ZP  
- NP  
- NP |
|              | Domestic Employee | L  
- NP  
- NP |
|              | Garden* | L  
- L  
- L |
|              | Keeping of Household Animals* | L / L-ZPIN  
- L / L-ZPIN  
- L / L-ZPIN |
|              | Keeping and Off-Street Parking of Vehicles, Motorcycles, Trailers & Recreational Vehicles* | L  
- NP  
- NP |
|              | Kennel or Exercise Run* | L  
- L  
- L |
|              | Limited Commercial Sales, Services Accessory to Multi-Unit Dwelling Use | Not Applicable - See Permitted Primary Uses  
- NP  
- NP |
|              | Outdoor Storage, Residential* | L  
- L  
- L |
|              | Second Kitchen Accessory to Single Unit Dwelling Use | L-ZP  
- L-ZP  
- L-ZP |
|              | Short-term Rental | L  
- L  
- L |
|              | Vehicle Storage, Repair and Maintenance* | L  
- L  
- L |
|              | Wind Energy Conversion Systems* | Not Applicable - See Permitted Primary Uses  |
|              | Yard or Garage Sales* | L  
- L  
- L |

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**DENVER ZONING CODE**  
June 25, 2010 | Republished May 24, 2018

| 9.1-41 |
### Article 9. Special Contexts and Districts
#### Division 9.1 Industrial Context

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Home Occupations</td>
<td>Child Care Home, Large</td>
<td>L-ZPIN</td>
</tr>
<tr>
<td>All Other Types</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Unlisted Home Occupations</td>
<td>L-ZPIN - Applicable in all Zone Districts</td>
<td>§11.9; §11.9.5</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ACCESSORY TO PRIMARY NONRESIDENTIAL USES USE CLASSIFICATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unlisted Accessory Uses</td>
</tr>
<tr>
<td>Amusement Devices Accessory to Eating/Drinking Establishments, College/University and Theater Uses</td>
</tr>
<tr>
<td>Automobile Rental Services Accessory to Certain Retail Uses*</td>
</tr>
<tr>
<td>Book or gift store; media recording and production facilities accessory to public libraries, museums, places of religious assembly, colleges or universities</td>
</tr>
<tr>
<td>Car Wash Bay Accessory to Automobile Services</td>
</tr>
<tr>
<td>College Accessory to a Place for Religious Assembly</td>
</tr>
<tr>
<td>Conference Facilities Accessory to Hotel Use</td>
</tr>
<tr>
<td>Drive Through Facility Accessory to Eating/Drinking Establishments and to Retail Sales, Service, and Repair Uses*</td>
</tr>
<tr>
<td>Emergency Vehicle Access Point</td>
</tr>
<tr>
<td>Garden*</td>
</tr>
<tr>
<td>Keeping of Animals</td>
</tr>
<tr>
<td>Nonresidential Uses in Existing Business Structures in Residential Zones - Accessory Uses</td>
</tr>
<tr>
<td>Occasional Sales, Services Accessory to Places of Religious Assembly*</td>
</tr>
<tr>
<td>Outdoor Eating and Serving Area Accessory to Eating/Drinking Establishment Use*</td>
</tr>
<tr>
<td>Outdoor Entertainment Accessory to an Eating/Drinking Establishment Use*</td>
</tr>
<tr>
<td>Outdoor Retail Sale and Display*</td>
</tr>
<tr>
<td>Outdoor Storage, General*</td>
</tr>
<tr>
<td>Outdoor Storage, Limited*</td>
</tr>
<tr>
<td>Rental or Sales of Adult Material Accessory to a Permitted Bookstore Use</td>
</tr>
</tbody>
</table>
### Article 9. Special Contexts and Districts

#### Division 9.1 Industrial Context

**Key:**
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<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>TEMPORARY USE CLASSIFICATION</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Temporary Uses</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unlisted Temporary Uses</td>
<td>L - Applicable to all Zone Districts</td>
<td>§11.11.1</td>
</tr>
<tr>
<td>Ambulance Service - Temporary</td>
<td></td>
<td>§11.11.2</td>
</tr>
<tr>
<td>Amusement / Entertainment - Temporary*</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Bazaar, Carnival, Circus or Special Event*</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Building or yard for construction materials*</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Concrete, Asphalt, and Rock Crushing Facility*</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Fence for Demolition or Construction Work</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Health Care Center</td>
<td>P-ZP</td>
<td>P-ZP</td>
</tr>
<tr>
<td>Noncommercial Concrete Batching Plant*</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Outdoor Retail Sales - Pedestrian / Transit Mall*</td>
<td>NP</td>
<td>NP</td>
</tr>
<tr>
<td>Outdoor Retail Sales*</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Outdoor Sales, Seasonal*</td>
<td>L-ZP</td>
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<tr>
<td>Parking Lot Designated for a Special Event*</td>
<td>L-ZP</td>
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<tr>
<td>Retail Food Establishment, Mobile*</td>
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<tr>
<td>Temporary Construction Office</td>
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<td>Temporary Office - Real Estate Sales</td>
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<tr>
<td>Tent for Religious Services</td>
<td>L-ZP</td>
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</tbody>
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DIVISION 9.2  CAMPUS CONTEXT (CMP)

SECTION 9.2.1  CAMPUS CONTEXT DESCRIPTION

**General Character:** The Campus Context generally consists of midsize to large medical, institutional, educational, or entertainment sites. The context is established to allow for flexible placement of buildings, and unified treatment of signs, open space, landscaping and other site elements that may be recognized through an urban design plan that expresses stakeholder visions for the campus and its surrounding area. Campus contexts tend to have transitional areas that taper off in intensity towards adjacent residential neighborhood contexts, but can also incorporate and be adjacent to more intense development.

**Street, Block, and Access Patterns:** While Campus sites are often connected to the City via the traditional street grid, transportation and access patterns within the campus site are widely varied.

**Building Placement and Location:** Campus buildings are typically placed to accommodate the specific activity, with multiple buildings often oriented in a way appropriate to their use. Buildings may be oriented toward an internal public space or central courtyard. In some cases, buildings are used to line the perimeter of a campus to introduce pedestrian-oriented uses.

**Building Height:** Buildings are compatible with the scale of the surrounding neighborhood context with greater variation in massing and height in the interior of the site.

**Mobility:** Priority is often given to pedestrians. Vehicular access can be disconnected from the grid within the campus zone, but pedestrian and vehicular permeability should be encouraged. Shared structured and surface parking often exist internal to the campus to serve multiple buildings and uses, while internal pedestrian ways connect the campus structures. The Campus Context often has high levels of access to the multi-modal transit system.
SECTION 9.2.2  DISTRICTS ESTABLISHED

To carry out the provisions of this Code, the following zone districts have been established in the Campus Context and are applied to property as set forth on the Official Map.

<table>
<thead>
<tr>
<th>CAMPUS CONTEXT</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>CMP-H</td>
<td>Campus - Healthcare</td>
</tr>
<tr>
<td>CMP-H2</td>
<td>Campus - Healthcare 2</td>
</tr>
<tr>
<td>CMP-EI</td>
<td>Campus - Education Institution</td>
</tr>
<tr>
<td>CMP-EI2</td>
<td>Campus - Education Institution 2</td>
</tr>
<tr>
<td>CMP-ENT</td>
<td>Campus - Entertainment</td>
</tr>
<tr>
<td>CMP-NWC</td>
<td>Campus - National Western Center</td>
</tr>
<tr>
<td>CMP-NWC-C</td>
<td>Campus - National Western Center - Core</td>
</tr>
<tr>
<td>CMP-NWC-G</td>
<td>Campus - National Western Center - General</td>
</tr>
<tr>
<td>CMP-NWC-F</td>
<td>Campus - National Western Center - Flex</td>
</tr>
<tr>
<td>CMP-NWC-R</td>
<td>Campus - National Western Center - Riverfront</td>
</tr>
</tbody>
</table>

SECTION 9.2.3  CAMPUS HEALTHCARE AND HEALTHCARE 2 (CMP-H, CMP-H2)

9.2.3.1  Intent

These districts are intended to promote and encourage the maintenance and concentration of existing and proposed healthcare facilities and their related uses. Buildings should be designed to orient outward to the surrounding area to encourage public safety.

The CMP-H district is intended to include the principal structures and related facilities of each healthcare institution. The district is established to allow for flexible placement of buildings, and unified treatment of signs, open space, landscaping and other site elements while providing compatible transitions between the campus and adjacent neighborhoods.

The CMP-H2 district is generally adjacent to a single unit, two unit, or row house residential zone district to act as a transition zone by requiring more open space and limiting building height more than in the CMP-H zone. In all other respects, the CMP-H2 is similar to the CMP-H district. Any CMP-H2 District shall be incorporated into the Zone Lot plan for the adjacent CMP-H District.
9.2.3.2 Design Standards

A. Applicability
   All development in the CMP-H, CMP-H2 zone districts.

B. General Standards

1. Campus Design Standards
   Campus design review processes and standards (such as those outlined in campus master
   plans, design guidelines, or neighborhood plans) that address campus building height
   transitions, architectural elements, parking plans, and vehicular and pedestrian access
   shall be applied during Site Plan Review when available.

2. Zone Lot
   The Zoning Administrator shall designate the campus zone lot boundaries including one
   or more primary streets, alleys, and rights-of-way. Designation of the zone lot boundary
   shall be consistent with the zone lot standards stated in Section 13.1.5.2, Determination
   of Primary Street Zone Lot Line, Side Street Zone Lot Line, Side Interior Zone Lot
   Line, and Rear Zone Lot Line for All zone districts EXCEPT CC, MX, and MS, and Division
   1.2, Zone Lots. The area shall include the primary use in addition to all expected accessory
   uses, including auxiliary office, residential, service and other campus support uses.

3. Reference to Article 10 Design Standards
   Refer to the following Divisions for other applicable design standards
   a. Parking and Loading: Division 10.4
   b. Landscaping, Fences, Walls and Screening: Division 10.5
   c. Site Grading: Division 10.6
   d. Outdoor Lighting: Division 10.7
   e. Signs: Division 10.10
C. District Specific Standards

1. General (1 of 2)

Not to Scale. Illustrative Only.
SECTION 9.2.6  CAMPUS - NATIONAL WESTERN CENTER (CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F, CMP-NWC-R)

9.2.6.1  Intent
The Campus-National Western Center (CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F, CMP-NWC-R) zone district is intended to facilitate the creation of a year-round destination that brings together cultural, educational, research, entertainment, food, agricultural, human and animal health, recreational, competition, commerce, industry, history, science, and art activities. The zone district is intended to encourage development of a unified campus that includes structures and facilities that accommodate a vibrant and pedestrian-friendly mix of agricultural activities, cultural, research and educational uses, entertainment venues, civic, public and institutional, residential and commercial uses.

A.  Campus-National Western Center (CMP-NWC)
This district is specifically intended to implement the land use and development objectives in the National Western Center Master Plan, as amended from time to time. The building form standards for this district are intended to allow the flexible placement of multiple building types within the boundaries of the campus while providing compatible height transitions to adjacent communities. This district also is intended to accommodate the unified treatment of master planned campus elements, internal pedestrian walkways and connections, indoor and outdoor recreational facilities, open plazas and green spaces, signage, and site landscaping while implementing the community and neighborhood integration guiding principles identified in the National Western Center Master Plan, as amended from time to time.
B. **Campus-National Western Center-Core (CMP-NWC-C)**
The CMP-NWC-C District is intended to establish the area generally surrounding east-west streets connecting Globeville to Elyria-Swansea Neighborhoods through the National Western Center campus as the key pedestrian-oriented streets. Buildings will house a variety of indoor uses. Development will contribute to an engaging pedestrian experience by creating safe, comfortable and visually interesting neighborhood connections through the heart of campus. This area will provide critical pedestrian access points to site interiors. Anchor buildings will house more permanent uses as compared to other districts where activities change significantly from event to event.

C. **Campus-National Western Center-General (CMP-NWC-G)**
The CMP-NWC-G District is intended to accommodate a wide range of facilities that support the activities of the National Western Stock Show and other events throughout the year in highly flexible, large floorplate buildings. A wide range of outdoor and service activities will be accommodated by flexible plaza spaces and loading areas, including some spaces where access may be restricted during events. Development will contribute to a safe, comfortable and visually interesting experience along adjacent public streets, and particularly those streets that provide critical connections across the campus and to nearby neighborhoods.

D. **Campus-National Western Center-Flex (CMP-NWC-F)**
The CMP-NWC-F District is intended to accommodate the widest variety of uses on campus, including short- and long-term outdoor and indoor events, service- and maintenance-oriented activities, and complementary enclosed uses. This district will be home to the Stockyards, which will accommodate livestock pens during the National Western Stock Show and provide flexible space for small and large-scale outdoor events and/or surface parking during other times. This zone district will be home to “back-of-the-house” activities that are required for the campus to operate successfully. Complementary enclosed campus uses may include artist studios, professional offices, utility buildings or light industrial facilities. Streets flanking properties in this district will meet their service requirements while establishing comfortable and safe pedestrian routes. Given the functional requirements of roadways in this zone district, additional flexibility for the design of sites and buildings adjacent to the street is appropriate.

E. **Campus-National Western Center-Riverfront (CMP-NWC-R)**
The CMP-NWC-R District is intended to accommodate passive open space, activity nodes, pedestrian circulation, natural riparian habitat and formal green and plaza spaces. It will accommodate small format, low scale buildings intended to activate the area and support outdoor functions. The Riverfront zone district will facilitate safe and direct access to the South Platte River and serve as an amenity for users of the National Western Center and the surrounding neighborhoods. Buildings in this district will be visually subordinate to the open space amenity and establish a strong visual and physical relationship to National Western Drive and the South Platte River.
9.2.6.2 Primary Building Form Intent

A. Height

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

2. Arrange building heights, and scaling devices to provide transitions to surrounding areas.

B. Siting

1. Required Build-To
   a. Provide a consistent street edge to enhance character of the context.
   b. Define streets to promote pedestrian activity and sense of place.
   c. Reinforce the character and quality of public streets with buildings that provide consistent siting, pedestrian orientation and access to the street.

2. Setbacks
   a. Site buildings to be consistent with the intended character and functional requirements of the urban context.
   b. Site buildings to define the street edge/public realm.
   c. Ensure adequate separation of uses that may have negative environmental or urban design impacts from the South Platte River, public streets and Residential Zone Districts.
   d. Promote flexibility within site interiors of the campus to meet operational and programming requirements.

3. Parking Location
   a. Minimize the visual impact of parking areas on streets and adjoining properties.
   b. Minimize conflicts between pedestrians and vehicles.
C. Design Elements
   1. Building Configuration
      a. Promote variation in building form that enhances access to daylight, air and views from within and around new structures.
      b. Encourage variation in building form that provides opportunities for architectural scale relationships in large building contexts.
      c. Arrange building heights, and scaling devices to provide transitions to adjoining areas.
   2. Transparency
      a. Maximize transparency of windows at the Street Level to activate the street.
      b. Utilize doors and windows to establish scale, variation and patterns on building facades that provide visual interest and reflect the uses within the building.
      c. Limit the use of highly reflective glass to avoid reflected glare onto neighboring streets and properties.
   3. Entrances
      a. Give prominence to the pedestrian realm as a defining element of neighborhood character.
      b. Provide convenient access to buildings and active uses from the street.
      c. Articulate and create a visual hierarchy of building entrances as an aid in way-finding.
      d. Provide a positive relationship to the street through access, orientation and placement of entries.
      e. Create visually interesting and human-scaled facades.

9.2.6.3 Primary Building Form Standards

A. Applicability
   All development in the CMP-NWC zone district. All development, except detached accessory structures, in the CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts.

B. General Standards
   1. Design Review
      Campus design review processes and standards (such as those outlined in City administered urban design standards and guidelines) that address campus building height transitions, architectural elements, parking plans, site landscaping and open spaces, and vehicular and pedestrian access shall be applied during Site Development Plan Review. The Manager has the authority to adopt rules and regulations further establishing criteria, standards and procedures for the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts.

   2. Zone Lot
      a. The area within a designated zone lot within the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F, and CMP-NWC-G zone districts shall include one or more primary uses.
      b. An Accessory Use to a Primary Use within the CMP-NWC, CMP-NWC-C, CMP-NWC-G, or CMP-NWC-F or CMP-NWC-R zone districts may be located in any of the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F or CMP-NWC-R districts unless it is expressly prohibited by Section 9.2.8 of this Code.
3. **Reference to Article 10 Design Standards**
   Refer to the following Divisions for other applicable design standards
   a. Parking and Loading: Division 10.4
   b. Landscaping, Fences, Walls and Screening: Division 10.5
   c. Site Grading: Division 10.6
   d. Outdoor Lighting: Division 10.7
   e. Signs: Division 10.10

C. **District Specific Standards Summary**
The maximum number of structures per zone lot and building forms allowed by zone district are summarized below:

<table>
<thead>
<tr>
<th>Campus-National Western Center Districts</th>
<th>Building Form</th>
</tr>
</thead>
<tbody>
<tr>
<td>Max Number of Primary Structures per Zone Lot</td>
<td>No Maximum</td>
</tr>
<tr>
<td>Campus National Western Center (CMP-NWC)</td>
<td>■</td>
</tr>
<tr>
<td>Campus National Western Center - Core (CMP-NWC-C)</td>
<td>■</td>
</tr>
<tr>
<td>Campus National Western Center - General (CMP-NWC-G)</td>
<td>■</td>
</tr>
<tr>
<td>Campus National Western Center - Flex (CMP-NWC-F)</td>
<td>■</td>
</tr>
<tr>
<td>Campus National Western Center - Riverfront (CMP-NWC-R)</td>
<td>■</td>
</tr>
</tbody>
</table>

■ = Allowed
D. District Specific Standards

1. General

Not to Scale. Illustrative Only.
## GENERAL

<table>
<thead>
<tr>
<th>HEIGHT</th>
<th>CMP-NWC</th>
<th>CMP-NWC-C</th>
<th>CMP-NWC-G</th>
<th>CMP-NWC-F</th>
<th>CMP-NWC-R</th>
</tr>
</thead>
<tbody>
<tr>
<td>A Feet (max)</td>
<td>150'</td>
<td>150'</td>
<td>150'</td>
<td>150'</td>
<td>40'</td>
</tr>
<tr>
<td>A Feet, within 175' of Protected District (max)</td>
<td>75'</td>
<td>75'</td>
<td>75'</td>
<td>75'</td>
<td>40'</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SITING</th>
<th>CMP-NWC</th>
<th>CMP-NWC-C</th>
<th>CMP-NWC-G</th>
<th>CMP-NWC-F</th>
<th>CMP-NWC-R</th>
</tr>
</thead>
<tbody>
<tr>
<td>B REQUIRED BUILD-TO</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Primary Street (min build-to % within min/max range)</td>
<td>na</td>
<td>60%</td>
<td>50%</td>
<td>na</td>
<td>na</td>
</tr>
<tr>
<td>South Platte River Primary Street (min build-to % within min/max range)</td>
<td>na</td>
<td>na</td>
<td>na</td>
<td>na</td>
<td>na</td>
</tr>
<tr>
<td>Side Street (min build-to % within min/max range)</td>
<td>na</td>
<td>35%</td>
<td>na</td>
<td>na</td>
<td>na</td>
</tr>
</tbody>
</table>

| SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH | | | | | |
| C Primary Street (min) | 5' | 0' | 0' | 5' | 5' |
| C South Platte River Primary Street (min) | na | 25' | na | 25' | 25' |
| D Side Street (min) | 5' | 0' | 0' | 5' | 10' |
| E Side Interior (min) | 0' | 0' | 0' | 0' | 10' |
| Side Interior, adjacent to Protected District (min) | 10' | 10' | 10' | 10' | 10' |
| F Rear, alley/no alley (min) | 0'/0' | 0'/0' | 0'/0' | 0'/0' | 0'/0' |
| Rear, adjacent to Protected District, alley/no alley (min) | 5'/10' | 5'/10' | 5'/10' | 5'/10' | 5'/10' |
| Building Coverage per Zone Lot, including all accessory structures (max) | na | na | na | na | 30% |

| PARKING | | | | | |
| Surface Parking between Building and Primary Street/Side Street | na | Not Allowed/Not Allowed | Not Allowed/Not Allowed | Allowed/Not Allowed | Not Allowed/Not Allowed |
| Primary Street Parking Setback, Surface/Structured (min) | na | 65'/40' | na | na | na |
| Vehicle Access, 3 or more side-by-side dwelling units in one structure | From Alley; or Street access allowed when no Alley present (Sec. 9.2.7.4) | | |
| Vehicle Access, all other permitted uses | Access determined as part of Site Development Plan Review | | | | |

Amendment: 5
### DESIGN ELEMENTS

<table>
<thead>
<tr>
<th>BUILDING CONFIGURATION</th>
<th>CMP-NWC</th>
<th>CMP-NWC-C</th>
<th>CMP-NWC-G</th>
<th>CMP-NWC-F</th>
<th>CMP-NWC-R</th>
</tr>
</thead>
<tbody>
<tr>
<td>G</td>
<td>25'</td>
<td>25'</td>
<td>25'</td>
<td>25'</td>
<td>na</td>
</tr>
<tr>
<td>H</td>
<td>20'/25'</td>
<td>20'/25'</td>
<td>20'/25'</td>
<td>20'/25'</td>
<td>20'/25'</td>
</tr>
<tr>
<td>I</td>
<td>35'/40'</td>
<td>35'/40'</td>
<td>35'/40'</td>
<td>35'/40'</td>
<td>35'/40'</td>
</tr>
</tbody>
</table>

### STREET LEVEL ACTIVATION

| Transparency, Primary Street (min) | na | 60% | 10% | na | 40% |
| Transparency, South Platte River Primary Street (min) | na | 60% | 10% | 40% | 40% |
| Transparency, Side Street (min) | na | 35% | na | na | na |
| Pedestrian Access, Primary Street | na | Entrance | Entrance | Pedestrian Connection | Entrance |
| Pedestrian Access, Side Street | na | Entrance | na | na | na |

### USES

| Street Level Active Uses (minimum percentage of Primary Street building frontage meeting build-to requirement, see Section 9.2.6.4.B) | na | 100% | 20% | na | na |

Permitted Primary Uses

All permitted uses shall be allowed within this building form. See Section 9.2.8 Uses and Parking.

See Sections 9.2.6.5 - 9.2.6.6 for Supplemental Design Standards and Design Standard Alternatives. See Sections 9.2.6.7 and 9.2.7 for Design Standard Exceptions.
9.2.6.4 Detached Accessory Building Form Standards

A. Applicability
All detached accessory structures in the CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts.

B. General Standards
1. Combining standards from different building forms in the same structure is prohibited.
2. Design Review
Campus design review processes and standards (such as those outlined in City administered urban design standards and guidelines) for detached accessory structures shall be applied during Site Development Plan Review. The Manager has the authority to adopt rules and regulations further establishing criteria, standards and procedures for the CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts.

3. Detached Accessory Structures Allowed
Allowed detached accessory structures include, but are not limited to the following:

a. Structures, Completely Enclosed
Examples include, but are not limited to, sheds, utility buildings, playhouses, cabanas, pool houses, garages, guard houses, and other similar Completely Enclosed Structures.

b. Structures, Partially Enclosed
Examples include, but are not limited to, carports, gazebos, porches, trellises, chicken coops, and other similar Partially Enclosed Structures.

c. Structures, Open
Examples include, but are not limited to, pools and associated surrounds, hot tubs and associated surrounds, decks, balconies, recreational and play facilities, non-commercial barbecues, outside fireplaces, outdoor eating areas, and other similar Open Structures.

d. Utilities, and Equipment Common and Customary to the Primary Structure and/or Use
Examples include, but are not limited to the following:

i. Radio and Television Receiving Antennas and Support Structures

ii. Permitted accessory radio and television receiving antennas and support structures shall include satellite dishes less than 32 inches in diameter, and one amateur radio sending and receiving antenna and support structures provided for same.

iii. Solar thermal and photo-voltaic energy systems

iv. Air conditioning units

v. Pool pumps, heating and water filtration systems

vi. Mailboxes including individual mailbox structures and cluster box units (CBUs)

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

e. Fences, Walls and Retaining Walls
All accessory fences, walls and retaining walls shall comply with the fence and wall standards in Division 10.5, instead of this Section 9.2.6.7.
f. Accessory Structures Not Listed

i. The Zoning Administrator shall determine and impose limitations on accessory structures not otherwise listed as allowed in an applicable Use Table in Articles 3 through 9, or not otherwise covered by the standards in this Section 9.2.6.7.

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

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

iv. Matters that may be regulated according to this Section shall include, but shall not be limited to, the size, area and number of accessory structures, except as specifically permitted or excluded by Articles 3 through 9, or by this Section 9.2.6.7.
C. District Specific Standards Summary
The maximum number of structures per zone lot and building forms allowed by zone district is summarized below:

<table>
<thead>
<tr>
<th>CMP-NWC-C, CMP-NWC-G, CMP-NWC-F, CMP-NWC-R Zone Districts</th>
<th>Max Number of Detached Accessory Structures per Zone Lot</th>
<th>Building Forms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Campus-National Western Center-Core (CMP-NWC-C)</td>
<td>no max</td>
<td>■</td>
</tr>
<tr>
<td>Campus-National Western Center-General (CMP-NWC-G)</td>
<td>no max</td>
<td>■</td>
</tr>
<tr>
<td>Campus-National Western Center-Flex (CMP-NWC-F)</td>
<td>no max</td>
<td>■</td>
</tr>
<tr>
<td>Campus-National Western Center-Riverfront (CMP-NWC-R)</td>
<td>no max</td>
<td>■</td>
</tr>
</tbody>
</table>

■ = Allowed
D. District Specific Standards

1. Detached Accessory Structures

Not to Scale. Illustrative Only.

Amendment: 5
## DETACHED ACCESSORY STRUCTURES

<table>
<thead>
<tr>
<th><strong>HEIGHT</strong></th>
<th>CMP-NWC-C, CMP-NWC-G, CMP-NWC-F, CMP-NWC-R</th>
</tr>
</thead>
<tbody>
<tr>
<td>A Feet (max)</td>
<td>150'</td>
</tr>
<tr>
<td></td>
<td>40'</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>SITING</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SETBACKS</strong></td>
</tr>
<tr>
<td>B Setback from Primary Street Facing Facade of Primary Structure (min)</td>
</tr>
<tr>
<td>C Primary Street</td>
</tr>
<tr>
<td>D Side Interior and Side Street (min)</td>
</tr>
<tr>
<td>E Rear, no alley (min)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>DESIGN ELEMENTS</strong></th>
<th>CMP-NWC-C, CMP-NWC-G, CMP-NWC-F, CMP-NWC-R</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Floor Area (max)</td>
<td>10% of the Zone Lot, provided this restriction shall not apply to the parking of vehicles.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>USES</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory Uses Only</td>
</tr>
</tbody>
</table>

---

**Amendment: 5**
9.2.6.5 Supplemental Design Standards

A. Surface Parking Between a Building and the Primary/Side Street

1. Intent
   Allow for the functional siting of Buildings and Surface Parking while minimizing the impacts of Surface Parking on the pedestrian experience.

2. Applicability
   This section 9.2.6.5.A applies to the General building form in the CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts.

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

B. Street Level Active Uses

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

2. Applicability
   a. This section 9.2.6.4.B applies to the General building form in the CMP-NWC-C and CMP-NWC-G zone districts.
   b. This section shall not apply to a South Platte River Primary Street Zone Lot Line.

3. Street Level Active Uses
   a. Street Level active uses include all permitted primary uses.
   b. Street Level active uses include all permitted accessory uses except the following:
      i. Drive Through Facility Accessory to Eating/Drinking Establishments and to Retail Sales, Service, and Repair Uses.
Article 9. Special Contexts and Districts
Division 9.2 Campus Context

9.2.6.6 Design Standard Alternatives

A. Required Build-To Alternatives

1. Intent
   To help define the public realm and enhance the visual quality of the built environment where it is not possible to define the street and public sidewalk edge with building facades.

2. Allowance
   The following alternatives may be used singularly or in combination as alternatives to a required build-to standard and may count toward the required build-to no more than as described in the table below, provided all alternatives meet the requirements stated in Section 13.1.5.8.E:

<table>
<thead>
<tr>
<th>REQUIRED BUILD-TO ALTERNATIVES</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZONE DISTRICT</td>
</tr>
<tr>
<td>----------------</td>
</tr>
<tr>
<td>CMP-NWC-C</td>
</tr>
<tr>
<td>CMP-NWC-G</td>
</tr>
</tbody>
</table>

- c. Street Level active uses shall not include Parking Spaces or Parking Aisles.
- d. Street Level active uses shall occupy Street Level floor area for a minimum depth of 15 feet in the CMP-NWC-G District and a minimum depth of 30 feet in the CMP-NWC-C District.
- e. The required depth for a Street Level active use may include the depth of a recessed entrance allowed to meet minimum pedestrian access standards.
- f. The length of any build-to alternatives permitted by Section 9.2.6.5 shall not apply toward the required percentage of Street Level building frontage that must be occupied by a Street Level Active Use.
B. Transparency Alternatives

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

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

<table>
<thead>
<tr>
<th>ZONE DISTRICT</th>
<th>ZONE LOT LINE DESIGNATION</th>
<th>DISPLAY CASES AND AUTOMATED TELLER MACHINES (MAX)</th>
<th>WALL DESIGN ELEMENTS (MAX)</th>
<th>PERMANENT ART (MAX)</th>
<th>COMBINATION OF ALTERNATIVES (MAX)</th>
</tr>
</thead>
<tbody>
<tr>
<td>CMP-NWC-C</td>
<td>Primary Street</td>
<td>10%</td>
<td>10%</td>
<td>10%</td>
<td>15%</td>
</tr>
<tr>
<td></td>
<td>Side Street</td>
<td>20%</td>
<td>20%</td>
<td>30%</td>
<td>40%</td>
</tr>
<tr>
<td>CMP-NWC-R</td>
<td>Primary Street</td>
<td>15%</td>
<td>15%</td>
<td>20%</td>
<td>30%</td>
</tr>
<tr>
<td></td>
<td>Side Street</td>
<td>na</td>
<td>na</td>
<td>na</td>
<td>na</td>
</tr>
</tbody>
</table>
9.2.6.7 Design Standard Exceptions for the CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R Zone Districts

A. Required Build-to

1. Intent
   a. To allow flexibility for Required Build-to standards in areas where the grade of a zone lot or a portion of the zone lot abutting the street is significantly greater in elevation than the elevation of the adjacent public street.

2. Standard
   a. In the CMP-NWC-C and CMP-NWC-G zone districts only, no portion of the zone lot line abutting the applicable street right-of-way 250 feet or less from the nearest southeast boundary of the CMP-NWC-C or CMP-NWC-G zone district adjacent to a railroad right-of-way shall be used to calculate Required Build-to.
B. Surface Parking Between a Building and a Primary/Side Street

1. **Intent**
   To allow flexibility for Surface Parking Between a Building and a Primary Street/Side Street standards in areas where the grade of a zone lot or a portion of the zone lot abutting the street is significantly greater in elevation than the elevation of the adjacent public street.

2. **Standard**
   In the CMP-NWC-C and CMP-NWC-G zone districts only, where a building form specifies that Surface Parking is not allowed between a Building and a Primary and/or Side Street, no portion of the zone lot 250 feet or less from the nearest southeast boundary of the CMP-NWC-C or CMP-NWC-G zone district adjacent to a railroad right-of-way shall be required to meet this standard.
C. Primary Street Parking Setback

1. **Intent**
   To allow flexibility for Parking Setback standards in areas where the grade of a zone lot or a portion of the zone lot abutting the street is significantly greater in elevation than the elevation of the adjacent public street.

2. **Standard**
   In the CMP-NWC-C and CMP-NWC-G zone districts only, where a building form specifies a Primary Street Parking Setback from the zone lot line abutting the applicable street, no portion of the zone lot 250 feet or less from the nearest southeast boundary of the CMP-NWC-C or CMP-NWC-G zone district adjacent to a railroad right-of-way shall be required to meet this standard.
D. Transparency

1. Intent
   To allow flexibility for Transparency standards in areas where the grade of a zone lot or a portion of the zone lot abutting the street is significantly greater in elevation than the elevation of the adjacent public street.

2. Standard
   In the CMP-NWC-C and CMP-NWC-G zone districts only, no portion of a street-facing building facade 250 feet or less from the nearest southeast boundary of the CMP-NWC-C or CMP-NWC-G zone district adjacent to a railroad right-of-way shall be required to meet this standard.

E. Pedestrian Access

1. Intent
   To allow flexibility in the orientation of buildings and placement of pedestrian entries relative to a South Platte River Primary Street while still ensuring visual interest is provided on a building facade that faces a South Platte River Primary Street.

2. Standard
   In the CMP-NWC-C, CMP-NWC-F and CMP-NWC-R zone districts only, Pedestrian Access standards shall not be required between the South Platte River Primary Street and the primary uses within the building.

9.2.7.1 Height Exceptions

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

B. Applicability and Standards:
   1. The following building features are allowed to exceed height in feet, stories, bulk plane and upper story setbacks as described in the table below, subject to the standards in this section 9.2.7.1.
   2. Unoccupied elevator penthouses, stair enclosures, and enclosed or unenclosed mechanical equipment including vertical or sloped screen walls for such equipment granted an exception for height in stories shall only be as large as necessary to achieve the intended function of the feature and shall not exceed the minimum required dimensions defined in the Denver Building and Fire Code.
   3. An elevator lobby granted an exception for height in stories shall be no larger in area than the area of the elevator shaft which it abuts, measured to the exterior walls.
   4. Unoccupied building features shall not include space for living, sleeping, eating, cooking, bathrooms, toilet compartments, closets, halls, storage, or similar space.
   5. Where a building feature exceeds either the maximum height in feet or the maximum height in stories as allowed in this section, all standards for the applicable feature in the table below shall apply.
### Building Features

<table>
<thead>
<tr>
<th>Building Features</th>
<th>Zone Districts</th>
<th>The Aggregate Shall Not Exceed 33 1/3 Percent of the Area of the Supporting Roof</th>
<th>Shall Be Set Back from the Perimeter of the Building a Minimum of One Foot Horizontally for Every One Foot of Vertical Height</th>
<th>May Exceed Maximum Height in Feet By:</th>
<th>May Exceed Maximum Height in Stories By:</th>
<th>May Project Through the Bulk Plane</th>
<th>May Encroach into the Upper Story Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eaves</td>
<td>All CMP-Zone Districts</td>
<td>No</td>
<td>No</td>
<td>Any distance when attached to a feature that meets the definition of a Story</td>
<td>Not applicable</td>
<td>Any distance</td>
<td>Any distance</td>
</tr>
<tr>
<td>Unoccupied spires, towers, flagpoles, antennas, chimneys, flues and vents</td>
<td>All CMP-Zone Districts</td>
<td>No</td>
<td>No</td>
<td>28’</td>
<td>Not applicable</td>
<td>Any distance</td>
<td>Any distance</td>
</tr>
<tr>
<td>Unoccupied cooling towers and enclosures for tanks</td>
<td>All CMP-Zone Districts</td>
<td>No</td>
<td>Yes</td>
<td>28’</td>
<td>Not applicable</td>
<td>Not allowed</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Unoccupied elevator penthouses, stair enclosures, and enclosed or unenclosed mechanical equipment including vertical or sloped screen walls for such equipment</td>
<td>All CMP-Zone Districts</td>
<td>Yes</td>
<td>Yes, from the perimeter of the portion of the building facing the Primary Street or Side Street.</td>
<td>28’</td>
<td>1 story</td>
<td>Not allowed</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Elevator lobbies</td>
<td>All CMP-Zone Districts</td>
<td>Yes</td>
<td>Yes</td>
<td>28’</td>
<td>1 story</td>
<td>Not allowed</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Open Structures</td>
<td>All CMP-Zone Districts</td>
<td>Yes</td>
<td>Yes</td>
<td>28’</td>
<td>Not applicable</td>
<td>Not allowed</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Parapet Wall and/or Safety Railing</td>
<td>All CMP-Zone Districts</td>
<td>No</td>
<td>No</td>
<td>Any distance</td>
<td>Not applicable</td>
<td>Not allowed</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Flush-mounted solar panels</td>
<td>All CMP-Zone Districts</td>
<td>No</td>
<td>No</td>
<td>Any distance</td>
<td>Not applicable</td>
<td>Any distance</td>
<td>Any distance</td>
</tr>
<tr>
<td>Evaporative coolers</td>
<td>All CMP-Zone Districts</td>
<td>No</td>
<td>Yes</td>
<td>Any distance</td>
<td>Not applicable</td>
<td>Any distance</td>
<td>Any distance</td>
</tr>
<tr>
<td>Accessory water tanks</td>
<td>All CMP-Zone Districts</td>
<td>No</td>
<td>Yes</td>
<td>28’</td>
<td>Not applicable</td>
<td>Any distance</td>
<td>Any distance</td>
</tr>
<tr>
<td>Pedestrian bridge</td>
<td>All CMP-Zone Districts</td>
<td>Not applicable</td>
<td>Not applicable</td>
<td>28’</td>
<td>Any number</td>
<td>Any distance</td>
<td>Any distance</td>
</tr>
</tbody>
</table>

#### 9.2.7.2 Setback Exceptions

**A. Intent**
To promote compatible building character along Parkways, when Parkway setbacks are more restrictive than this Code’s setbacks.

**B. Standard**
In all CMP zone districts, where a zone lot has street frontage on a Parkway designated under D.R.M.C., Chapter 49, the greater of the following street setbacks shall apply:

1. The street setback required by the applicable building form standards in this Code; or
2. The required Parkway setback established under D.R.M.C., Chapter 49.
9.2.7.3 **Setback Permitted Encroachments**

Permitted encroachments into required setback areas include:

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

2. **Standard**
   
   Required minimum setbacks shall be open and unobstructed. The following setback encroachments, excluding required upper story setbacks, are allowed:
   
   a. **Architectural Elements**
      
      To allow for minor elements which add to the architectural character of buildings, while maintaining an open and unobstructed setback space.

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All CMP-Zone Districts</td>
<td>All Building Forms</td>
<td>1.5' Cornices only: 3'</td>
<td>1.5' Cornices only: 3'</td>
<td>1.5' Cornices only: 3'; if setback is less than 5': 2'</td>
<td>1.5' Cornices only: 5'</td>
</tr>
</tbody>
</table>

**Belt Courses, sills, lintels, pilasters, pediments, cornices; chimneys and fireplace insert vents not exceeding 6' in width**

**Intent:** To allow common, minor decorative elements which are integral to a building.
Article 9. Special Contexts and Districts
Division 9.2 Campus Context

Brick and stone veneers above Finished Grade for re-siding an existing structure only

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All CMP- Zone Districts</td>
<td>All Building Forms</td>
<td>6&quot;</td>
<td>6&quot;</td>
<td>6&quot;</td>
<td>6&quot;</td>
</tr>
</tbody>
</table>

Intent: To allow for re-siding of existing structures which may not meet a required minimum setback or the re-siding of the structure would result in not meeting the required minimum setback.

Canopies providing cover to an entrance:
- The width shall be no greater than 25% of the width of the face of the building or 20', whichever is less; and
- Shall be open on three sides.

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All CMP- Zone Districts</td>
<td>All Building Forms</td>
<td>Any distance</td>
<td>Any distance</td>
<td>Not allowed</td>
<td>Not allowed</td>
</tr>
</tbody>
</table>

Intent: Provide protection from the weather for pedestrians entering the building and define street entrances to the building.
<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gutters and Roof Overhang</td>
<td>All CMP- Zone Districts</td>
<td>All Building Forms</td>
<td>3’</td>
<td>3’</td>
<td>5’</td>
</tr>
</tbody>
</table>

**Intent:** To allow features of structures intended to repel weather

---

**Porches (1-Story or multi-Story), Decks, Patios, Exterior Balconies, Stoops, and above-grade stairways at the Street Level connected to a Porch:**
- May be covered;
- All sides shall be at least 50% open except for any side abutting a building facade or fire wall.

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Porches (1-Story or multi-Story), Decks, Patios, Exterior Balconies, Stoops, and above-grade stairways at the Street Level connected to a Porch</td>
<td>All CMP- Zone Districts</td>
<td>All Building Forms</td>
<td>8’ and minimum of 1’ between right-of-way and first riser of above-grade stairway</td>
<td>5’ and minimum of 1’ between right-of-way and first riser of above-grade stairway</td>
<td>Not allowed</td>
</tr>
</tbody>
</table>

**Intent:** To promote elements which provide for street activation and human scale.
### Projecting Windows:
- Shall be a minimum of 1.5’ above finished floor;
- Shall not extend floor to ceiling; and
- No individual projection shall be more than 10’ in horizontal length at the opening along the face of the building.

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All CMP- Zone Districts</td>
<td>All Building Forms</td>
<td>1.5’</td>
<td>1.5’</td>
<td>Not allowed</td>
<td>1.5’</td>
</tr>
</tbody>
</table>

**Intent:** To allow for improved interior daylighting.

---

### Shading devices: building elements, such as awnings, designed and intended to control light entering a building

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All CMP- Zone Districts</td>
<td>All Building Forms</td>
<td>5’</td>
<td>3’</td>
<td>3’</td>
<td>10’</td>
</tr>
</tbody>
</table>

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

---

#### Site Elements
To allow for minor screening and parking elements while maintaining an open and unobstructed setback space.
### Surface Parking

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All CMP-Zone Districts</td>
<td>All Building Forms</td>
<td>Not allowed</td>
<td>Not allowed</td>
<td>Not allowed</td>
<td>Any distance</td>
</tr>
</tbody>
</table>

**Intent:** To restrict surface parking where it is impactful due to the number of required parking spaces.
### Article 9. Special Contexts and Districts
### Division 9.2 Campus Context

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Drive or Driveway</td>
<td>All CMP-Zone Districts</td>
<td>All Building Forms</td>
<td>Any distance</td>
<td>Any distance</td>
<td>Not allowed (*see exception below)</td>
</tr>
</tbody>
</table>

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

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

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flatwork providing pedestrian access to entrances and buildings:</td>
<td>All CMP-Zone Districts</td>
<td>All Building Forms</td>
<td>Any distance, but may not exceed 50% of the area within the setback</td>
<td>Any distance, but may not exceed 50% of the area within the setback</td>
<td>Maximum of S’ wide: Any distance</td>
</tr>
</tbody>
</table>

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

**Illustrative only**
c. **Service & Utility Elements**

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

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All CMP-Zone Districts</td>
<td>All Building Forms</td>
<td>Any distance</td>
<td>Any distance</td>
<td>Any distance</td>
<td>Any distance</td>
</tr>
</tbody>
</table>

Barrier-free access structures providing access to existing buildings as required by the Americans with Disabilities Act or Denver Accessibility Standards, when no alternative locations are available.

- Setback encroachments for required barrier-free access structures are only allowed for expansions, enlargements, and alterations to existing buildings.
- Such barrier-free access structures shall be designed to be compatible with the character of the building, as determined by the Zoning Administrator.

**Intent:** To provide flexibility in the location of required barrier-free access to existing buildings.

![Illustrative Only](image-url)
### Article 9. Special Contexts and Districts
#### Division 9.2 Campus Context

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All CMP- Zone Districts</td>
<td>All Building Forms</td>
<td>Any distance</td>
<td>Any distance</td>
<td>Any distance</td>
<td>Any distance</td>
</tr>
</tbody>
</table>

**Basketball goals on a fixed post**

- **ZONE DISTRICTS**: All CMP- Zone Districts
- **BUILDING FORMS**: All Building Forms
- **PRIMARY STREET**: Any distance
- **SIDE STREET**: Any distance
- **SIDE INTERIOR**: Any distance
- **REAR**: Any distance

**Enclosed structure that is below the original grade and completely underground, of any setback space, except as otherwise restricted by this Code**

- **ZONE DISTRICTS**: All CMP- Zone Districts
- **BUILDING FORMS**: All Building Forms
- **PRIMARY STREET**: Any distance
- **SIDE STREET**: Any distance
- **SIDE INTERIOR**: Any distance
- **REAR**: Any distance

**Intent**: To allow below grade structures that do not disrupt the streetscape.
Article 9. Special Contexts and Districts
Division 9.2 Campus Context

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All CMP- Zone Districts</td>
<td>All Building Forms</td>
<td>1.5'</td>
<td>1.5'</td>
<td>1.5'</td>
<td>1.5'</td>
</tr>
</tbody>
</table>

Gas and electric meters

Intent: To allow for functional siting.

---

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All CMP- Zone Districts</td>
<td>All Building Forms</td>
<td>Not allowed</td>
<td>3'; subject to Zoning Permit Review with Informational Notice</td>
<td>3'; subject to Zoning Permit Review with Informational Notice</td>
<td>3'; subject to Zoning Permit Review with Informational Notice</td>
</tr>
</tbody>
</table>

Ground mounted air conditioning units or other similar mechanical equipment, except evaporative coolers, provided the following are all met:

- Does not generate more than 75 decibels of ambient sound according to the manufacturer’s specifications and does not exceed the noise standards of Section 36-6 of the D.R.M.C.;
- Does not exceed 4’ in height or 10 square feet in area per unit;
- Does not exceed 2 units per zone lot;
- Has adequate screening to conceal it from view from adjacent properties and public rights-of-way by means of landscaping and/or fencing; and
- The location of the unit(s) minimizes the impacts on adjoining properties.

Intent: To allow for functional siting.
### Ground mounted evaporative coolers

- Located behind the front of the primary structure and
- Screened from adjacent properties and public rights-of-way, and
- Not to exceed the noise standards of D.R.M.C. Section 36-6

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All CMP - Zone Districts</td>
<td>All Building Forms</td>
<td>Not allowed</td>
<td>3'</td>
<td>3'</td>
<td>Not allowed</td>
</tr>
</tbody>
</table>

**Intent:** To allow for functional siting.

---

### Emergency egress

- When required by Denver Fire Code, such as fire escapes, fire escape ladders, and outside stairways, including landing(s) which do not exceed the minimum required dimensions for a landing as defined in the Denver Building And Fire Code and excluding above-grade walkways

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All CMP - Zone Districts</td>
<td>All Building Forms</td>
<td>5'</td>
<td>3'</td>
<td>3'</td>
<td>10'</td>
</tr>
</tbody>
</table>

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

---

**Illustrative only**
### Pedestrian Bridge

Pedestrian Bridge where the encroachment is necessary to complete a connection for a continuous, publicly accessible pedestrian/bicycle route, provided Public Works has approved a right-of-way encumbrance.

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All CMP-Zone Districts</td>
<td>All Building Forms</td>
<td>Any distance</td>
<td>Any distance</td>
<td>Any distance</td>
<td>Any distance</td>
</tr>
</tbody>
</table>

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

### Solar Panel, Flush Mounted Roof

Solar Panel, Flush Mounted Roof

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All CMP-Zone Districts</td>
<td>All Building Forms</td>
<td>Any distance</td>
<td>Any distance</td>
<td>Any distance</td>
<td>Any distance</td>
</tr>
</tbody>
</table>

**Intent:** To allow flush mounted solar panels on the roof of existing structures which may not meet a required minimum setback.

Not to Scale. Illustrative Only.
### Article 9. Special Contexts and Districts

#### Division 9.2 Campus Context

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All CMP-Zone Districts</td>
<td>All Building Forms</td>
<td>Any distance</td>
<td>Any distance</td>
<td>Any distance</td>
<td>Any distance</td>
</tr>
</tbody>
</table>

**Utility pedestals, transformers or other similar equipment, excluding mechanical equipment:**

- Shall not exceed 3’ in height.

**Intent:** To allow for functional siting.

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All CMP-Zone Districts</td>
<td>All Building Forms</td>
<td>Not allowed</td>
<td>Not allowed</td>
<td>Any distance</td>
<td>Any distance</td>
</tr>
</tbody>
</table>

**Utility pedestals, transformers or other similar equipment, excluding mechanical equipment:**

- Greater than 3’ in height but not exceeding 8’ in height above Finished Grade.

**Intent:** To allow for functional siting.
### Window well and/or emergency basement egress areas:
- Shall be below grade.

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All CMP- Zone Districts</td>
<td>All Building Forms</td>
<td>Any distance for any width</td>
<td>Each may be no more than 3’ in width as measured perpendicular to the side interior/side street zone lot line and 6’ in length as measured parallel to the building facade facing the side interior/side street zone lot line</td>
<td>Any distance for any width</td>
<td></td>
</tr>
</tbody>
</table>

Intent: To allow for emergency egress

### Mailboxes and other similar structures, including individual mailbox structures and cluster box units (CBUs)

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All I-Zone Districts</td>
<td>All Building Forms</td>
<td>Any distance</td>
<td>Any distance</td>
<td>Not allowed</td>
<td>Not allowed</td>
</tr>
</tbody>
</table>

Intent: To allow for functional siting
9.2.7.4 Vehicle Access From Alley Required - Exceptions

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

B. Alley
Where a building form specifies vehicle access from Alley is required, and the Zone Lot is bounded by an Alley, any newly constructed Driveway, Off-Street Parking Area, Garage, Carport, or other parking facility shall be accessed solely from an Alley, unless:

1. The Alley is not provided with an all weather surface of asphalt, asphaltic concrete, concrete, or any equivalent material;
2. The Alley is less than 12 feet in width;
3. At least 60 percent of the existing Zone Lots on the same Face Block are served by Driveways, Off-Street Parking Areas, Garages, Carports, or other parking facilities accessed from a primary street. Additionally, the Department of Public Works shall have approved the location of any such vehicular access;
4. The Department of Public Works prohibits the use of the Alley for vehicular access to the Zone Lot based upon a determination that the Alley cannot safely or operationally accommodate additional vehicular traffic;
5. The Primary Use is within the Civic, Public, and Institutional Use Category and the Department of Public Works determines that vehicular access is needed from the street; or
6. The applicant can demonstrate at the time of zoning permit application that vehicular access from a street to an Accessory Garage, Carport, or other Off-Street Parking Area was legally established, constructed, or expanded prior to June 25, 2010 and was Continuously Maintained, and the Primary Structure has not been Voluntarily Demolished.

If improvements to any portion of the Alley, including widening and/or repaving, are required by the City at the time of Development due to a change in use or intensity, which resolve the exceptions specified in Section 9.2.7.4, then vehicular Alley access is required.
SECTION 9.2.8 USES AND REQUIRED MINIMUM PARKING

9.2.8.1 Applicability

A. This Section 9.2.8 sets forth the land uses permitted, the required zoning procedures and the required minimum parking for all the Campus Context zone districts.

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

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

9.2.8.2 Organization

A. Organized by Primary, Accessory and Temporary Uses

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

B. Primary Use Classifications, Categories & Specific Use Types

1. Primary Use Classifications

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

   a. Residential Uses
   b. Civic, Public & Institutional Uses
   c. Commercial Sales, Service & Repair Uses
   d. Industrial, Manufacturing & Wholesale Uses
   e. Agriculture

2. Primary Use Categories & Specific Use Types

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

3. Classifications & Categories Are Mutually Exclusive

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

9.2.8.3 Explanation of Table Abbreviations

A. General Explanation of Table Cell Entries

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

B. Permitted, Limited, Not Permitted

1. Permitted Use - No Use Limitations Apply ("P")

A "P" in a table cell indicates that the use is permitted in the respective zone district, and is not subject to use limitations.
2. **Permitted Use - Subject to Use Limitations (“L”)**
   “L” in a table cell indicates the use is permitted in the zone district subject to compliance with the use limitations referenced in the last column of the use table (“Applicable Use Limitations”).

3. **Uses Not Permitted (“NP”)**
   “NP” in a table cell indicates that the use is not permitted in the specific zone district.

C. **Zoning Procedure**

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

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

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

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

9.2.8.4 **Enclosure of Uses**
   All primary, accessory and temporary uses must be established, operated and maintained within a completely enclosed structure, unless otherwise specifically allowed by this Code. The Use and Parking Tables in Articles 3-9 indicate when a use may be established, operated or maintained outside a completely enclosed structure by including an asterisk “*” next to the specific use type. For example, the asterisk following the “Telecommunication Tower*” use type in the tables indicates that a telecommunication tower land use need not be enclosed.
## District Specific Standards

### Residential Primary Use Classification

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Household Living</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Dwelling, Single Unit</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• No Parking Requirements</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Dwelling, Two Unit</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Vehicle: 0.75/unit</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• CMP-NWC-C, CMP-NWC-G, CMP-NWC-F, CMP-NWC-R Districts - Vehicle: No requirement</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Bicycle: No requirement</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Dwelling, Multi-Unit</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Vehicle: 0.75/unit</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• CMP-NWC-C, CMP-NWC-G, CMP-NWC-F, CMP-NWC-R Districts - Vehicle: No requirement</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Bicycle: 1/2 units (80/20)</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Dwelling, Live / Work</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Vehicle: 0.75/unit</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• CMP-NWC-C, CMP-NWC-G, CMP-NWC-F, CMP-NWC-R Districts - Vehicle: No requirement</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Bicycle: No requirement</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Assisted Living Facility</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Vehicle: 0.75/unit</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• CMP-NWC-C, CMP-NWC-G, CMP-NWC-F, CMP-NWC-R Districts - Vehicle: No requirement</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Bicycle: No requirement</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Community Corrections Facility</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Nursing Home, Hospice</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Vehicle: 0.75/unit</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• CMP-NWC-C, CMP-NWC-G, CMP-NWC-F, CMP-NWC-R Districts - Vehicle: No requirement</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Bicycle: No requirement</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Residence for Older Adults</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Vehicle: 0.75/unit</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• CMP-NWC-C, CMP-NWC-G, CMP-NWC-F, CMP-NWC-R Districts - Vehicle: No requirement</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Bicycle: No requirement</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Residential Care Use, Small or Large</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Vehicle: 0.25/unit</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• CMP-NWC-C, CMP-NWC-G, CMP-NWC-F, CMP-NWC-R Districts - Vehicle: No requirement</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Bicycle: No requirement</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Rooming and Boarding House</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Vehicle: 2.5 / 1,000 s.f. GFA</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• CMP-NWC-C, CMP-NWC-G, CMP-NWC-F, CMP-NWC-R Districts - Vehicle: No requirement</td>
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</tr>
<tr>
<td></td>
<td>• Bicycle: No requirement</td>
<td></td>
</tr>
<tr>
<td></td>
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</tr>
<tr>
<td></td>
<td>Shelter for the Homeless</td>
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</tr>
<tr>
<td></td>
<td>• No Parking Requirements</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Student Housing</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Vehicle: 1.25/unit</td>
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<td></td>
<td>• CMP-NWC-C, CMP-NWC-G, CMP-NWC-F, CMP-NWC-R Districts - Vehicle: No requirement</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Bicycle: 1 / 5 units (100/0)</td>
<td></td>
</tr>
</tbody>
</table>

**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**

- Residential Primary Use Classification
- Group Living
- Student Housing
- Shelter for the Homeless
- Rooming and Boarding House
- Residential Care Use, Small or Large
- Residence for Older Adults
- Community Corrections Facility
- Nursing Home, Hospice
- Assisted Living Facility
- Dwelling, Live / Work
- Dwelling, Multi-Unit
- Dwelling, Two Unit
- Dwelling, Single Unit
- Household Living
### CIVIC, PUBLIC & INSTITUTIONAL PRIMARY USE CLASSIFICATION

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Basic Utilities</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Utility, Major Impact*</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Vehicle: 0.5/1,000 s.f. GFA</td>
<td>L-ZP</td>
<td>L-ZPSE</td>
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<tr>
<td>• CMP-NWC-C, CMP-NWC-G, CMP-NWC-F, CMP-NWC-R Districts - Vehicle: No requirement</td>
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<td></td>
</tr>
<tr>
<td>• Bicycle: No requirement</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Utility, Minor Impact*</td>
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<td></td>
</tr>
<tr>
<td>• Vehicle: 0.5/1,000 s.f. GFA</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>• CMP-NWC-C, CMP-NWC-G, CMP-NWC-F, CMP-NWC-R Districts - Vehicle: No requirement</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Bicycle: No requirement</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Community/ Public Services</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community Center</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Vehicle: No requirement</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>• Bicycle: 1/10,000 s.f. GFA (0/100)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Day Care Center</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Vehicle: 1/1,000 s.f. GFA</td>
<td>P-ZP</td>
<td>P-ZP</td>
</tr>
<tr>
<td>• CMP-NWC-C, CMP-NWC-G, CMP-NWC-F, CMP-NWC-R Districts - Vehicle: No requirement</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Bicycle: 1/10,000 s.f. GFA (0/100)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Postal Facility, Neighborhood</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Vehicle: 1.25/1,000 s.f. GFA</td>
<td>NP</td>
<td>NP</td>
</tr>
<tr>
<td>• CMP-NWC-C, CMP-NWC-G, CMP-NWC-F, CMP-NWC-R Districts - Vehicle: No requirement</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Bicycle: 1/7,500 s.f. GFA (0/100)</td>
<td></td>
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</tr>
<tr>
<td>Postal Processing Center</td>
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<tr>
<td></td>
<td>NP</td>
<td>NP</td>
</tr>
<tr>
<td>Public Safety Facility</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Vehicle: 1/1,000 s.f. GFA</td>
<td>P-ZP</td>
<td>P-ZP</td>
</tr>
<tr>
<td>• CMP-NWC-C, CMP-NWC-G, CMP-NWC-F, CMP-NWC-R Districts - Vehicle: No requirement</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Bicycle: 1/10,000 s.f. GFA (0/100)</td>
<td></td>
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</tr>
<tr>
<td>Hospital</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>P-ZP</td>
<td>NP</td>
</tr>
<tr>
<td>Correctional Institution</td>
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<tr>
<td></td>
<td>NP</td>
<td>NP</td>
</tr>
<tr>
<td><strong>Cultural/Special Purpose/ Public Parks &amp; Open Space</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cemetery*</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>NP</td>
<td>NP</td>
</tr>
<tr>
<td>Library</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Vehicle: 1/1,000 s.f. GFA</td>
<td>NP</td>
<td>P-ZP</td>
</tr>
<tr>
<td>• CMP-NWC-C, CMP-NWC-G, CMP-NWC-F, CMP-NWC-R Districts - Vehicle: No requirement</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Bicycle: 1/10,000 s.f. GFA (0/100)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Museum</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Vehicle: 1/1,000 s.f. GFA</td>
<td>NP</td>
<td>P-ZP</td>
</tr>
<tr>
<td>• CMP-NWC-C, CMP-NWC-G, CMP-NWC-F, CMP-NWC-R Districts - Vehicle: No requirement</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Bicycle: 1/10,000 s.f. GFA (0/100)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>City Park*</td>
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<td></td>
<td>NP</td>
<td>NP</td>
</tr>
<tr>
<td>Open Space - Conservation*</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• No Parking Requirements</td>
<td>P-ZP</td>
<td>P-ZP</td>
</tr>
</tbody>
</table>
### USE CATEGORY

<table>
<thead>
<tr>
<th>SPECIFIC USE TYPE</th>
<th>CMP-H</th>
<th>CMP-EI</th>
<th>CMP-ENT</th>
<th>CMP-NWC-</th>
<th>CMP-NTC-</th>
<th>CMP-NWC-</th>
<th>CMP-NWC-</th>
<th>CMP-NWC-</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Vehicle Parking Requirement - # of spaces per unit of measurement</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Bicycle Parking Requirement - # of spaces per unit of measurement (%)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• % required spaces in indoor facility / % required spaces in fixed facility</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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### APPLICABLE USE LIMITATIONS

<table>
<thead>
<tr>
<th>P-ZP</th>
<th>P-ZP</th>
<th>NP</th>
<th>P-ZP</th>
<th>P-ZP</th>
<th>P-ZP</th>
<th>P-ZP</th>
</tr>
</thead>
</table>

#### Education

- **Elementary or Secondary School**
  - Vehicle: 1/1,000 s.f. GFA
  - Bicycle - High School: 1/5,000 s.f. GFA (0/100)
  - Bicycle - All Others: 1/10,000 s.f. GFA (0/100)

- **University or College**
  - Vehicle: 1/1,000 s.f. GFA
  - Bicycle: 1/10,000 s.f. GFA (0/100)

- **Vocational or Professional School**
  - Vehicle: 1/1,000 s.f. GFA
  - Bicycle: 1/10,000 s.f. GFA (0/100)

### Public and Religious Assembly

- **All Types**
  - No Parking Requirements

### COMMERCIAL SALES, SERVICES, & REPAIR PRIMARY USE CLASSIFICATION

#### Adult Business

- **All Types**
  - No Parking Requirements

#### Arts, Recreation & Entertainment

- **Arts, Recreation and Entertainment Services, Indoor**
  - Vehicle - Artist Studio: 0.3/1000 s.f. GFA
  - Vehicle - All Others: 1.25/1,000 s.f. GFA
  - Bicycle: 1/7,500 s.f. GFA (20/80)

- **Arts, Recreation and Entertainment Services, Outdoor**
  - Vehicle: 1.25/1,000 s.f. GFA
  - Bicycle: 1/7,500 s.f. GFA (20/80)

- **Event Space with Alternate Parking and Loading**
  - Vehicle: No requirement
  - Bicycle: No requirement

- **Sports and/or Entertainment Arena or Stadium**
  - Vehicle: 1.25/1,000 s.f. GFA
  - Bicycle: 1/7,500 s.f. GFA (20/80)

### 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)

#### Parking of Vehicles

- **Parking, Garage**
  - No Parking Requirements

- **Parking, Surface**
  - No Parking Requirements

---

**DENVER ZONING CODE**

June 25, 2010 | Republished May 24, 2018
<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
</tr>
</thead>
</table>
| Eating & Drinking Establishments | All Types | H: P-ZP  
H2: L-ZP  
E1: P-ZP  
E12: L-ZP  
P-ZP  
P-ZP  
P-ZP  
P-ZP  
P-ZP  
§11.4.9 |
| | Bed and Breakfast Lodging | P-ZP  
E1: P-ZP  
E12: NP  
P-ZP  
P-ZP  
P-ZP  
P-ZP  
NP |
| | Lodging Accommodations, All Others | P-ZPIN  
E1: P-ZPIN  
E12: NP  
P-ZP  
P-ZP  
P-ZP  
P-ZP  
P-ZP  
NP |
| | Dental / Medical Office or Clinic | L-ZP  
L-ZP/P-ZPIN  
NP  
L-ZP  
P-ZP  
P-ZP  
P-ZP  
NP  
§11.4.10 |
| | Office, All Others | P-ZP  
P-ZP  
P-ZP  
P-ZP  
P-ZP  
P-ZP  
P-ZP  
NP |
| | Animal Sales and Services, Household Pets Only | NP  
NP  
NP  
P-ZP  
P-ZP  
P-ZP  
P-ZP  
NP |
| | Animal Sales and Services, All Others* | NP  
NP  
NP  
P-ZP  
P-ZP  
P-ZP  
P-ZP  
NP |
| | Food Sales or Market* | NP  
NP  
NP  
P-ZP  
P-ZP  
P-ZP  
P-ZP  
P-ZP |
| | Pawn Shop | NP  
NP  
NP  
NP  
NP  
NP  
NP  
NP |
| | Retail Sales, Service & Repair – Outdoor* | NP  
NP  
NP  
P-ZP  
P-ZP  
P-ZP  
P-ZP  
NP  
§11.4.16 |
| | Retail Sales, Service & Repair – Firearms Sales | NP  
NP  
NP  
P-ZP  
P-ZP  
P-ZP  
P-ZP  
P-ZP |
| | Retail Sales, Service & Repair, All Others | ZPIN  
NP  
P-ZP  
P-ZP  
P-ZP  
P-ZP  
P-ZP  
P-ZP |

**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
<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>CMP-H</th>
<th>CMP-EI</th>
<th>CMP-ENT</th>
<th>CMP-NWC</th>
<th>CMP-NWC</th>
<th>CMP-NWC</th>
<th>CMP-NWC</th>
<th>APPLICABLE USE LIMITATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vehicle / Equipment, Rentals, Service &amp; Repair</td>
<td>Automobile Emissions Inspection Facility</td>
<td>NP</td>
<td>NP</td>
<td>NP</td>
<td>NP</td>
<td>NP</td>
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<td>NP</td>
<td>§11.4.18</td>
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<td>Automobile Services, Light</td>
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<td>NP</td>
<td>NP</td>
<td>NP</td>
<td>NP</td>
<td>L-ZP</td>
<td>NP</td>
<td>§11.4.18</td>
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<tr>
<td></td>
<td>Automobile Services, Heavy</td>
<td>NP</td>
<td>NP</td>
<td>NP</td>
<td>NP</td>
<td>NP</td>
<td>L-ZP</td>
<td>NP</td>
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</tr>
<tr>
<td></td>
<td>Automobile / Motorcycle / Light Truck Sales, Rentals, Leasing; Pawn Lot or Vehicle Auctioneer*</td>
<td>NP</td>
<td>NP</td>
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<td>NP</td>
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<td>NP</td>
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</tr>
<tr>
<td></td>
<td>Heavy Vehicle/ Equipment Sales, Rentals &amp; Service*</td>
<td>NP</td>
<td>NP</td>
<td>NP</td>
<td>NP</td>
<td>NP</td>
<td>NP</td>
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<tr>
<td>Communications and Information</td>
<td>Antennas Not Attached to a Tower*</td>
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</table>
### Article 9. Special Contexts and Districts
#### Division 9.2 Campus Context

**USE CATEGORY**

**SPECIFIC USE TYPE**
- 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)

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**APPLICABLE USE LIMITATIONS**
- * = 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

## Other Sections
- **Section 9.2-62**
- **Section 9.2-63**
- **Section 9.2-64**
- **Section 9.2-65**
- **Section 9.2-66**
- **Section 9.2-67**
- **Section 9.2-68**
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- **Section 9.2-76**
- **Section 9.2-77**
- **Section 9.2-78**
- **Section 9.2-79**
- **Section 9.2-80**
- **Section 9.2-81**

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**DENVER ZONING CODE**
June 25, 2010 | Republished May 24, 2018

 Amendment: 5
## Article 9. Special Contexts and Districts

### Division 9.2 Campus Context

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<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
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<tr>
<td>Agriculture</td>
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| Aquaculture* | • Vehicle: .5/1,000 s.f. GFA  
• CMP-NWC-C, CMP-NWC-G, CMP-NWC-F, CMP-NWC-R Districts - Vehicle: No requirement  
• Bicycle: No requirement | NP NP NP L-ZP L-ZP L-ZP NP §11.6.1 |
| Garden, Urban* | • Vehicle: .5/1,000 s.f. GFA  
• CMP-NWC-C, CMP-NWC-G, CMP-NWC-F, CMP-NWC-R Districts - Vehicle: No requirement  
• Bicycle: No requirement | L-ZP L-ZP L-ZP L-ZP L-ZP L-ZP L-ZP L-ZP §11.6.2 |
| Husbandry, Animal* | • Vehicle: .5/1,000 s.f. GFA  
• CMP-NWC-C, CMP-NWC-G, CMP-NWC-F, CMP-NWC-R Districts - Vehicle: No requirement  
• Bicycle: No requirement | NP NP NP L-ZP L-ZP L-ZP L-ZP NP §11.6.3 |
| Husbandry, Plant* | • Vehicle: .5/1,000 s.f. GFA  
• CMP-NWC-C, CMP-NWC-G, CMP-NWC-F, CMP-NWC-R Districts - Vehicle: No requirement  
• Bicycle: No requirement | NP NP NP L-ZP L-ZP L-ZP L-ZP NP §11.6.5 |

### Accessory to Primary Residential Uses Use Classification

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<th>Accessory to Primary Residential Uses</th>
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<td>Garden*</td>
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<td>Keeping of Household Animals*</td>
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<td>Keeping and Off-Street Parking of Vehicles, Motorcycles, Trailers &amp; Recreational Vehicles*</td>
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<td>Kennel or Exercise Run*</td>
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<td>Outdoor Storage, Residential</td>
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<td>Vehicle Storage, Repair and Maintenance Accessory to a Dwelling Use*</td>
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<td>Wind Energy Conversion Systems*</td>
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<td>Yard or Garage Sales*</td>
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### Home Occupations Accessory to Primary Residential Uses Use Classification

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### Article 9. Special Contexts and Districts
#### Division 9.2 Campus Context

**KEY:** * = Need Not be Enclosed  
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### USE CATEGORY

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<tr>
<th>Specific Use Type</th>
<th>Accessory to Primary Nonresidential Uses Use Classification</th>
<th>Applicable Use Limitations</th>
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<td>Vehicle Parking Requirement - # of spaces per unit of measurement</td>
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### Accessory to Primary Nonresidential Uses

(Parking is Not Required for Accessory Uses Unless Specifically Stated in this Table or in an Applicable Use Limitation)

- Amusement Devices Accessory to Eating / Drinking Establishments, College / University and Theater Uses
  - L-ZP
  - L-ZP
  - L-ZP
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  - L-ZP
  - L-ZP
  - L-ZP
  - L-ZP
  - L-ZP  
  - §11.7, §11.10.2

- Automobile Rental Services Accessory to Certain Retail Uses*
  - L
  - L
  - L
  - L
  - L
  - L
  - L
  - L
  - NP  
  - §11.7, §11.10.3

- Book or gift store; media recording and production facilities accessory to public libraries, museums, places of religious assembly, colleges or universities
  - L
  - L
  - L
  - L
  - L
  - L
  - L
  - L
  - §11.7

- Car Wash Bay Accessory to Automobile Services
  - L-ZP
  - L-ZP
  - L-ZP
  - NP
  - NP
  - NP
  - NP
  - NP
  - §11.7, §11.10.5

- Conference Facilities Accessory to Hotel Use
  - L
  - L
  - L
  - L
  - L
  - L
  - L
  - L
  - NP  
  - §11.7, §11.10.6

- Drive Through Facility Accessory to Eating / Drinking Establishments and to Retail Sales, Service, and Repair Uses*
  - L-ZP
  - L-ZP
  - L-ZP
  - L-ZP
  - L-ZP
  - L-ZP
  - L-ZP
  - L-ZP
  - L-ZP
  - §11.7, §11.10.7

- Emergency Vehicle Access Point
  - L-ZPSE
  - NP
  - NP
  - NP
  - NP
  - NP
  - NP
  - NP
  - §11.7, §11.10.9

- Keeping of Animals
  - L/L-ZP/L-ZPIN
  - L/L-ZP/L-ZPIN
  - L/L-ZP/L-ZPIN
  - L/L-ZP/L-ZPIN
  - L/L-ZP/L-ZPIN
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  - §11.7, §11.10.10

- Nonresidential Uses in Existing Business Structures In Residential Zones - Accessory Uses
  - Not Applicable

- Occasional Sales, Services Accessory to Places of Religious Assembly*
  - L
  - L
  - L
  - L
  - L
  - L
  - L
  - L
  - §11.7, §11.10.12

- Outdoor Eating and Serving Area Accessory to Eating / Drinking Establishments Use*
  - L-ZP
  - L-ZP
  - L-ZP
  - L-ZP
  - L-ZP
  - L-ZP
  - L-ZP
  - L-ZP
  - §11.7, §11.10.13

- Outdoor Entertainment Accessory to Eating / Drinking Establishments Use*
  - L-ZPIN/ZPSE
  - L-ZPIN/ZPSE
  - L-ZPIN/ZPSE
  - L-ZPIN/ZPSE
  - L-ZPIN/ZPSE
  - L-ZPIN/ZPSE
  - L-ZPIN/ZPSE
  - L-ZPIN/ZPSE
  - §11.7, §11.10.14

- Outdoor Retail Sale and Display*
  - L-ZP/ZPSE
  - L-ZP/ZPSE
  - L-ZP/ZPSE
  - L-ZP/ZPSE
  - L-ZP/ZPSE
  - L-ZP/ZPSE
  - L-ZP/ZPSE
  - L-ZP/ZPSE
  - §11.7, §11.10.15

- Outdoor Storage, General*
  - NP
  - NP
  - NP
  - NP
  - NP
  - NP
  - NP
  - NP
  - §11.7, §11.10.17

- Outdoor Storage, Limited*
  - L-ZP
  - L-ZP
  - L-ZP
  - L-ZP
  - L-ZP
  - L-ZP
  - L-ZP
  - L-ZP
  - §11.7, §11.10.18

- Rental or Sales of Adult Material Accessory to a Permitted Bookstore Retail Sales Use
  - L
  - L
  - L
  - L
  - L
  - L
  - L
  - L
  - §11.7, §11.10.18
### Article 9. Special Contexts and Districts
#### Division 9.2 Campus Context

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<tr>
<td>Temporary Uses</td>
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<tr>
<td>Unlisted Temporary Uses</td>
<td></td>
<td>L - Applicable in all Zone Districts</td>
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<tr>
<td>Ambulance Service - Temporary</td>
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<td>§11.11.1</td>
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<tr>
<td>Amusement / Entertainment - Temporary*</td>
<td>L-ZP</td>
<td>P-ZP</td>
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<tr>
<td>Bazaar, Carnival, Circus or Special Event*</td>
<td>L-ZP</td>
<td>L-ZP</td>
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<tr>
<td>Building or Yard for Construction Materials*</td>
<td>L-ZP</td>
<td>L-ZP</td>
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<tr>
<td>Concrete, Asphalt, and Rock Crushing Facility*</td>
<td>L-ZP</td>
<td>L-ZP</td>
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<tr>
<td>Fence for Demolition or Construction Work</td>
<td>L-ZP</td>
<td>L-ZP</td>
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<tr>
<td>Health Care Center</td>
<td>P-ZP</td>
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<tr>
<td>Noncommercial Concrete Batching Plant*</td>
<td>L-ZP</td>
<td>L-ZP</td>
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<tr>
<td>Outdoor Retail Sales - Pedestrian / Transit Mall*</td>
<td>L-ZP</td>
<td>L-ZP</td>
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<tr>
<td>Outdoor Retail Sales*</td>
<td>L-ZP</td>
<td>L-ZP</td>
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<tr>
<td>Outdoor Sales, Seasonal*</td>
<td>L-ZP</td>
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<tr>
<td>Parking Lot Designated for a Special Event*</td>
<td>L-ZP</td>
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<tr>
<td>Retail Food Establishment, Mobile*</td>
<td>L-ZP</td>
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<tr>
<td>Temporary Construction Office</td>
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<tr>
<td>Temporary Office - Real Estate Sales</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Tent for Religious Services</td>
<td>P-ZP</td>
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</tr>
</tbody>
</table>

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**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)
### Article 9. Special Contexts and Districts
#### Division 9.3 Open Space Context

**USE CATEGORY**  | **SPECIFIC USE TYPE**  | **APPLICABLE USE LIMITATIONS** |
---|---|---|
Cultural/Special Purpose/Public Parks & Open Space  | Cemetery*  
• No Parking Requirements  | L-ZP NP §11.3.6 |
  | Library  
• Vehicle: 1/1,000 s.f. GFA  
• Bicycle: 1/10,000 s.f. GFA (0/100)  | L-ZP NP §11.3.7 |
  | Museum  
• Vehicle: 1/1,000 s.f. GFA  
• Bicycle: 1/10,000 s.f. GFA (0/100)  | L-ZP NP §11.3.7 |
  | City Park*  
• No Parking Requirements  | L-ZP NP NP §9.3.3.1; §9.3.4.1 |
  | Open Space - Conservation*  
• No Parking Requirements  | P-ZP P-ZP |
Education  | Elementary or Secondary School  
• Vehicle: 1/1,000 s.f. GFA  
• Bicycle: 1/10,000 s.f. GFA (0/100)  | L-ZP NP §11.3.8 |
  | University or College  | NP NP §11.3.8 |
  | Vocational or Professional School  | NP NP §11.3.8 |
Public and Religious Assembly  | All Types  
• Vehicle: 0.5/1,000 s.f. GFA  
• Bicycle: No requirement  | P-ZP NP |
### Article 9. Special Contexts and Districts
#### Division 9.3 Open Space Context

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### USE CATEGORY

<table>
<thead>
<tr>
<th>Specific Use Type</th>
<th>Applicable Use Limitations</th>
</tr>
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<tbody>
<tr>
<td><strong>Commercial Sales, Services, &amp; Repair Primary Use Classification</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Adult Business</strong></td>
<td>All Types</td>
</tr>
<tr>
<td>Arts, Recreation and Entertainment Services, Indoor</td>
<td>L-ZPSE NP §11.4.1</td>
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<tr>
<td>Arts, Recreation and Entertainment Services, Outdoor*</td>
<td>L-ZPSE NP §11.4.1; §11.4.3</td>
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<tr>
<td>Event Space with Alternate Parking and Loading*</td>
<td>NP NP</td>
</tr>
<tr>
<td>Sports and/or Entertainment Arena or Stadium*</td>
<td>L-ZPSE NP §11.4.5</td>
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<tr>
<td><strong>Nonresidential Uses in Existing Business Structures in Residential Zones</strong></td>
<td>Not Applicable</td>
</tr>
<tr>
<td><strong>Parking of Vehicles</strong></td>
<td>All Types</td>
</tr>
<tr>
<td>Parking, Garage</td>
<td>P-ZP NP</td>
</tr>
<tr>
<td>Parking, Surface*</td>
<td>NP NP</td>
</tr>
<tr>
<td><strong>Eating &amp; Drinking Establishments</strong></td>
<td>All Types</td>
</tr>
<tr>
<td></td>
<td>NP NP</td>
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</tbody>
</table>
### Article 9. Special Contexts and Districts
#### Division 9.3 Open Space Context

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>Vehicle Parking Requirement - # of spaces per unit of measurement</strong></td>
<td></td>
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<td></td>
<td><strong>Bicycle Parking Requirement - # of spaces per unit of measurement (% required spaces in indoor facility/% required spaces in fixed facility)</strong></td>
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<tr>
<td>Lodging Accommodations</td>
<td>Bed and Breakfast Lodging</td>
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<td>Lodging Accommodations, All Others</td>
<td>NP  NP</td>
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<tr>
<td>Office</td>
<td>Dental / Medical Office or Clinic</td>
<td>NP  NP</td>
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<td>Office, All Others</td>
<td>NP  NP</td>
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<tr>
<td>Retail Sales, Service &amp; Repair (Not Including Vehicle or Equipment Sales, Service &amp; Repair)</td>
<td>Animal Sales and Services, Household Pets Only</td>
<td>NP  NP</td>
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<tr>
<td></td>
<td>Animal Sales and Services, All Others</td>
<td>NP  NP</td>
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<tr>
<td></td>
<td>Food Sales or Market</td>
<td>NP  NP</td>
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<tr>
<td></td>
<td>Pawn Shop</td>
<td>NP  NP</td>
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<td></td>
<td>Retail Sales, Service &amp; Repair -- Outdoor*</td>
<td>NP  NP</td>
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<td></td>
<td>Retail Sales, Service &amp; Repair - Firearms Sales</td>
<td>NP  NP</td>
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<td>Retail Sales, Service &amp; Repair, All Others</td>
<td>NP  NP</td>
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<tr>
<td>Vehicle / Equipment Sales, Rentals, Service &amp; Repair</td>
<td>Automobile Emissions Inspection Facility</td>
<td>NP  NP</td>
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<td></td>
<td>Automobile Services, Light</td>
<td>NP  NP</td>
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<tr>
<td></td>
<td>Automobile Services, Heavy</td>
<td>NP  NP</td>
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<tr>
<td></td>
<td>Automobile / Motorcycle / Light Truck Sales, Rentals, Leasing, Pawn Lot or Vehicle Auctioneer*</td>
<td>NP  NP</td>
</tr>
<tr>
<td></td>
<td>Heavy Vehicle/ Equipment Sales, Rentals &amp; Service*</td>
<td>NP  NP</td>
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</tbody>
</table>
## Article 9. Special Contexts and Districts
### Division 9.3 Open Space Context

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<th>APPLICABLE USE LIMITATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Communications and Information</strong></td>
<td>Antennas Not Attached to a Tower* • No Parking Requirements</td>
<td>L-ZP, NP, § 11.5.2</td>
</tr>
<tr>
<td></td>
<td>Communication Services</td>
<td>NP, NP</td>
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<tr>
<td></td>
<td>Telecommunications Towers* • No Parking Requirements</td>
<td>L-ZP, ZPIN, ZPSE, NP, § 11.5.2</td>
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<tr>
<td></td>
<td>Telecommunications Tower - Alternative Structure • No Parking Requirements</td>
<td>L-ZP/L-ZPIN, NP, § 11.5.2</td>
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<tr>
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<td>Telecommunication Facilities -- All Others* • No Parking Requirements</td>
<td>L-ZPIN, NP, § 11.5.2</td>
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<td><strong>Industrial Services</strong></td>
<td>Contractors, Special Trade - General</td>
<td>NP, NP</td>
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<td>Contractors, Special Trade - Heavy/Contractor Yard*</td>
<td>NP, NP</td>
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<td></td>
<td>Food Preparation and Sales, Commercial</td>
<td>NP, NP</td>
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<td>Laboratory, Research, Development and Technological Services</td>
<td>NP, NP</td>
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<td>Service/Repair, Commercial</td>
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<tr>
<td><strong>Manufacturing and Production</strong></td>
<td>Manufacturing, Fabrication &amp; Assembly -- Custom</td>
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<td>Manufacturing, Fabrication &amp; Assembly -- General</td>
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<td>Manufacturing, Fabrication &amp; Assembly -- Heavy</td>
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<tr>
<td><strong>Mining &amp; Extraction and Energy Producing Systems</strong></td>
<td>Oil, Gas -- Production, Drilling*</td>
<td>NP, NP</td>
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<td></td>
<td>Sand or Gravel Quarry*</td>
<td>NP, NP</td>
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<tr>
<td></td>
<td>Wind Energy Conversion Systems* • No Parking Requirements</td>
<td>L-ZP, NP, § 11.5.13</td>
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<tr>
<td><strong>Transportation Facilities</strong></td>
<td>Airport*</td>
<td>NP, NP</td>
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<td></td>
<td>Helipad, Helistop, Heliport*</td>
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<td>Railroad Facilities*</td>
<td>NP, NP</td>
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<td></td>
<td>Railway Right-of-Way* • No Parking Requirements</td>
<td>P-ZP, P-ZP</td>
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<td></td>
<td>Terminal, Station or and Service Facility for Passenger Transit System</td>
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<td>Terminal, Freight, Air Courier Services</td>
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#### Division 9.3 Open Space Context

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<tr>
<td>Waste Related Services</td>
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<tr>
<td></td>
<td>Automobile Parts Recycling Business</td>
<td>OS-A NP OS-B NP OS-C NP</td>
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<tr>
<td></td>
<td>Junkyard*</td>
<td>OS-A NP OS-B NP OS-C NP</td>
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<td></td>
<td>Recycling Center</td>
<td>OS-A NP OS-B NP OS-C NP</td>
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<td></td>
<td>Recycling Collection Station</td>
<td>OS-A NP OS-B NP OS-C NP</td>
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<tr>
<td></td>
<td>Recycling Plant, Scrap Processor</td>
<td>OS-A NP OS-B NP OS-C NP</td>
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<tr>
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<td>Solid Waste Facility</td>
<td>OS-A NP OS-B NP OS-C NP</td>
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<td>Wholesale, Storage, Warehouse &amp; Distribution</td>
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<td></td>
<td>Automobile Towing Service Storage Yard*</td>
<td>OS-A NP OS-B NP OS-C NP</td>
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<td>Mini-storage Facility</td>
<td>OS-A NP OS-B NP OS-C NP</td>
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<td>Vehicle Storage, Commercial*</td>
<td>OS-A NP OS-B NP OS-C NP</td>
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<td>Wholesale Trade or Storage, General</td>
<td>OS-A NP OS-B NP OS-C NP</td>
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<td>Wholesale Trade or Storage, Light</td>
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#### Agriculture Primary Use Classification

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<th>PRIMARY USE CLASSIFICATION</th>
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<th>APPLICABLE USE LIMITATIONS</th>
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<tbody>
<tr>
<td>Agriculture</td>
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<tr>
<td></td>
<td>Aquaculture*</td>
<td>L-ZP NP §11.6.1</td>
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<tr>
<td></td>
<td>• Vehicle: 0.5 / 1,000 s.f. GFA</td>
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<tr>
<td></td>
<td>• Bicycle: No requirement</td>
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<tr>
<td></td>
<td>Garden, Urban*</td>
<td>L-ZP NP §11.6.2</td>
</tr>
<tr>
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<td>• Vehicle: 0.5/1,000 s.f. GFA</td>
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<td>• Bicycle: No requirement</td>
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<tr>
<td></td>
<td>Husbandry, Animal*</td>
<td>L-ZP NP §11.6.3</td>
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<td>• Vehicle: 0.5/1,000 s.f. GFA</td>
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<td>• Bicycle: No Requirement</td>
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<td>Husbandry, Plant*</td>
<td>L-ZP NP §11.6.4</td>
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<td></td>
<td>• Bicycle: No Requirement</td>
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<tr>
<td></td>
<td>Plant Nursery*</td>
<td>L-ZP NP §11.6.5</td>
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<td>• Vehicle: 0.5/1,000 s.f. GFA</td>
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<td>• Bicycle: No Requirement</td>
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<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
<th>OS-A</th>
<th>OS-B</th>
<th>OS-C</th>
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<tr>
<td>Accessory to Primary Residential Uses</td>
<td>Unlisted Accessory Uses</td>
<td>NP</td>
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<td>Accessory to Primary Residential Uses</td>
<td>Accessory Dwelling Unit</td>
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<td>Accessory to Primary Residential Uses</td>
<td>Domestic Employee</td>
<td>NP</td>
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<tr>
<td>Accessory to Primary Residential Uses</td>
<td>Garden*</td>
<td>NP</td>
<td>NP</td>
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<tr>
<td>Accessory to Primary Residential Uses</td>
<td>Keeping of Household Animals*</td>
<td>NP</td>
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<tr>
<td>Accessory to Primary Residential Uses</td>
<td>Keeping and Off-Street Parking of Vehicles, Motorcycles, Trailers &amp; Recreational Vehicles*</td>
<td>NP</td>
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<td>Accessory to Primary Residential Uses</td>
<td>Kennel or Exercise Run*</td>
<td>NP</td>
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<tr>
<td>Accessory to Primary Residential Uses</td>
<td>Limited Commercial Sales, Services Accessory to Multi-Unit Dwelling Use</td>
<td>NP</td>
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<tr>
<td>Accessory to Primary Residential Uses</td>
<td>Outdoor Storage, Residential*</td>
<td>NP</td>
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<td>Accessory to Primary Residential Uses</td>
<td>Second Kitchen Accessory to Single Unit Dwelling Use</td>
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<td>Accessory to Primary Residential Uses</td>
<td>Short-term Rental</td>
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<td>Accessory to Primary Residential Uses</td>
<td>Vehicle Storage, Repair and Maintenance*</td>
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<tr>
<td>Accessory to Primary Residential Uses</td>
<td>Wind Energy Conversion Systems*</td>
<td>Not Applicable - See Permitted Primary Uses</td>
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<td>Accessory to Primary Residential Uses</td>
<td>Yard or Garage Sales*</td>
<td>NP</td>
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</tbody>
</table>

| HOME OCCUPATIONS ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION | | |
|---|---|---|---|
| Home Occupations | Child Care Home, Large | NP | NP |
| Home Occupations | All Other Types | NP | NP |
| Home Occupations | Unlisted Home Occupations | NP | NP |
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#### Division 9.3 Open Space Context

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<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>OS-A</td>
</tr>
<tr>
<td>Accessory to Primary Nonresidential Uses</td>
<td>Unlisted Accessory Uses</td>
<td>L - Applicable to all Zone Districts</td>
</tr>
<tr>
<td></td>
<td>Amusement Devices Accessory to Eating/Drinking Establishments, College/University and Theater Uses</td>
<td>NP</td>
</tr>
<tr>
<td></td>
<td>Automobile Rental Services Accessory to Certain Retail Uses*</td>
<td>NP</td>
</tr>
<tr>
<td></td>
<td>Book or gift store, media recording and production facilities accessory to public libraries, museums, places of religious assembly, colleges or universities</td>
<td>L</td>
</tr>
<tr>
<td></td>
<td>Car Wash Bay Accessory to Automobile Services</td>
<td>NP</td>
</tr>
<tr>
<td></td>
<td>College Accessory to a Place for Religious Assembly</td>
<td>NP</td>
</tr>
<tr>
<td></td>
<td>Conference Facilities Accessory to Hotel Use</td>
<td>NP</td>
</tr>
<tr>
<td></td>
<td>Drive Through Facility Accessory to Eating/Drinking Establishments and to Retail Sales, Service, and Repair Uses*</td>
<td>NP</td>
</tr>
<tr>
<td></td>
<td>Emergency Vehicle Access Point</td>
<td>NP</td>
</tr>
<tr>
<td></td>
<td>Outdoor Entertainment Accessory to an Eating/Drinking Establishment Use*</td>
<td>NP</td>
</tr>
<tr>
<td></td>
<td>Outdoor Retail Sale and Display*</td>
<td>NP</td>
</tr>
<tr>
<td></td>
<td>Outdoor Storage, General*</td>
<td>NP</td>
</tr>
<tr>
<td></td>
<td>Outdoor Storage, Limited*</td>
<td>NP</td>
</tr>
<tr>
<td></td>
<td>Rental or Sales of Adult Material Accessory to a Permitted Bookstore Retail Sales Use</td>
<td>NP</td>
</tr>
<tr>
<td></td>
<td>Garden*</td>
<td>L</td>
</tr>
<tr>
<td></td>
<td>Keeping of Animals</td>
<td>L/L-ZP/L-ZPIN</td>
</tr>
<tr>
<td></td>
<td>Nonresidential Uses in Existing Business Structures in Residential Zones - Accessory Uses</td>
<td>Not Applicable</td>
</tr>
<tr>
<td></td>
<td>Occasional Sales, Services Accessory to Places of Religious Assembly*</td>
<td>L</td>
</tr>
<tr>
<td></td>
<td>Outdoor Eating and Serving Area Accessory to Eating/Drinking Establishment Use*</td>
<td>NP</td>
</tr>
<tr>
<td></td>
<td>Outdoor Entertainment Accessory to an Eating/Drinking Establishment Use*</td>
<td>NP</td>
</tr>
<tr>
<td></td>
<td>Outdoor Retail Sale and Display*</td>
<td>NP</td>
</tr>
<tr>
<td></td>
<td>Outdoor Storage, General*</td>
<td>NP</td>
</tr>
<tr>
<td></td>
<td>Outdoor Storage, Limited*</td>
<td>NP</td>
</tr>
<tr>
<td></td>
<td>Rental or Sales of Adult Material Accessory to a Permitted Bookstore Retail Sales Use</td>
<td>NP</td>
</tr>
</tbody>
</table>

**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
### Article 9. Special Contexts and Districts

#### Division 9.3 Open Space Context

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>OS-A</td>
</tr>
<tr>
<td>Temporary Uses</td>
<td>Unlisted Temporary Uses</td>
<td>L-ZP</td>
</tr>
<tr>
<td></td>
<td>Ambulance Service - Temporary</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Amusement / Entertainment - Temporary*</td>
<td>L-ZP</td>
</tr>
<tr>
<td></td>
<td>Bazaar, Carnival, Circus or Special Event*</td>
<td>L-ZP</td>
</tr>
<tr>
<td></td>
<td>Building or yard for construction materials*</td>
<td>L-ZP</td>
</tr>
<tr>
<td></td>
<td>Concrete, Asphalt, and Rock Crushing Facility*</td>
<td>L-ZP</td>
</tr>
<tr>
<td></td>
<td>Fence for Demolition or Construction Work</td>
<td>L-ZP</td>
</tr>
<tr>
<td></td>
<td>Health Care Center</td>
<td>NP</td>
</tr>
<tr>
<td></td>
<td>Noncommercial Concrete Batching Plant*</td>
<td>L-ZP</td>
</tr>
<tr>
<td></td>
<td>Outdoor Retail Sales - Pedestrian / Transit Mall*</td>
<td>NP</td>
</tr>
<tr>
<td></td>
<td>Outdoor Retail Sales*</td>
<td>NP</td>
</tr>
<tr>
<td></td>
<td>Outdoor Sales, Seasonal*</td>
<td>L-ZP</td>
</tr>
<tr>
<td></td>
<td>Parking Lot Designated for a Special Event*</td>
<td>L-ZP</td>
</tr>
<tr>
<td></td>
<td>Retail Food Establishment, Mobile*</td>
<td>L-ZP</td>
</tr>
<tr>
<td></td>
<td>Temporary Construction Office</td>
<td>L-ZP</td>
</tr>
<tr>
<td></td>
<td>Temporary Office - Real Estate Sales</td>
<td>NP</td>
</tr>
<tr>
<td></td>
<td>Tent for Religious Services</td>
<td>L-ZP</td>
</tr>
</tbody>
</table>

**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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**ZPSE** = Subject to Zoning Permit with Special Exception Review  
When no ZP, ZPIN, ZPSE listed = No Zoning Permit required  

---

**TEMPORARY USE CLASSIFICATION**

See Section 9.3.4.1
B. Limitation on Permit Issuance
No zoning permit for development or a use within a Use Overlay District shall be issued by the City unless the development or use meets the standards set forth in this Section, as applicable.

9.4.4.6 Adult Use Overlay District (UO-1)

A. Creation
There is hereby created a Use Overlay District designated as the Adult Use Overlay District.

B. Allowance for Adult Business Uses
Notwithstanding the limitations applicable in the underlying zone district, adult business uses shall be permitted in this overlay zone district. See Section 11.12.4.1.A for the definition of “adult business use.”

C. Distance and Spacing Requirements
All Adult Business uses shall comply with the following distance and spacing requirements, shown in the table below. All distance and spacing requirements shall be measured according to the rule of measurement found in Section 13.1.11.

<table>
<thead>
<tr>
<th>ADULT BUSINESS OR OTHER RESTRICTED USE</th>
<th>DISTANCE OR SPACING REQUIREMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adult Amusement or Entertainment</td>
<td>No adult business use listed in this table row shall be established within 500 feet of one or more of the following zone districts or uses (see related definitions in subsection C below):</td>
</tr>
<tr>
<td>Adult Bookstore</td>
<td>• All Residential Zone Districts</td>
</tr>
<tr>
<td>Adult Photo Studio</td>
<td>• Dwelling Use, Single-Unit</td>
</tr>
<tr>
<td>Adult Theater</td>
<td>• Dwelling Use, Multi-Unit</td>
</tr>
<tr>
<td>Eating place with adult amusement or entertainment</td>
<td>• Dwelling Use, Two-Unit</td>
</tr>
<tr>
<td>• Religious Assembly</td>
<td>• Elementary or Secondary School</td>
</tr>
<tr>
<td>• Arts Education Center</td>
<td>• Learning Center</td>
</tr>
<tr>
<td>• Day Care Center</td>
<td>• Amusement or Special Interest Park</td>
</tr>
<tr>
<td>• Children’s Indoor Play Center</td>
<td></td>
</tr>
</tbody>
</table>

Not more than 2 of the uses listed in this table row shall be established within 1,000 feet of each other

D. Use Definitions for Purposes of Distance/Spacing Requirements
For purposes of applying the distance and spacing requirements for adult business uses stated in this Section, the uses listed below shall be defined as follows:

1. “Arts education center” solely for purposes of adult use separation requirements, shall mean a place where instruction is regularly provided to persons less than 18 years of age in the fields of painting, drawing, sculpture, etching, craft work, fine arts, dance, drama, photography, music, martial arts, or other similar fields of art.

2. “Amusement center” shall mean a commercial establishment having four or more amusement devices.

3. “Amusement/special interest park” shall mean a complex with both indoor and outdoor entertainment, eating places/restaurants and/or limited retail uses, open to the public upon payment of a fee or admission charge.
4. “Children’s indoor play center” shall mean a commercial establishment providing active play facilities for children generally under the age of 12 years old. Such facilities shall consist generally of muscle-powered equipment. No pinball, foosball, video or electronic games or similar equipment shall be permitted.

5. “Learning center” shall mean a commercial business that regularly provides on site, specialized or intensive educational services or tutoring to persons less than 18 years of age.

E. Parking Requirement

<table>
<thead>
<tr>
<th>NEIGHBORHOOD CONTEXT</th>
<th>VEHICLE PARKING</th>
<th>BICYCLE PARKING</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Vehicle Parking Requirement: # of spaces per unit of measurement</td>
<td>Bicycle Parking Requirement: # of spaces per unit of measurement (% required spaces in indoor facility / % required spaces in fixed facility)</td>
</tr>
<tr>
<td>Suburban (S-)</td>
<td>2.5 / 1,000 ft² GFA MS only: 2 / 1,000 ft² GFA</td>
<td>1 / 20,000 ft² GFA (20/80)</td>
</tr>
<tr>
<td>Urban Edge (E-)</td>
<td>2.5 / 1,000 ft² GFA MS only: 2 / 1,000 ft² GFA</td>
<td>1 / 20,000 ft² GFA (20/80)</td>
</tr>
<tr>
<td>Urban (U-)</td>
<td>2.5 / 1,000 ft² GFA MS only: 2 / 1,000 ft² GFA</td>
<td>1 / 10,000 ft² GFA (20/80)</td>
</tr>
<tr>
<td>General Urban (G-)</td>
<td>1.875 / 1,000 ft² GFA</td>
<td>1 / 10,000 ft² GFA (20/80)</td>
</tr>
<tr>
<td>Urban Center (C-)</td>
<td>1.25 / 1,000 ft² GFA</td>
<td>1 / 7,500 ft² GFA (20/80)</td>
</tr>
<tr>
<td>Downtown (D-) D-GT &amp; D-AS only</td>
<td>1.25 / 1,000 ft² GFA</td>
<td>1 / 7,500 ft² GFA (20/80)</td>
</tr>
<tr>
<td>Industrial (I-)</td>
<td>2.5 / 1,000 ft² GFA</td>
<td>1 / 20,000 ft² GFA (20/80)</td>
</tr>
<tr>
<td>Campus (CMP-)</td>
<td>1.25 / 1,000 ft² GFA</td>
<td>1 / 7,500 ft² GFA (20/80)</td>
</tr>
<tr>
<td>Master Planned (M-)</td>
<td>1.875 / 1,000 ft² GFA</td>
<td>1 / 10,000 ft² GFA (20/80)</td>
</tr>
</tbody>
</table>

9.4.4.7 Billboard Use Overlay District (UO-2)

A. Creation
There is hereby created a use overlay district designated as the Billboard Use Overlay District.

B. Allowance for Billboards
Notwithstanding the limitations applicable in the underlying zone district, “outdoor general advertising device” signs, also known as “billboards”, shall be permitted in this overlay zone district. See Article 13 for the definition of “outdoor general advertising device.”

C. Applicable Use Limitations
All outdoor general advertising device uses in this Use Overlay District shall comply with the sign standards and limitations applicable to “outdoor general advertising devices” stated in Division 10, Signs, and Section 10.10.21, Outdoor General Advertising Devices in the Billboard Use Overlay District, including but not limited to minimum separation and distance requirements.

9.4.4.8 Historic Structure Use Overlay District (UO-3)

A. Creation
There is hereby created a use overlay district designated as the Historic Structure Use Overlay District.

B. Intent
To encourage preservation, protection, adaptive use, and enhancement of Historic Structures, or otherwise to promote the Landmark Preservation purposes as stated in DRMC Sec. 30-1.

C. Establishment
The Historic Structure Use Overlay District may only be established in conjunction with an underlying Residential Zone District.
b. **Applicability**
   This Section 9.4.5.11F.2 applies to all Structures in the DO-7 district that are greater than 5 stories or 70 feet in height (excluding permitted height exceptions) and include structured parking above Street Level, except where an exception has been used as set forth in Section 9.4.5.11G.2.

c. **Allowance**
   i. Uses that meet the Limitation on Visible Parking Above Street Level shall occupy floor area above Street Level for a minimum depth of 15 feet from the Primary or Side Street frontage (may include the depth of recessed balcony or terrace areas and insets for building articulation up to 10 feet in depth) to wrap structured parking.
   ii. Uses that meet the Limitation on Visible Parking Above Street Level shall include all primary uses, but shall not include Parking Spaces or Parking Aisles for the minimum specified percentage of the Primary or Side Street-facing Zone Lot Width.

3. **Street Level Active Non-Residential Use in the DO-7 District**
   a. **Intent**
      To promote activity on the street and sidewalk, enhance safety and encourage a vibrant urban environment with uses accessible to the general public.

   b. **Applicability**
      This Section 9.4.5.11F.3 applies to all Structures in the DO-7 district that are greater than 3 stories or 45 feet in height (excluding permitted height exceptions) and are located on Zone Lots that are:
      i. Greater than 18,750 square feet in Zone Lot Size; or
      ii. Greater than 150 feet in Zone Lot Width.

   c. **Allowance**
      i. Street Level active non-residential uses include all permitted primary uses except the following:
         a) Dwelling, Single Unit;
         b) Dwelling, Two Unit
         c) Dwelling, Multi-Unit;
         d) Dwelling, Live / Work;
         e) Automobile Services, Light;
         f) Mini-storage Facility; or
         g) Wholesale Trade or Storage, Light.
      ii. Street Level active non-residential uses include all permitted accessory uses except the following:
         a) Accessory uses associated with primary uses prohibited by Section 9.4.5.11F.3.c.i;
         b) Outdoor Storage, General;
         c) Outdoor Storage, Limited;
         d) Car Wash Bay Accessory to Automobile Services or Hotel Uses; or
         e) Drive Through Facility Accessory to Eating/Drinking Establishments and to Retail Sales, Service, and Repair Uses.
      iii. Street Level active non-residential uses shall not include Parking Spaces or Parking Aisles.
iv. Street Level active nonresidential uses shall occupy Street Level floor area for a minimum depth of 15 feet (may include the depth of a recessed entrance allowed to meet minimum pedestrian access standards).

v. The length of any build-to alternatives permitted by Section 9.4.5.11.G.1, except the Private Open Space alternative, shall not apply toward the required percentage of Street Level building frontage that must be occupied by Street Level active nonresidential uses.

G. Design Standard Alternatives and Exceptions for the DO-7 District

1. Required Build-to Alternatives in the DO-7 District

   a. Intent

   To help define the public realm and enhance the visual quality of the built environment where it is not possible to define the street and public sidewalk edge with building facades.

   b. Allowance

   The following alternatives may be used singularly or in combination as alternatives to a required build-to standard in the DO-7 district and may count toward the required build-to no more than as described in the table below, provided all alternatives meet the requirements stated in Section 13.1.5.8.E:

<table>
<thead>
<tr>
<th>BUILDING FORM</th>
<th>PERMANENT OUTDOOR PATIO SEATING (MAX INCREASE IN BUILD-TO RANGE)</th>
<th>PRIVATE OPEN SPACE (MAX % OF BUILD-TO)</th>
<th>GARDEN WALL (MAX % OF BUILD-TO)</th>
<th>GARDEN WALL WITH COVERED SEATING FOR PEDESTRIANS (MAX % OF BUILD-TO)</th>
<th>PERGOLA (MAX % OF BUILD-TO)</th>
<th>ARCADE (MAX % OF BUILD-TO)</th>
<th>COURT-YARD (MAX % OF BUILD-TO)</th>
<th>VEHICLE ACCESS (MAX FEET OF BUILD-TO)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Town House</td>
<td>na</td>
<td>na</td>
<td>na</td>
<td>na</td>
<td>na</td>
<td>na</td>
<td>na</td>
<td>12 feet</td>
</tr>
<tr>
<td>All Others</td>
<td>na</td>
<td>25%</td>
<td>25%*</td>
<td>30%*</td>
<td>30%*</td>
<td>100%</td>
<td>na</td>
<td>na</td>
</tr>
</tbody>
</table>

*If used in combination with each other, the garden wall, garden wall with covered seating for pedestrians and pergola alternatives may count toward no more than 30% of required build-to.
## Article 9. Special Contexts and Districts

### Division 9.5 Denver International Airport Zone District and O-1 Zone District

**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

### COMMERCIAL SALES, SERVICES, & REPAIR PRIMARY USE CLASSIFICATION

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>DIA</th>
<th>O-1</th>
<th>APPLICABLE USE LIMITATIONS IN THE O-1 ZONE DISTRICT ONLY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adult Business</td>
<td>All Types</td>
<td>NP</td>
<td>See Section 9.4.4, Use Overlay Districts, for adult business use allowance in the UO-1 District.</td>
<td></td>
</tr>
<tr>
<td>Arts, Recreation &amp; Entertainment</td>
<td>Arts, Recreation and Entertainment Services, Indoor</td>
<td>NP</td>
<td>NP</td>
<td></td>
</tr>
</tbody>
</table>
| | Arts, Recreation and Entertainment Services, Outdoor*  
  • Vehicle: 2.5/1,000 sf GFA  
  • Bicycle: 1/20,000 sf GFA (20/80) | L-ZP | § 11.4.3 |
| | Event Space with Alternate Parking and Loading*  
  • Vehicle: No requirement  
  • Bicycle: No requirement | NP |
| | Sports and/or Entertainment Arena or Stadium* | NP |
| Nonresidential Uses in Existing Business Structures In Residential Zones | Parking of Vehicles | Parking, Garage  
  • No Parking Requirements | P-ZP |
| | | Parking, Surface*  
  • No Parking Requirements | P-ZP |
| | Eating & Drinking Establishments | All Types | NP |
| | Lodging Accommodations | Bed and Breakfast Lodging | NP |
| | | Lodging Accommodations, All Others | NP |
| | Office | Dental / Medical Office or Clinic | NP |
| | | Office, All Others | NP |
| | Retail Sales, Service & Repair (Not Including Vehicle or Equipment Sales, Service & Repair) | Animal Sales and Services, Household Pets Only | NP |
| | | Animal Sales and Services, All Others | NP |
| | | Food Sales or Market | NP |
| | | Pawn Shop | NP |
| | | Retail Sales, Service & Repair -- Outdoor* | NP |
| | | Retail Sales, Service & Repair - Firearms Sales | NP |
| | | Retail Sales, Service & Repair, All Others | NP |
| | Vehicle / Equipment Sales, Rentals, Service & Repair | Automobile Emissions Inspection Facility | NP |
| | | Automobile Services, Light | NP |
| | | Automobile Services, Heavy | NP |
| | | Automobile / Motorcycle / Light Truck Sales, Rentals, Leasing; Pawn Lot or Vehicle Auctioneer* | NP |
| | | Heavy Vehicle/ Equipment Sales, Rentals & Service* | NP |
### Article 9. Special Contexts and Districts
#### Division 9.5 Denver International Airport Zone District and O-1 Zone District

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS IN THE O-1 ZONE DISTRICT ONLY</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>INDUSTRIAL, MANUFACTURING &amp; WHOLESALE PRIMARY USE CLASSIFICATION</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| **Communications and Information** | **Antennas Not Attached to a Tower**<sup>+</sup>  
  • No Parking Requirements | L-ZP  
  § 11.5.2 |
| | **Communication Services** | NP |
| | **Telecommunications Towers**<sup>+</sup>  
  • No Parking Requirements | L-ZP/ZPIN/ZPSE  
  §11.5.2 |
| | **Telecommunications Tower - Alternative Structure**  
  • No Parking Requirements | L-ZP/ZPIN  
  §11.5.2 |
| | **Telecommunication Facilities -- All Others**<sup>+</sup>  
  • No Parking Requirements | L-ZPIN  
  §11.5.2 |
| **Industrial Services** | **Contractors, Special Trade - General** | NP |
| | **Contractors, Special Trade - Heavy/Contractor Yard**<sup>+</sup> | NP |
| | **Food Preparation and Sales, Commercial** | NP |
| | **Laboratory, Research, Development and Technological Services** | NP |
| | **Service/Repair, Commercial** | NP |
| **Manufacturing and Production** | **Manufacturing, Fabrication & Assembly -- Custom** | NP |
| | **Manufacturing, Fabrication & Assembly -- General** | NP |
| | **Manufacturing, Fabrication & Assembly -- Heavy** | NP |
| **Mining & Extraction and Energy Producing Systems** | **Oil, Gas -- Production, Drilling**  
  • Vehicle: .3/ 1,000 s.f. GFA  
  • Bicycle: No requirement | L-ZP  
  §11.5.11 |
| | **Sand or Gravel Quarry**<sup>+</sup> | NP |
| | **Wind Energy Conversion Systems**<sup>+</sup> | NP |
9.7.5.2 Garden Court

A. The courtyard portion of the Garden Court building form shall include all of the following characteristics:
   1. Located at natural grade;
   2. Visually and physically accessible from the primary street; may be secured for private use;
   3. Open to the sky; and
   4. Bounded on not less than 3 sides with related building facades on the same Zone Lot.

B. The courtyard portion of the Garden Court building form area may be used for any of the following:
   1. Single or multiple entries, or access to single or multiple entries, to uses within the buildings; or
   2. Public or private landscaped area; may also include entries.

C. Vehicular access is not permitted through the Garden Court area.

9.7.5.3 Attached Garages

A. Intent
   To provide adequate space for parking of vehicles on driveways without blocking sidewalks.

B. Applicability
   This section shall apply to an attached garage accessory to a Dwelling, Single Unit, or Dwelling, two unit, primary use.

C. Standard
   The minimum primary street setback for an attached garage with a door facing the primary street shall be 20 feet.
SECTION 9.7.6  DESIGN STANDARD ALTERNATIVES

9.7.6.1  Required Build-To Alternatives

A.  Intent
To help define the public realm and enhance the visual quality of the built environment where it
is not possible to define the street and public sidewalk edge with building facades.

B.  Allowance
The following alternatives may be used singularly or in combination as alternatives to a re-
quired build-to standard and may count toward the required build-to no more than as de-
scribed in the table below, provided all alternatives meet the requirements stated in Section
13.1.5.8.E:

<table>
<thead>
<tr>
<th>ZONE DISTRICT</th>
<th>PERMANENT OUTDOOR PATIO SEATING (MAX INCREASE IN BUILD-TO RANGE)</th>
<th>PRIVATE OPEN SPACE (MAX % OF BUILD-TO)</th>
<th>GARDEN WALL (MAX % OF BUILD-TO)</th>
<th>GARDEN WALL WITH COVERED SEATING FOR PEDESTRIANS (MAX % OF BUILD-TO)</th>
<th>PERGOLA (MAX % OF BUILD-TO)</th>
<th>ARCADE (MAX % OF BUILD-TO)</th>
<th>COURTYARD (MAX % OF BUILD-TO)</th>
</tr>
</thead>
<tbody>
<tr>
<td>M-RH</td>
<td>na</td>
<td>na</td>
<td>na</td>
<td>25%*</td>
<td>30%*</td>
<td>100%</td>
<td>100%</td>
</tr>
<tr>
<td>M-RX</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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*If used in combination with each other, the garden wall, garden wall with covered seating for pedestrians and pergola alternatives may count toward no more than 30% of required build-to.

9.7.6.2  Transparency Alternatives

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

B.  Allowance
The following alternatives may be used singularly or in combination as alternatives to a re-
quired transparency standard and may count toward required transparency no more than as de-
scribed in the table below, provided all alternatives meet the requirements stated in Section
13.1.6.3.A.5:

<table>
<thead>
<tr>
<th>ZONE DISTRICT</th>
<th>ZONE LOT LINE DESIGNATION</th>
<th>DISPLAY CASES AND AUTOMATED TELLER MACHINES (MAX)</th>
<th>WALL DESIGN ELEMENTS (MAX)</th>
<th>PERMANENT OUTDOOR EATING / SERVING AREAS (MAX)</th>
<th>PERMANENT ART (MAX)</th>
<th>COMBINATION OF ALTERNATIVES (MAX)</th>
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<tbody>
<tr>
<td>M-RH</td>
<td>Primary Street</td>
<td>40%</td>
<td>50%</td>
<td>60%</td>
<td>40%</td>
<td>80%</td>
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<tr>
<td>M-RX</td>
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<td>50%</td>
<td>60%</td>
<td>40%</td>
<td>80%</td>
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<tr>
<td>M-CC</td>
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<td>50%</td>
<td>60%</td>
<td>40%</td>
<td>80%</td>
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<tr>
<td>M-GMX</td>
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<td>50%</td>
<td>60%</td>
<td>40%</td>
<td>80%</td>
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<td><strong>Vehicle Parking Reqmt:</strong> # spaces per unit of measurement</td>
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<td><strong>Bicycle Parking Reqmt:</strong> # spaces per unit of measurement (% Required Spaces in Enclosed Facility / % Required Spaces in Fixed Facility)</td>
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<td>Utility, Minor Impact*</td>
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<td>Public and Religious Assembly</td>
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<td>- Vehicle: 0.5/ 1,000 s.f. GFA</td>
<td>L-ZP L-ZP P-ZP P-ZP P-ZP § 11.3.10</td>
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<td>COMMERCIAL SALES, SERVICES, &amp; REPAIR PRIMARY USE CLASSIFICATION</td>
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<td>Adult Business</td>
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**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

See Section 9.4.4, Use Overlay Districts, for adult business use allowance in the UO-1 District.
### Article 9. Special Contexts and Districts
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<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
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<tbody>
<tr>
<td></td>
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<td>M-RH-3</td>
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</tbody>
</table>
| **Arts, Recreation & Entertainment** | Arts, Recreation and Entertainment Services, Indoor  
- Vehicle - Artist Studio: 0.3/1000 sf GFA  
- Vehicle - All Others: 1.875/1,000 sf GFA  
- Bicycle: 1/10,000 sf GFA (60/40) | NP | P-ZP | P-ZP | P-ZP | P-ZP |
|              | Arts, Recreation and Entertainment Services, Outdoor  
- Vehicle: 1.875/1,000 sf GFA  
- Bicycle: 1/10,000 sf GFA (60/40) | NP | L-ZP | L-ZP | L-ZPIN | L-ZPIN | § 11.4.3 |
|              | Event Space with Alternate Parking and Loading*  
- Vehicle: No requirement  
- Bicycle: No requirement | NP | NP | NP | NP | NP |
|              | Sports and/or Entertainment Arena or Stadium* | NP | NP | NP | NP | NP | § 11.4.5.1 |
| **Nonresidential Uses in Existing Business Structures In Residential Zones** | | NP | NP | not applicable |
| **Parking of Vehicles** | Parking, Garage  
- No Parking Requirements | NP | P-ZP | P-ZP | P-ZP | P-ZP |
|              | Parking, Surface*  
- No Parking Requirements | L-ZP | P-ZP | P-ZP | NP | P-ZP | § 11.4.8 |
| **Eating & Drinking Establishments** | All Types  
- Vehicle: 3.75/1,000 sf GFA  
- Bicycle: 1/3,000 sf GFA (0/100) | NP | P-ZP | P-ZP | P-ZP | P-ZP |
| **Lodging Accommodations** | Bed and Breakfast Lodging  
- Vehicle: 1/guest room or unit  
- Bicycle: 1/10,000 sf GFA (60/40) | NP | P-ZP | P-ZP | P-ZP | P-ZP |§ 11.4.10 |
|              | Lodging Accommodations, All Others  
- Vehicle: 1/guest room or unit  
- Bicycle: 1/10,000 sf GFA (60/40) | NP | P-ZP | P-ZP | P-ZP | P-ZP |
| **Office** | Dental / Medical Office or Clinic  
- Vehicle: 1.875/1,000 sf GFA  
- Bicycle: 1/10,000 sf GFA (60/40) | NP | L-ZP | L-ZP | L-ZP | L-ZP |§ 11.4.10 |
|              | Office, All Others  
- Vehicle: 1.875/1,000 sf GFA  
- Bicycle: 1/10,000 sf GFA (60/40) | NP | P-ZP | P-ZP | P-ZP | P-ZP |
### Article 9. Special Contexts and Districts
#### Division 9.7 Master Planned Context

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
</tr>
</thead>
</table>
| Retail Sales, Service & Repair (Not Including Vehicle or Equipment Sales, Service & Repair) | Animal Sales and Services, Household Pets Only  
- Vehicle: 1.875/1,000 s.f. GFA  
| | Animal Sales and Services, All Others  
- Vehicle: 1.875/1,000 s.f. GFA  
- Bicycle: 1/20,000 s.f. GFA (60/40) | NP | NP | NP | NP | L-ZP | § 11.4.13.1 |
| | Food Sales or Market  
- Vehicle: 1.875/1,000 s.f. GFA  
- Bicycle: 1/10,000 s.f. GFA (60/40) | NP | L-ZP | P-ZP | P-ZP | P-ZP | § 11.4.14 |
| Pawn Shop | | NP | NP | NP | NP | NP |
| Retail Sales, Service & Repair -- Outdoor*  
- Vehicle: 1.875/1,000 s.f. GFA  
- Bicycle: 1/10,000 s.f. GFA (60/40) | NP | NP | NP | NP | L-ZP | § 11.4.16 |
| Retail Sales, Service & Repair - Firearms Sales  
- Vehicle: 1.875/1,000 s.f. GFA  
- Bicycle: 1/10,000 s.f. GFA (60/40) | NP | NP | P-ZP | NP | P-ZP |
| Retail Sales, Service & Repair, All Others  
- Vehicle: 1.875/1,000 s.f. GFA  
- Bicycle: 1/10,000 s.f. GFA (60/40) | NP | P-ZP | P-ZP | P-ZP | P-ZP |

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<th>SPECIFIC USE TYPE</th>
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<tbody>
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<td><strong>Vehicle / Equipment Sales, Rentals, Service &amp; Repair</strong></td>
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<td>Automobile Emissions Inspection Facility</td>
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<td>• Vehicle: .5/1,000 s.f. GFA</td>
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<td>• Bicycle: No requirement</td>
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<td>Automobile Services, Light</td>
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<td>• Vehicle: .5/1,000 s.f. GFA</td>
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<td>Automobile Services, Heavy Vehicle</td>
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<td>Automobile / Motorcycle / Light Truck Sales, Rentals, Leasing; Pawn Lot or Vehicle Auctioneer*</td>
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<td>• Vehicle: .5/1,000 s.f. GFA</td>
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<td>Heavy Vehicle/ Equipment Sales, Rentals &amp; Service*</td>
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<td>Communication Services</td>
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<td></td>
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<td>• Bicycle: No requirement</td>
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<td>L-ZP/ ZPIN/ ZPSE</td>
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<td>Telecommunications Tower - Alternative Structure*</td>
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<td>L-ZP/ ZPIN</td>
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<td>Telecommunication Facilities – All Others*</td>
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<td>Contractors, Special Trade - General</td>
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<td>• Bicycle: No requirement</td>
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<td>Contractors, Special Trade - Heavy/ Contractor Yard*</td>
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<td>Food Preparation and Sales, Commercial</td>
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</table>
### Article 9. Special Contexts and Districts

#### Division 9.7 Master Planned Context

**Use Category** | **Specific Use Type** | **Applicable Use Limitations**
--- | --- | ---
**Manufacturing and Production** | Manufacturing, Fabrication & Assembly -- Custom<br>• Vehicle: 5 / 1,000 s.f. GFA<br>• Bicycle: No requirement | **M-RH-3**<br>**M-RX-3**<br>**M-RX-5**<br>**M-RX-5A**
| **Manufacturing, Fabrication & Assembly -- General<br>• Vehicle: 5 / 1,000 s.f. GFA<br>• Bicycle: No requirement** | **M-CC-5**<br>**M-MX-5**
| **Manufacturing, Fabrication & Assembly -- Heavy** | **M-IMX-5**
| **Oil, Gas -- Production, Drilling** | **NP**<br>**P-ZPIN**<br>**L-ZPIN**<br>**L-ZP**
| **Sand or Gravel Quarry** | **NP**<br>**NP**<br>**NP**<br>**NP**<br>**NP**<br>**L-ZP**
| **Wind Energy Conversion Systems**<br>• No Parking Requirements | **L-ZPIN/ZPSE**<br>**L-ZPIN/ZPSE**<br>**L-ZPIN/ZPSE**<br>**L-ZPIN/ZPSE**
| **Airport** | **NP**<br>**NP**<br>**NP**<br>**NP**<br>**NP**
| **Helipad, Helistop, Heliport**<br>• No Parking Requirements | **L-ZPIN**<br>**L-ZPIN**<br>**L-ZPIN**<br>**L-ZPIN**<br>**L-ZPIN**
| **Railroad Facilities** | **NP**<br>**NP**<br>**NP**<br>**NP**<br>**NP**<br>**P-ZP**
| **Terminal, Station or Service Facility for Passenger Transit System<br>• Vehicle: 0.5 / 1,000 s.f. GFA<br>• Bicycle: No requirement** | **L-ZP**<br>**P-ZP**<br>**L-ZP**<br>**P-ZP**
| **Terminal, Freight, Air Courier Services** | **NP**<br>**NP**<br>**NP**<br>**NP**<br>**NP**<br>**L-ZP**
| **Automobile Parts Recycling Business** | **NP**<br>**NP**<br>**NP**<br>**NP**<br>**NP**
| **Junkyard** | **NP**<br>**NP**<br>**NP**<br>**NP**<br>**NP**
| **Recycling Center** | **NP**<br>**NP**<br>**NP**<br>**NP**<br>**NP**
| **Recycling Collection Station** | **NP**<br>**NP**<br>**NP**<br>**NP**<br>**NP**<br>**L-ZPIN**
| **Recycling Plant, Scrap Processor** | **NP**<br>**NP**<br>**NP**<br>**NP**<br>**NP**
| **Solid Waste Facility** | **NP**<br>**NP**<br>**NP**<br>**NP**
| **Automobile Towing Service Storage Yard** | **NP**<br>**NP**<br>**NP**<br>**NP**<br>**NP**
| **Mini-storage Facility<br>• Vehicle: 0.1 / 1,000 s.f. GFA<br>• Bicycle: No requirement** | **NP**<br>**NP**<br>**P-ZP**<br>**P-ZP**
| **Vehicle Storage, Commercial** | **NP**<br>**NP**<br>**NP**<br>**NP**<br>**NP**
| **Wholesale Trade or Storage, General<br>• Vehicle: 5 / 1,000 s.f. GFA<br>• Bicycle: No requirement** | **NP**<br>**NP**<br>**NP**<br>**NP**<br>**NP**
| **Wholesale Trade or Storage, Light<br>• Vehicle: 5 / 1,000 s.f. GFA<br>• Bicycle: No requirement** | **NP**<br>**NP**<br>**NP**<br>**NP**<br>**NP**
| **Aquaculture** | **NP**<br>**NP**<br>**NP**<br>**NP**<br>**NP**
| **Garden, Urban**<br>• Vehicle: 5 / 1,000 s.f. GFA<br>• Bicycle: No requirement | **L-ZP**<br>**L-ZP**<br>**L-ZP**<br>**L-ZP**
| **Husbandry, Animal** | **NP**<br>**NP**<br>**NP**<br>**NP**<br>**NP**
| **Husbandry, Plant** | **NP**<br>**NP**<br>**NP**<br>**NP**<br>**NP**
| **Plant Nursery<br>• Vehicle: 5 / 1,000 s.f. GFA<br>• Bicycle: No requirement** | **NP**<br>**NP**<br>**NP**<br>**NP**<br>**NP**

**Agriculture Primary Use Classification**

**Agriculture**

**Aquaculture** | **NP**<br>**NP**<br>**NP**<br>**NP**<br>**NP**
| **Garden, Urban**<br>• Vehicle: 5 / 1,000 s.f. GFA<br>• Bicycle: No requirement | **L-ZP**<br>**L-ZP**<br>**L-ZP**<br>**L-ZP**
| **Husbandry, Animal** | **NP**<br>**NP**<br>**NP**<br>**NP**<br>**NP**
| **Husbandry, Plant** | **NP**<br>**NP**<br>**NP**<br>**NP**<br>**NP**
| **Plant Nursery<br>• Vehicle: 5 / 1,000 s.f. GFA<br>• Bicycle: No requirement** | **NP**<br>**NP**<br>**NP**<br>**NP**<br>**NP**

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## Article 9. Special Contexts and Districts
### Division 9.7 Master Planned Context

#### 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

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>M-RH-3</th>
<th>M-RX-3</th>
<th>M-RX-5</th>
<th>M-MX-5</th>
<th>M-MM-5</th>
<th>M-IMX-5</th>
<th>M-IMX-8</th>
<th>M-IMX-12</th>
<th>M-GMX</th>
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<td>L-ZP</td>
<td>L-ZP</td>
<td>L-ZP</td>
<td>L-ZP</td>
<td>L-ZP</td>
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<td>L-ZP</td>
<td>L-ZP</td>
<td>L-ZP</td>
<td>L-ZP</td>
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<td>Domestic Employee</td>
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<td>§11.7; §11.8.3</td>
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<td>L</td>
<td>L</td>
<td>L</td>
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<td>Keeping of Household Animals*</td>
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<td>L / L-ZPIN</td>
<td>L / L-ZPIN</td>
<td>L / L-ZPIN</td>
<td>L / L-ZPIN</td>
<td>§11.7; §11.8.5</td>
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<td>Keeping and Off-Street Parking of Vehicles, Motorcycles, Trailers &amp; Recreational Vehicles*</td>
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<td>L</td>
<td>L</td>
<td>L</td>
<td>§11.7; §10.9</td>
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<td>Kennel or Exercise Run*</td>
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<td>L</td>
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<td>Limited Commercial Sales, Services Accessory to Multi-Unit Dwelling Use</td>
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<td>§11.7; §11.8.8</td>
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<td>L-ZP</td>
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<td>§11.7; §11.8.9</td>
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<td>Short-term Rental</td>
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<td>Wind Energy Conversion Systems*</td>
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<td>L-ZPIN/ ZPSE</td>
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<td>§11.7; §11.8.11</td>
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**Home Occupations Accessory to Primary Residential Uses USE CLASSIFICATION**

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**Use Categories:**
- Accessory to Primary Residential Uses
- Home Occupations

**Use Classifications:**
- Accessory to Primary Residential Uses
- Home Occupations

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**DENVER ZONING CODE**
June 25, 2010 | Republished May 24, 2018
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<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
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<tbody>
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<td>Accessory to Primary Nonresidential Uses (Parking is Not Required for Accessory Uses Unless Specifically Stated in this Table or in an Applicable Use Limitation)</td>
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<td>Unlisted Accessory Uses</td>
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<td>Amusement Devices Accessory to Eating/Drinking Establishments, College/University and Theater Uses</td>
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<td>Automobile Rental Services Accessory to Certain Retail Uses*</td>
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<td>Book or gift store; media recording and production facilities accessory to public libraries, museums, places of religious assembly, colleges or universities</td>
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<td>Car Wash Bay Accessory to Automobile Services</td>
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<td>College Accessory to a Place for Religious Assembly</td>
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<td>Conference Facilities Accessory to Hotel Use</td>
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<td>Drive Through Facility Accessory to Eating/Drinking Establishments and to Retail Sales, Service, and Repair Uses*</td>
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<td>Occasional Sales, Services Accessory to Places of Religious Assembly*</td>
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<td>Outdoor Eating and Serving Area Accessory to Eating/Drinking Establishment Use*</td>
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<td>Outdoor Entertainment Accessory to an Eating/Drinking Establishment Use*</td>
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<td>Outdoor Retail Sale and Display*</td>
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<td>Outdoor Storage, Limited*</td>
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<td>Rental or Sales of Adult Material Accessory to a Permitted Bookstore Retail Sales Use</td>
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<th>USE CATEGORY</th>
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<td>Temporary Uses</td>
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<td>Amusement / Entertainment - Temporary*</td>
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<td>Bazaar, Carnival, Circus or Special Event*</td>
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<td>Building or yard for construction materials*</td>
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<td>Concrete, Asphalt, and Rock Crushing Facility*</td>
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<td>Fence for Demolition or Construction Work</td>
<td>L-ZP</td>
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<td>Health Care Center</td>
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<td>Noncommercial Concrete Batching Plant*</td>
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<td>Outdoor Retail Sales - Pedestrian / Transit Mall*</td>
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<td>Outdoor Retail Sales*</td>
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<td>Outdoor Sales, Seasonal*</td>
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<td>Parking Lot Designated for a Special Event*</td>
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<td>Retail Food Establishment, Mobile*</td>
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<td>Temporary Construction Office</td>
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<td>Tent for Religious Services</td>
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<td>GENERAL SITE DESIGN AND FACILITY STANDARDS</td>
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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. 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

1. 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.

2. This Subsection 10.4.6.2 shall not apply to any portion of a zone lot that is established as an Event Space with Alternate Parking and Loading use within the CMP-NWC-G or CMP-NWC-F zone districts.
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>Standard Parking Space</td>
<td></td>
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<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>
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### 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.

---

**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>
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<tr>
<td>Compact Parking Space</td>
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<td></td>
<td></td>
<td></td>
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<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>
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<tr>
<td>45°</td>
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<td>7.5’</td>
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<td>13’ / 20’</td>
<td>46.94/53.94’</td>
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</tr>
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<td>1.5’</td>
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<td>17.17’</td>
<td>18’ / 20’</td>
<td>52.34/54.34’</td>
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<td>23’ / 23’</td>
<td>54/54’</td>
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<td>7.5’</td>
<td>15.5’</td>
<td>20’ / 20’</td>
<td>51/51’</td>
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*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.

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**Figure 10.4-4**

Not to Scale. Illustrative Only.
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.

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, wheel stops, 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. Except in the CMP-NWC-F and CMP-NWC-G zone districts, 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. This Section 10.4.8 shall not apply to any portion of a zone lot that is established as an Event Space with Alternate Parking and Loading use within the CMP-NWC-G or CMP-NWC-F zone districts.

C. 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.
D. 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</td>
<td>Less than or equal to 15,000</td>
<td>None</td>
</tr>
<tr>
<td>or Storage Primary Uses</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>Dwellling, Single Unit</td>
<td>No Requirement</td>
</tr>
<tr>
<td>Household Living</td>
<td>Dwellling, 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>Dwellling, Multi-Unit</td>
<td>Multi-Unit</td>
</tr>
<tr>
<td></td>
<td>Dwellling, Mixed Use</td>
<td>Multi-Unit</td>
</tr>
<tr>
<td></td>
<td>Dwellling, 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>
</tbody>
</table>
### USE CATEGORY

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC PRIMARY USE</th>
<th>PARKING CATEGORY</th>
</tr>
</thead>
<tbody>
<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>Correctional 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></td>
<td></td>
</tr>
<tr>
<td>Adult Business</td>
<td>All Types</td>
<td>Commercial Medium</td>
</tr>
<tr>
<td>Arts, Entertainment &amp; Recreation</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 (Not Including Vehicle or Equipment Sales, Service &amp; Repair)</td>
<td>Animal Services and Sales, Household Pets Only</td>
<td>Commercial Medium</td>
</tr>
<tr>
<td></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>
</tbody>
</table>
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 the Campus National Western Center-Core (CMP-NWC-C), 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.

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**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>
<tbody>
<tr>
<td>Required Primary and Side Street Setback Areas</td>
<td>N/A</td>
<td>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</td>
</tr>
<tr>
<td>Required Side Interior and Rear Setback Areas Abutting Residential Zone District</td>
<td>10 ft</td>
<td>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.</td>
</tr>
<tr>
<td>Zone Lot</td>
<td>N/A</td>
<td>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.</td>
</tr>
</tbody>
</table>

Figure 10.5-3
### 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’; CMP-NWC-C, CMP-NWC-G, CMP-NWC-F, CMP-NWC-R Zone Districts: Yes, minimum of 10’</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’; CMP-NWC-C, CMP-NWC-G, CMP-NWC-F, CMP-NWC-R Zone Districts: Yes, minimum of 10’</td>
<td>Yes; CMP-NWC-C, CMP-NWC-G, CMP-NWC-F, CMP-NWC-R Zone Districts: 1 deciduous canopy tree for every 35’ 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>Masonry wall</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>Min 30 inches; Max 42 inches</td>
<td>Masonry wall</td>
<td>Yes</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>Yes; Min. 3’ wide access at max. of 80’ intervals along all public street and alley frontages of the parking lot</td>
<td>Masonry wall</td>
<td>Yes; Min. 3’ wide access at max. of 80’ intervals along all public street and alley frontages of the parking lot</td>
</tr>
<tr>
<td>Downtown Neighborhood Context D-C, D-TD, D-LD, D-CV, D-GT, D-AS Districts</td>
<td>See Section 8.10.3 in Article 8</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
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></td>
<td>Suburban Neighborhood Context: 6’ tall opaque fence or wall; or an earth berm and plantings</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>All other Neighborhood Contexts and Zone Districts: 6’ tall opaque fence or wall</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.
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.

3. This Section 10.5.4.5 shall not apply to surface parking lots in the CMP-NWC-G or CMP-NWC-F zone districts.

4. This Section 10.5.4.5 shall not apply to any portion of a zone lot established as Event Space with Alternate Parking and Loading use in the CMP-NWC-G or CMP-NWC-F zone districts.

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></td>
</tr>
<tr>
<td>21-100 parking spaces (See Figures 10.5-8 and 10.5-9)</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>Minimum Width: 6' 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 islands at the ends or interspersed between parking rows and stall.</td>
</tr>
<tr>
<td>101 or more parking spaces (See 10.5-10)</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>
</tbody>
</table>

Figure 10.5-8

![Figure 10.5-8](image)

Figure 10.5-9

![Figure 10.5-9](image)
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.

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.

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.

Figure 10.5-13
C. I-A, I-B, and I-MX and CMP-NWC-F Zone Districts

1. Applicability
I-A, I-B, or I-MX, or CMP-NWC-F 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.

Figure 10.5-14

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 CMP-NWC-F, 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.)
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 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 in All Zone Districts and Event Space with Alternate Parking and Loading Uses in the CMP-NWC-F Zone District
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), and portions of a zone lot within the CMP-NWC-F zone district designated as Event Space with Alternate Parking and Loading 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 or an Event Space with Alternate Parking and Loading use in the CMP-NWC-F zone district 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.
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 10.10.21 (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 construction 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/form 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.
   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 fea-
tures 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 il-
 luminated signage.

f. Signs shall be professionally designed and fabricated from quality, durable materi-
als.

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 recommenda-
tion for denial, approval or approval with conditions. The planning board recom-
domination 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 re-
commendation. 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 10.10.17, 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 10.10.17 shall be made by the Zoning Administrator. In districts for preservation or on structures for preservation determination of compliance with 10.10.17 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 10.10.17.4.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>
<tr>
<td>Maximum Sign Area</td>
<td>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.</td>
</tr>
<tr>
<td>Maximum Height Above Grade</td>
<td>Wall and window signs: 20’  Ground signs: 6’</td>
</tr>
<tr>
<td>Location</td>
<td>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.</td>
</tr>
<tr>
<td>Illumination</td>
<td>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.</td>
</tr>
<tr>
<td>Animation</td>
<td>Animated signs are prohibited.</td>
</tr>
</tbody>
</table>
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-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.


10.10.7.2 Permanent Signs

Permanent signs shall comply with the following standards:

<table>
<thead>
<tr>
<th></th>
<th>CMP-H</th>
<th>CMP-H2</th>
<th>CMP-EI</th>
<th>CMP-EI2</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contents</td>
<td>Identification by letter, numeral, symbol or design of the use by right by name, use, hours of operations, services offered and events.</td>
<td>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.</td>
<td>Identification by letter, numeral, symbol or design of the use by right by name, use, hours of operations, services offered and events.</td>
<td></td>
</tr>
<tr>
<td>Sign Types</td>
<td>Wall, window, ground and projecting, except that projecting signs are prohibited for uses without direct street access on the Street Level.</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>
<td>Wall, window, ground, projecting, and arcade, except that projecting signs are prohibited for uses without direct street access on the Street Level.</td>
<td></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. All Other Signs, including a Mix of Projecting and Other Sign Types: 2 signs for each front line of the zone lot on which the use by right is located.</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 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>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 3 signs for each front line of the zone lot on which the use by right or conditional use is located.</td>
<td></td>
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</tbody>
</table>
### Article 10. General Design Standards

#### Division 10.10 Signs

| Maximum Sign Area | DWELLING, MULTIPLE UNIT | DWELLING, MULTIPLE UNIT | Lodging Accommodations
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
<td>20 square feet or 1 square foot of sign area for each dwelling unit in a multiple dwelling unit 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>
<td>One square foot 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>
<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>
</tr>
<tr>
<td>Hospitals: 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>
<td>For a zone lot 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>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>Lodging Accommodations: On zone lots having 2 or more uses by right, 1.5 square feet of sign area for each horizontal linear foot 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>
<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 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>
<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></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></td>
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<td></td>
</tr>
</tbody>
</table>

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*Amendment: 5*  
*DENVER ZONING CODE*  
June 25, 2010 | Republished May 24, 2018
### Article 10. General Design Standards

#### Division 10.10 Signs

<table>
<thead>
<tr>
<th>Maximum Height Above Grade</th>
<th>Wall and window signs: 25’ Ground signs: 12’</th>
<th>Wall, window and arcade signs:</th>
<th>Wall and window signs: The roof line of the building to which the sign is attached. Ground and arcade signs: 32’.</th>
</tr>
</thead>
<tbody>
<tr>
<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>
<td>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.</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. 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.</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 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.</td>
</tr>
</tbody>
</table>

| Location | 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. 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. | 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. | 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 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. |

| 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. | 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. | All Sign Types: May be illuminated. 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. |
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:

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, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F, CMP-NWC-R zone districts: 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:

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, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F, CMP-NWC-R zone districts: May be illuminated and all direct illumination shall not exceed 25 watts per bulb unless otherwise permitted by a District Sign Plan in accordance with Section 10.10.8 of this Code.

G. Prohibited: Flashing signs are prohibited and animated signs are prohibited unless otherwise permitted by a District Sign Plan in accordance with Section 10.10.8 of this Code.

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 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 unless otherwise permitted by a District Sign Plan in accordance with Section 10.10.8 of this Code.
G. Prohibited: Flashing signs are prohibited and animated signs are prohibited unless otherwise permitted by a District Sign Plan in accordance with Section 10.10.8 of this Code.

SECTION 10.10.8 DISTRICT SIGN PLAN FOR CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F AND CMP-NWC-R ZONE DISTRICTS

10.10.8.1 Signs Subject to a District Sign Plan

Notwithstanding more restrictive provisions of this Division 10.10, Signs, the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts may have signs in accordance with a single approved District Sign Plan. All signs expressly allowed through this Section 10.10.8 must be in conformance with an approved District Sign Plan.

10.10.8.2 Intent

The intent of this Section 10.10.8 is to:

A. Allow flexibility in the size, type, location and attributes of signs and Special Lighting Elements in order to support a unique education, entertainment and employment destination at the National Western Center. Unique signage within the district are intended to be incorporated and displayed in ways that foster civic pride and economic vitality, and which reflect the unique design vision for the National Western Center, which may include:

1. Creative and artistic signs
2. Special Lighting Elements
3. Self-illuminated signs
4. Signs integrated with one or more iconic or distinctive features
5. Non-standard or one-of-a-kind advertising opportunities
6. Signs infused with art
B. Facilitate development of a coordinated program of signage and illumination elements that enhances the aesthetic values of the city and ensures quality design; enhances the city's attraction to and creates excitement and anticipation for residents, employees, and visitors; and promotes good urban design.

C. Mitigate possible adverse impacts of signs and Special Lighting Elements, particularly on surrounding residential uses.

10.10.8.3 Applicability

A. The provisions of this Section 10.10.8 shall apply only with respect to:

1. Signs that are located in the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F or CMP-NWC-R zone districts and permitted by the District Sign Plan.

2. Special Lighting Elements that are located in the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F or CMP-NWC-R zone districts and permitted by the District Sign Plan.

B. Notwithstanding Section 10.10.8.3.A, the provisions of this Section 10.10.8 shall not apply to signs otherwise permitted in Division 10.10 Signs, except Section 10.10.8.4.B Minimum Pixel Pitch for Signs Using Digital Illumination shall apply to such signs, and

C. Unless otherwise expressly required by this Section 10.10.8, a sign or Special Lighting Element that is exempt from permitting under the provisions of the D.R.M.C or this Code shall not be deemed to require a zoning permit or a building permit due to the provisions of this Section 10.10.8.

10.10.8.4 Sign Types, Placement and Design

A. Glare
Signs and Special Lighting Elements permitted under this Section 10.10.8 or under the terms of the District Sign Plan shall be deemed to comply with all standards in this Code regarding Glare (as that term is defined in Division 13.3).

B. Minimum Pixel Pitch for Signs Using Digital Illumination
A sign using digital illumination shall have a minimum pixel pitch of 11 millimeters, unless otherwise specified in the District Sign Plan.

C. Sign Content
Sign content relating to products, services, uses, businesses, commodities, entertainment or attractions sold, offered or existing elsewhere than upon the same zone lot where such sign is displayed, including Outdoor General Advertising Devices and Off-Site Commercial Signs, are allowed within the area subject to an approved District Sign Plan.

D. Sign Types and Special Lighting Elements

1. All sign types allowed by or defined in this Code, including but not limited to off-premises signs and outdoor general advertising devices, are allowed in the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts. In addition, the District Sign Plan may define and allow other sign types not otherwise allowed or defined in this Code or prohibit certain sign types from particular areas. All such signs shall be subject only to the limits, conditions, and procedures specified in the District Sign Plan, except that Division 12.9, Nonconforming Signs, shall apply to all signs permitted in the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts according to an approved District Sign Plan.

2. Special Lighting Elements are allowed in the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts. For purposes of this Section 10.10.8, “Special Lighting Elements” means, where both the lighting source and the illuminated surface or
medium are located within the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts, the illumination of:

a. The outside surface of any building, structure, part of a building or structure, or
b. Any water, mist, fog, smoke, or other surface, material, medium or substrate located outdoors.

3. In the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts, Outdoor General Advertising Device Ground Signs shall not be supported only by a pole or poles unless sufficient architectural enhancements are included as approved in the District Sign Plan.

E. Maximum Number
There is no maximum on the number of signs or Special Lighting Elements that are allowed, unless otherwise stated in the District Sign Plan.

F. Maximum Sign Area
Unless otherwise stated in the District Sign Plan, there is no maximum on: (1) the amount of area for any individual sign or Special Lighting Element, (2) the cumulative area of signage for any building or area, or (3) the cumulative area covered by Special Lighting Elements.

G. Maximum Height Above Grade

1. Except as provided by Section 10.10.8.4.G.2 and Section 10.10.8.4.G.3 below, the District Sign Plan shall not allow the height of any sign or equipment constituting any Special Lighting Element to exceed the maximum height specified in the allowed building form with the highest maximum height in feet, not including height exceptions, in the applicable zone district.

2. The District Sign Plan may allow temporary portable signs of any maximum height, subject to any limitations on time, area, size, number, design, illumination, location or other standards identified in the District Sign Plan. Such portable signs shall require a zoning permit.

3. Temporary portable signs and equipment for Special Lighting Elements may extend above the maximum allowable height for the zone district within which the sign is located for limited timeframes for special events approved by the City for a period not to exceed the duration of the permitted special event.

4. Roof signs, and equipment for Special Lighting Elements, may extend above the Roof Line of the building to which the sign or Special Lighting Element is attached to the extent allowed by the District Sign Plan; however, the District Sign Plan shall not allow any sign or equipment for Special Lighting Elements to extend above the maximum allowable building form height for the zone district within which the sign is located.

H. Signs and Special Lighting Elements Subject to the District Sign Plan
The CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts may have signs and Special Lighting Elements in accordance with the approved District Sign Plan. Proposals for individual signs and Special Lighting Elements for which the applicant elects in the subject application to have the provisions of this Section 10.10.8 apply, shall comply with the requirements stated in the District Sign Plan.

I. Locations

1. There is no requirement that signage or equipment for any Special Lighting Element be set back from the zone lot line or any built feature, however, signs shall not violate the Denver Building Code and Denver Fire Code. Signs and equipment for any Special Lighting Element may project into public rights-of-way if such signs and Special Lighting Elements
comply with applicable provisions of the D.R.M.C. pertaining to encroachments within the public rights-of-way and are subject to approval by the Department of Public Works.

2. Signs allowed under this Section 10.10.8 may be sited on vacant zone lots.

J. Illumination

1. Illumination of signs and illumination integrated into Special Lighting Elements is allowed.

2. Flashing signs and flashing Special Lighting Elements are allowed.

3. Subject to the provisions of this Section 10.10.8, illumination for or of signs may be from a concealed light source that may flash, blink or fluctuate by means of movement, changes in colors, changes in the intensity of light, changes in letters, numbers, symbols, designs or other images, ambient conditions such as fog, snow or wind, or otherwise. The frequency, cycle, or movement of any such flashing, blinking or fluctuation shall not be limited except as stated in the District Sign Plan.

4. It is not a violation of this Section 10.10.8 if the illumination from or of any sign or Special Lighting Element is visible from beyond the boundaries of the zone lot or the separately conveyable parcel of land upon which such a sign or Special Lighting Element is located. However, the District Sign Plan shall require louvres or other brightness reduction strategies to reduce the luminance of signs comprised of self-illuminated digital screens when viewed at Off-axis Angles.
   a. For the purposes of this Section 10.10.8, the term “Off-axis Angle”, with respect to any screen or portion of a screen, as applicable, means any angle other than the angle perpendicular to such screen or portion of such screen, as applicable.

K. Animation, Dynamic Elements and Full-Motion Video

Animated Signs and animation, dynamic elements, and full-motion video as part of a Special Lighting Element are allowed.

L. Materials

1. The District Sign Plan shall require that signs and equipment for Special Lighting Elements be professionally designed and fabricated from quality, durable materials, including a requirement that only quality illumination equipment be used for illuminated signs and Special Lighting Elements.

2. The District Sign Plan shall prohibit internally illuminated, translucent face box signs.

M. Projecting Signs

Projecting signs must clear sidewalks by at least 8 feet in height and may project no more than 10 feet out from a building wall. All such projecting signs over public rights-of-way are subject to approval by the Department of Public Works.

N. Accessory Uses

Signs for accessory uses are allowed to the extent stated in the District Sign Plan.

O. Prohibition

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 privacy. Therefore, signs (including signs incorporated into a Special Lighting Element) subject to the District Plan shall not be displayed or exhibited in a manner that exposes to public view from any public streets, sidewalks, transportation facilities, and other public rights-of-way any:
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1. Pictorial material that is obscene;
2. 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;
3. Pictorial material depicting a person's genitals, pubic hair, perineum, anus, or anal region or
4. Pictorial material depicting explicit sexual acts.

P. Varying Regulations by Subareas within the District Sign Plan

1. The District Sign Plan shall contain geographically defined areas within the District Sign Plan that have different regulations from those applicable to other geographic areas within the District Sign Plan.
2. The District Sign Plan shall identify a methodology to identify and characterize subareas within the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts distinguished from one another based on factors including but not limited to:
   a. The intensity and mix of land uses existing or planned to occur within such subareas;
   b. The density of the built environment existing or planned within such subareas, and
   c. The subarea's location within, or in proximity to, (1) existing or planned major gateways or entrances to the campus, or (2) other existing or planned publicly-accessible spaces, major arterials, or major entrances to the campus, such that allowances for signage and Special Lighting Elements are greater and/or more flexible for subareas located closest to existing or planned gateways, major entrances, publicly-accessible spaces, or major arterials.
3. Based on the methodology described above, the District Sign Plan shall assign differing standards to each such subarea, as appropriate, which will result in signage and Special Lighting Elements within each subarea consistent with the differences in character of each subarea. Differing standards may include, but are not limited to, appropriate scale, permitted sign types, maximum sign areas, appropriate locations, and appropriate illumination levels or animation.

10.10.8.5 Process to Establish or Amend a District Sign Plan

A. Definition
   For the purposes of this Section 10.10.8, the term “District Sign Plan” means the plan approved in accordance with this Section 10.10.8.5, as such plan may be amended from time to time in accordance with provisions of this Section 10.10.8.

B. Intent of District Sign Plan Approach
   1. The CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts are envisioned to showcase a unified, cohesive and integrated program of signage. The District Sign Plan is the mechanism that efficiently reconciles the vision for the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts with the reality that properties in these districts will be built over a long period of time during which technology and best practices will evolve.
   2. The CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts will be developed and constructed in multiple phases over time. It is impractical to require detailed plans for signage and Special Lighting Elements to be provided for the entirety of the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts at the very outset of its development. Such a requirement would thwart the

3. These provisions shall apply to the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts and signs may be erected, altered and maintained for a use by-right in these zone districts and may be used for outdoor general advertising devices, including, but not limited to, City of Denver services and events.

C. Initiation

Any of the following persons may initiate a request to establish a District Sign Plan.

1. A member of the City Council
2. A member of the Planning Board
3. The City Attorney
4. The Manager
5. The Manager or Director of any other City department or agency; or
6. One or more owners of real property located within the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F or CMP-NWC-R zone districts.

D. Review

Community Planning and Development will review information received in the applicant’s submittal and forward a recommendation to the Planning Board within 45 days after the submittal of a complete application for the District Sign Plan or amendment to the District Sign Plan (other than amendments effected through Section 10.10.8.11 and 10.10.8.12) unless the applicant agrees in writing to an extension of time.

E. Notice of Complete Application

1. No later than 10 days after receipt of a complete application, Community Planning and Development shall send informational notice of the proposed District Sign Plan or any proposed amendment to the District Sign Plan (other than amendments effected through Section 10.10.8.10 or 10.10.8.11) to:
   a. Neighborhood organizations registered according to the provisions of D.R.M.C. Section 12-94 and whose boundaries include property within, or within 200 feet of the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts
   b. Each City Council member representing a district within the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts or within 200 feet of CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts,
   c. The at-large City Council members.

2. No later than 10 days after receipt of a determination of a complete application from Community Planning and Development, the applicant shall send informational notice of the proposed District Sign Plan or a proposed amendment to the District Sign Plan (other than amendments effected through Section 10.10.8.10 or 1010.8.11) to each property owner within the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts according to the address stated in records of the Denver Assessor’s Office as of the date the applicant checked such records, which date shall not be earlier than the date the applicant submitted its application to Community Planning and Development, and not later than 10 days after the applicant’s receipt of a determination that the application is complete from Community Planning and Development. However, for property included within any condominium or cooperative, as such terms are defined in C.R.S.
Section 38-33.3-103, the applicant shall only be required to send notice to the owners association for such condominium or cooperative and not to each property owner.

3. The informational notice shall be sent via U.S. mail first class or by electronic mail if the recipient has indicated their acceptance of notice by electronic mail.

4. Notification shall include the location and general description of the proposed action; and the process to be followed, including the date, time and place of the Planning Board public meeting, if such has been scheduled; and information concerning when and where written comments may be submitted.

5. Minor defects in a notice shall not impair the notice or invalidate proceedings under the notice if a bona fide attempt has been made to comply with applicable notice requirements. Where written notice was properly mailed, failure of a party to receive written notice shall not invalidate any subsequent action. In all cases, however, the requirements for the timing of the notice and for specifying the time, date, and place of a meeting and the location of the subject property shall be strictly construed. If questions arise at the meeting regarding the adequacy of notice, the Planning Board shall make a finding regarding whether there was substantial compliance with the notice requirements of this Code before deciding whether to approve, approve with conditions, or deny the application.

F. Notice of Planning Board Meeting

1. No later than 15 days before the required Planning Board public meeting, the Manager shall notify the city council members in whose district the subject property is located and the at-large city council members. In addition, if the subject application affects areas within, or within 200 feet of, a registered neighborhood organization’s boundaries, the Manager shall notify such registered neighborhood organizations registered according to D.R.M.C. Section 12-94.

2. The notice shall be sent via U.S. mail first class or by electronic mail if the recipient has indicated their acceptance of notice by electronic mail.

3. Notification shall include the location and general description of the proposed action and the process to be followed, including the date, time and place of the scheduled public meeting.

4. Minor defects in a notice shall not impair the notice or invalidate proceedings under the notice if a bona fide attempt has been made to comply with applicable notice requirements. Where written notice was properly mailed, failure of a party to receive written notice shall not invalidate any subsequent action. In all cases, however, the requirements for the timing of the notice and for specifying the time, date, and place of a meeting and the location of the subject property shall be strictly construed. If questions arise at the meeting regarding the adequacy of notice, the Planning Board shall make a finding regarding whether there was substantial compliance with the notice requirements of this Code before deciding whether to approve, approve with conditions, or deny the application.

G. Adoption of District Sign Plan

The Planning Board shall review Community Planning and Development’s recommendation, public comment, the criteria for review, and make a final decision to approve, approve with conditions, or deny such District Sign Plan or amendment.

H. Appeals

The Planning Board’s decision on an application for a District Sign Plan or an amendment thereto may be appealed to the District Court.
10.10.8.6 Submittal Requirements

To establish the District Sign Plan, or amend the District Sign Plan (other than minor deviations through Section 10.10.8.10 or through approval of Supplemental Plans under Section 10.10.8.11) the applicant shall submit to Community Planning and Development a District Sign Plan and accompanying materials that incorporate:

A. The locations of residential uses, off-street parking areas, landscaped areas, streets, and alleys to the extent known, within the boundaries and within 200' of the District Sign Plan.

B. Identifications and/or descriptions of all signs and Special Lighting Elements allowed,

C. As part of the review procedure for Supplemental Plans, authority for the review body to require specific mitigation measures reasonably necessary to mitigate possible material adverse impacts, when it finds such possible impacts. For purposes of this provision, “material adverse impacts” include, but are not limited to, nuisance or distraction to near-by permitted land uses or to motor vehicles on major roadways, particularly from permitted flashing, illuminated, or animated signs and Special Lighting Elements.

D. Provisions addressing design review for signs and Special Lighting Elements.

E. Design standards and guidelines that include:
   1. The parameters for acceptable structures to which signs and/or equipment related to such Special Lighting Elements may be attached or included within;
   2. The parameters for acceptable sign shape, size, typography, lighting, exposed structures, animation, luminance, colors and materials, and the frequency of changeable copy, graphics, or lighting;
   3. Identification of areas from which signs and Special Lighting Elements are intended to be viewed;
   4. General recommendations for measures and practices to mitigate possible material adverse impacts from allowed signs and Special Lighting Elements; and
   5. Review criteria that ensure all features of signs, including the illumination, support structure, color, lettering, height, and location, shall be designed to be complementary to and/or integrated into the architecture and architectural features of the building on which it is located or to which it relates.

F. Design standards and guidelines for allowable Special Lighting Elements, including:
   1. A general description of methods of and limits on illumination that may be implemented in Special Lighting Elements;
   2. A general description of the surfaces of any existing or proposed buildings, structures, or other surfaces, materials, mediums or substrates that may be illuminated by Special Lighting Elements; and
   3. General descriptions of allowed exposed structures, colors and materials for equipment used for Special Lighting Elements.

G. Information describing the general locations where signs and Special Lighting Elements are allowed,

H. The maximum heights for signs and equipment for, and surfaces illuminated by, Special Lighting Elements,

I. Proposed maximums, if any, for the total sign area or number of signs per building face or per other medium or metric, and
J. Other items as may be identified by Community Planning and Development as reasonably necessary to review and approve the District Sign Plan or amendment consistent with the criteria stated in Sections 10.10.8.9 and 10.10.8.11.H.

10.10.8.7 **Regulatory Construct**
The District Sign Plan shall establish standards applicable to a wide range of allowed signs and Special Lighting Elements within the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts. As a general matter, the District Sign Plan may contain two levels of specificity with respect to signs and Special Lighting Elements.

A. **Detailed Level**
Once the District Sign Plan is approved in accordance with Section 10.10.8.5, applicants for signs and Special Lighting Elements that are included in the more detailed of such two levels, and that elect to have the provisions of this Section 10.10.8 apply to signs and Special Lighting Elements, will be allowed to request zoning and building permits for such signs and Special Lighting Elements (if such permits are required) without the need for obtaining additional approval of a Supplemental Plan, consistent with the District Sign Plan.

B. **General Level**
Once the District Sign Plan is approved in accordance with Section 10.10.8.5, applicants for signs or Special Lighting Elements that are included in the more general of such two levels, will not be permitted to apply for zoning or building permits until a Supplemental Plan for such signs and Special Lighting Elements providing the higher level of specificity is approved in accordance with Section 10.10.8.11.

10.10.8.8 **One District Sign Plan**
The City shall approve no more than one District Sign Plan within the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts. The District Sign Plan's boundaries shall include all land area within the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts.

10.10.8.9 **Criteria for Review**
The Planning Board may approve an application for the District Sign Plan or an amendment to the District Sign Plan (other than minor deviations through Section 10.10.8.10 or through approval of Supplemental Plans under Section 10.10.8.11) if the application complies with the following criteria:

A. The District Sign Plan complies with all applicable standards contained in this Code.

B. The cumulative effect of the District Sign Plan's allowances for signs and Special Lighting Elements:
   1. Encourages exciting, iconographic, and inventive signage and Special Lighting Elements that distinguish the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts from other places in Denver.
   2. Promotes signs and Special Lighting Elements that are consistent with the existing or planned character of a specific subarea.
   3. Establishes a coordinated program of signage.
   4. Fosters civic pride in the beauty of the city, enhances the aesthetic values of the city, helps to establish Denver as an international destination, promotes good urban design and contributes to achieving the National Western Center Master Plan’s vision for a unique entertainment destination.

C. The District Sign Plan avoids material adverse impacts of signs and Special Lighting Elements to the fullest extent possible, or, as necessary, contains mitigation measures necessary to mitigate
such impacts on nearby uses, structures, and significant public areas outside the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts.

D. The District Sign Plan contains restrictions that will result in signs and Special Lighting Elements that:

1. Are designed to be visually compatible with the character of neighborhoods, the South Platte River corridor and other public areas nearby the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts, while maintaining consistency with the vision of the National Western Center Master Plan to create a unique entertainment destination.

2. Do not create material adverse impacts on motor vehicles on public roadways located within or nearby the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts.

10.10.8.10 Minor Deviations from a District Sign Plan

A. Allowed

Minor deviations from the District Sign Plan for individual signs or individual Special Lighting Elements may be allowed by Community Planning and Development if:

1. Such deviations appear necessary in light of technical or engineering considerations, or to accommodate the implementation of future technology that is generally consistent with the intent of the District Sign Plan and Section 10.10.8.2, and

2. The at-large city council members and the city council members and registered neighborhood organizations whose boundaries are within 200 feet of the subject sign(s) and/or Special Lighting Element(s) are first notified.

3. Notwithstanding the foregoing, no minor deviation shall be allowed which violates the Denver Building Code, Denver Fire Code, or any applicable provision of the D.R.M.C.

B. Not Allowed

Minor deviations from the District Sign Plan for individual signs or individual Special Lighting Elements shall not be allowed under any of the following circumstances:

1. The individual sign or Special Lighting Element is oriented or illuminated so that it adversely affects existing nearby residential uses or structures beyond what is allowed by the District Sign Plan

2. For projecting signs, a projection greater than 6 inches above the maximum otherwise allowed.

3. A change in signage type, illumination, or animation that is not allowed by the District Sign Plan.

C. Plan Amendment Required

A deviation to any sign or Special Lighting Element that does not comply with the requirements of the District Sign Plan and is not allowed under Section 10.10.8.11 shall require an amendment to the District Sign Plan, approved under Section 10.10.8.5.

10.10.8.11 Supplemental Plans

The District Sign Plan may establish a convention whereby certain signs and/or Special Lighting Elements, as appropriate, may not be installed, operated, maintained, repaired, and replaced unless a Supplemental Plan is approved under this Section 10.10.8.11 with respect to such signs and/or Special Lighting Elements, as appropriate. The District Sign Plan may establish a convention whereby certain signs and/or Special Lighting Elements may be installed,
operated, maintained, repaired, and replaced without the need for approval of a Supplemental Plan.

A. **Definition**

For the purposes of this Section 10.10.8, the term “Supplemental Plan” means a supplement to the District Sign Plan that is approved in accordance with this Section 10.10.8.11.

B. **Intent**

The intent of a Supplemental Plan is to allow for a coordinated program with respect to numerous buildings, signs and Special Lighting Elements that will be designed, developed, constructed and installed within the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts in phases.

C. **Requirements**

To the extent that the District Sign Plan provides that any sign and/or Special Lighting Element may not be installed within certain areas until a Supplemental Plan for such area is approved, then no sign and/or Special Lighting Element, as appropriate, may be installed in such area until a Supplemental Plan for such area is approved or such sign and/or Special Lighting Element is exempt from such requirement as stated in the District Sign Plan.

D. **Submittal Requirements**

An applicant seeking approval of a Supplemental Plan shall submit the following items to Community Planning and Development:

1. Information as required by the District Sign Plan
2. Other items as may be identified by the Zoning Administrator as reasonably necessary to approve such Supplemental Plan consistent with the criteria stated in Section 10.10.8.11.H.

E. **Review**

The Zoning Administrator will review information received in the applicant’s submittal and, within 45 days after the submittal of a complete application for a Supplemental Plan, make a final decision to approve, approve with conditions or deny such Supplemental Plan unless the applicant agrees in writing to an extension of time. Should the Zoning Administrator fail to make a decision within the time frame specified above, and no extension of time has been agreed upon, then the application shall be deemed denied.

F. **Notice to Others**

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 Supplemental 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. 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.

G. **Consideration of Public Comments**

The Zoning Administrator shall consider the concerns expressed by members of the public, neighborhood organizations and council members, and shall evaluate the proposed Supplemental Plan.

H. **Criteria for Review**

The Zoning Administrator may approve an application for a Supplemental Plan if the Supplemental Plan complies with Section 10.10.8.9, Criteria for Review, and is consistent with the provisions of the District Sign Plan.
I. Appeals
Any decision of the Zoning Administrator under this Section 10.10.8.11 may be appealed to the Board of Adjustment. Thereafter, the Board of Adjustment’s decision may be appealed to the District Court.

J. Effect of Approval of a Supplemental Plan
Upon approval of a Supplemental Plan, such Supplemental Plan shall be deemed an amendment to, and shall be deemed to have become part of, the District Sign Plan. An approved Supplemental Plan shall be incorporated into the next amended District Sign Plan, at which time the Supplemental Plan shall expire.

SECTION 10.10.9 RESIDENTIAL MIXED USE 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 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>

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

| Contents                                                                                     |
|                                                                                             |
| 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. |

| 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 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.
10.10.9.3 **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 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 2x, SUBURBAN NEIGHBORHOOD CONTEXT
MIXED USE 2A, AND MAIN STREET 2x ZONE DISTRICTS SIGN STANDARDS

10.10.10.1 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

10.10.10.2 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 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. 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>
</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. 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.</td>
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</tbody>
</table>
Maximum Height Above Grade

<table>
<thead>
<tr>
<th>Wall, window and arcade signs:</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Dwellings, multiple unit and all uses by right other than lodging accommodations, office and bank: 25’.</td>
</tr>
<tr>
<td>• Lodging accommodations, office and bank: The roof line of the building to which the sign is attached.</td>
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<tr>
<td>Ground signs: 25’.</td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
</tr>
<tr>
<td>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.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Illumination</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Sign Types: May be illuminated but only from a concealed light source. Flashing signs are prohibited.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Additional Standards for Projecting Signs:</th>
</tr>
</thead>
<tbody>
<tr>
<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>
</tr>
<tr>
<td>• Fully internally-illuminated plastic sign boxes with internal light sources are prohibited.</td>
</tr>
<tr>
<td>• Projecting signs may use a variety of illuminated colors.</td>
</tr>
</tbody>
</table>

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

### 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 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.

### 10.10.10.4 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 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 10.10.11 MIXED USE COMMERCIAL ZONE DISTRICTS-TIER 1 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>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-MX-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>
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<td></td>
</tr>
<tr>
<td>S-MX-3</td>
<td>E-MX-3</td>
<td>C-MX-16</td>
<td>M-GMX</td>
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</tr>
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<td>S-MX-5A</td>
<td>E-MS-2</td>
<td>C-MX-20</td>
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<td>S-MX-5</td>
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<tr>
<td>S-MX-8A</td>
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<td>S-MX-12</td>
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10.10.11.2 Permanent Signs

Permanent signs shall comply with the following standards:

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<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.

### 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.
10.10.11.3 **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: 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.

10.10.11.4 **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 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 10.10.12 MIXED USE COMMERCIAL ZONE DISTRICTS-TIER 2 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 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-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>
</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>
</tr>
<tr>
<td>S-MS-3</td>
<td>E-MS-5</td>
<td></td>
<td>G-MS-5</td>
<td>C-MS-12</td>
<td></td>
</tr>
<tr>
<td>S-MS-5</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

10.10.12.2 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 prices of products and services; and/or any sign or signs that do not come within the definition of off-site commercial sign.</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. 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.</td>
</tr>
<tr>
<td>Maximum Sign Area</td>
<td>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.</td>
</tr>
</tbody>
</table>
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.

10.10.12.3 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: 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.

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

10.10.13.2 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 use 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>Signs 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

<table>
<thead>
<tr>
<th>Maximum Sign Area</th>
<th>I-MX-3, -5, -8</th>
<th>I-A AND I-B</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Location</strong></td>
<td></td>
<td>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.</td>
</tr>
<tr>
<td><strong>Height Above Grade</strong></td>
<td></td>
<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>
</tr>
<tr>
<td><strong>Arcade signs:</strong></td>
<td>20’</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><strong>Ground signs:</strong></td>
<td>32’</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>Wall or window signs:</td>
<td>The roof line of the building to which the sign is attached.</td>
<td>Ground and arcade signs: 32’.</td>
</tr>
<tr>
<td>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.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Projecting signs shall not exceed the height of the perimeter of the building on which mounted.</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>
<td></td>
</tr>
<tr>
<td>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.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

1. **Location:** The location of 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.

2. **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.

3. **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, 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: 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.

   - 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 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.
     - 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.
I-MX-3, -5, -8  |  I-A AND I-B
---|---
**Illumination**<br>All Sign Types: May be illuminated and all direct illumination shall not exceed 25 watts per bulb. Flashing signs are prohibited.<br>Additional Standards for Projecting Signs:<br>• 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.<br>• Fully internally-illuminated plastic sign boxes with internal light sources are prohibited.<br>• Projecting signs may use a variety of illuminated colors.<br><br><br>May be illuminated and all direct illumination shall not exceed 25 watts per bulb. Flashing signs are prohibited.<br><br><br>**Animation**<br>Animated signs are prohibited.<br><br><br>Animated signs are prohibited.

### 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 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.
**10.10.13.4 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 10.10.14 DOWNTOWN ZONE DISTRICTS SIGN STANDARDS**

**10.10.14.1 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 10.10.15.

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.

**10.10.14.2 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>D-LD; D-CV; D-GT; D-AS; D-AS-12+, D-AS-20+, D-CPV-T, D-CPV-R; D-CPV-C</td>
<td>D-C; D-TD</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td><strong>Maximum Number</strong></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'. 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>
<tr>
<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>
<td></td>
</tr>
<tr>
<td><strong>Maximum Sign Area</strong></td>
<td>Ground level uses by right with street frontage: Sign area shall be based on 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 the sign area permitted by this Section shall not be combined with the sign area permitted by any other Section of this chapter: Zone lot with 1 use by right: 2 square feet of sign area for each linear foot of the front line of the zone lot. All measurements shall be applied to each street front separately. Zone lot with more than 1 use by right: 4 square feet of sign area for each linear foot of that portion of the building frontage occupied by a ground level use by right. The resulting sign area is to be applied only to that portion of the building occupied by the use by right and all measurements shall be applied to each street front separately. Uses by right other than ground level uses by right with street frontage: 1 square foot of sign area for each foot of the front line of the zone lot on which the building is located or 3 percent of the exterior wall surface of the building whichever is greater. All measurements shall be applied to each building front separately.</td>
</tr>
<tr>
<td>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. Hospitals: 2 square feet of sign area for each 5 linear feet of street frontage of the zone lot; 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 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: 1.5 square feet of sign area for each linear foot 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.</td>
<td></td>
</tr>
<tr>
<td><strong>Maximum Height Above Grade</strong></td>
<td>Wall or window signs: The roof line of the building to which the sign is attached. Ground and arcade signs: 32'.</td>
</tr>
<tr>
<td>Wall and window signs: The roof line of the building to which the sign is attached. Ground and arcade signs: 32'.</td>
<td>Wall or window signs: The roof line of the building to which the sign is attached. Ground and arcade signs: 32'.</td>
</tr>
</tbody>
</table>

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**DENVER ZONING CODE**

June 25, 2010 | Republished May 24, 2018
### D-LD; D-CV; D-GT; D-AS, D-AS-12+, D-AS-20+, D-CPV-T, D-CPV-R, D-CPV-C

| Location       | 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. | 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. |
| Illumination   | May be illuminated and all direct illumination shall not exceed 25 watts per bulb. Flashing signs are prohibited. | May be illuminated and all direct illumination shall not exceed 25 watts per bulb. Flashing signs are prohibited. |
| Animation      | Animated signs are prohibited. | Animated signs are prohibited. |
10.10.14.3 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.

10.10.14.4 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 10.10.15 SIGN PLAN FOR D-TD

10.10.15.1 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.

10.10.15.2 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.

10.10.15.3 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.

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

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

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

10.10.15.7 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.

10.10.15.8 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.

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

10.10.15.10 Animation Allowed
Animated signs are allowed.

10.10.15.11 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; or

D. Any pictorial material depicting explicit sexual acts.

10.10.15.12 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.

10.10.15.13 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 storefronts.

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, iconographic, 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.

10.10.15.14 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 10.10.15.15, require an amendment to the district sign plan.

10.10.15.15 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.

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

10.10.15.17 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 10.10.16 SPECIAL PROVISIONS FOR D-GT

10.10.16.1 General
The provisions of this Section 10.10.16 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.

10.10.16.2 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 two building frontages.

10.10.16.3 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.
10.10.16.4 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.

10.10.16.5 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.

10.10.16.6 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.


10.10.17.1 General

The provisions of this Section 10.10.17 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.

10.10.17.2 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.

### 10.10.17.3 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.

### 10.10.17.4 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 façade.

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 10.10.17.4.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 lineal feet; 20 cubic feet for building frontage from 50 to 74 lineal feet; and 30 cubic feet for building frontage 75 lineal 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 iconic 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.
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.

10.10.17.5 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 10.10.17.5.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 10.10.17.5.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.

10.10.17.6 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.

10.10.17.7 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 material 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 10.10.17.7 A and B shall be adhered to.

10.10.17.8 Review of Permit for Flashing Signs
Every permit for a Flashing Sign issued pursuant to the provisions of this Section 10.10.17.8 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 10.10.17.7.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 10.10.18 OPEN SPACE, DENVER INTERNATIONAL AIRPORT AND O-1 ZONE DISTRICTS SIGN STANDARDS

10.10.18.1 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.

10.10.18.2 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>
<tr>
<td>Maximum Sign Area</td>
<td>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.</td>
</tr>
<tr>
<td>Maximum Height Above Grade</td>
<td>Wall and window signs: The roof line of the building to which the sign is attached. Ground signs: 25’.</td>
</tr>
<tr>
<td>Location</td>
<td>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.</td>
</tr>
<tr>
<td>Illumination</td>
<td>May be illuminated but only from a concealed light source. Flashing signs are prohibited.</td>
</tr>
<tr>
<td>Animation</td>
<td>Animated signs are prohibited.</td>
</tr>
</tbody>
</table>
10.10.18.3 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 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 10.10.19 CHERRY CREEK NORTH ZONE DISTRICTS SIGN STANDARDS

10.10.19.1 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.

10.10.19.2 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.

10.10.19.3 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.

10.10.19.4 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.

10.10.19.5 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.

10.10.19.6 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.

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

10.10.19.8 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.

10.10.19.9 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).
10.10.19.10  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.

Figure 10.10-3

10.10.19.11  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.

10.10.19.12  Permitted Illumination  
May be illuminated. Neon lighting is permitted, subject to design review as specified in Section 10.10.19.4 (design review) above. Flashing signs are prohibited.

10.10.19.13  Animation Prohibited  
Animated signs are prohibited.

10.10.19.14  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 10.10.19.9 (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

   

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

   

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 10.10.19.14.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 10.10.19.14.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

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 10.10.19.14.E.6 below unless modified by design review in accordance with the criteria described in Section 10.10.19.14.E.7 below:

6. Projecting signs shall not exceed the height of the parapet of single story buildings (See Figure 10.10-7);
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

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 10.10.19.14.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.

10.10.19.15 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.

10.10.19.16 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.
10.10.19.17  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 permitted by this Section 10.10.19:

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.

10.10.19.18  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 Section 10.10.19.19 (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.
10.10.19 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 10.10.19.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 10.10.20 SPECIAL PROVISIONS FOR SIGNS IN CIVIC CENTER AREA

10.10.20.1 Civic Center Area

Notwithstanding the other provisions of this Division 10.10, the provisions of this Section 10.10.20 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--11, Block 66, 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, 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.

10.10.20.2 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.

10.10.20.3 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 recommended 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 architecture and to provide information which will assist visitors.

10.10.20.4 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 10.10.17.4.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 percent 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.

10.10.20.5 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.
10.10.20.6  Design Review Committee
The design review committee (DRC) shall be the DRC for the D-C district as provided in Section 10.10.17.5.A. The DRC shall have the powers and authorities described in this Section 10.10.20, and shall have the authority to adopt rules and regulations concerning its administrative procedures.

10.10.20.7  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.

10.10.20.8  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.

10.10.20.9  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 10.10.21 OUTDOOR GENERAL ADVERTISING DEVICES IN THE BILLBOARD USE OVERLAY ZONE DISTRICT

10.10.21.1 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 10.10.15. For such outdoor advertising devices in the D-TD zone district, the provisions of this Section 10.10.21 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 10.10.21 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 10.10.21 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 10.10.20 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.

10.10.21.2 Permits

A. Devices Subject to a Permit
Except as provided in Section 10.10.21.2.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 10.10.21.2.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 10.10.21.6; 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 10.10.21.6;
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 10.10.21.6.

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:
   b. After all of the nonconforming outdoor general advertising devices are removed from the areas listed in Section 10.10.21.2.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 10.10.21.2.A.7.a and 10.10.21.2.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.

10.10.21.3 **Permitted Types**
   Ground signs or wall signs are permitted types.

10.10.21.4 **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.

10.10.21.5 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.

10.10.21.6 Permitted Maximum Height
A. Except as permitted in Section 10.10.21.6.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 10.10.21.6.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.

10.10.21.7 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 10.10.21.7.A and 10.10.21.7.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.

10.10.21.8 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.

10.10.21.9 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.

10.10.21.10 Animation Prohibited

No outdoor general advertising device shall fit the definition of “animated sign” in this Code.

10.10.21.11 Nonconforming Devices

See Section 12.9.2., Nonconforming Outdoor General Advertising Devices.
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DIVISION 11.3 CIVIC, PUBLIC AND INSTITUTIONAL PRIMARY USE LIMITATIONS

The Use and Parking Tables in Articles 3 through 9 reference any limitations applicable to permitted primary, accessory, or temporary uses. This Division contains limitations applicable to specific uses within the primary Civic, Public and Institutional Primary Use Classification across multiple zone districts and neighborhood contexts.

**Basic Utilities Use Category**

**SECTION 11.3.1 UTILITY, MAJOR IMPACT**

11.3.1.1 All Residential Zone Districts; All Mixed Use Commercial Zone Districts

In all Residential Zone Districts and in all Mixed Use Commercial Zone Districts, except the Down-town zone districts and the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts, where permitted with limitations, Major Impact Utility uses are limited to water reservoir, which need not be enclosed.

11.3.1.2 All Open Space Context Zone Districts and O-1 Zone District

In all Open Space Context zone districts and the O-1 zone district, where permitted with limitations, Major Impact Utility uses are limited to water reservoir or, in the OS-B and O-1 zone district only, water filtration plant is also permitted.

11.3.1.3 I-A, I-B Zone Districts; All Downtown Neighborhood Context Zone Districts; CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F, CMP-NWC-R Zone Districts

In the I-A, I-B zone districts, all Downtown Neighborhood Context zone districts, and the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts where permitted with limitations:

A. **Sanitary Service**

All sanitary service utilities shall be located a minimum 500 feet from any Residential Zone District. This requirement may be reduced by the Zoning Administrator if the applicant can prove by a preponderance of evidence that a smaller separation will have no significant effect on the nearby Residential Zone District.

B. **Solid Waste Facility**

All solid waste facilities must be located in a completely enclosed structure and must be located a minimum of 500 feet from any Residential Zone District.

C. **Above-Ground Power, Gas, and Other Facilities**

The expansion of transmission line capacity shall not require a zoning permit provided such expansion may be accomplished within an existing right-of-way or with existing structures or poles.

11.3.1.4 I-A, I-B Zone Districts; CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F, CMP-NWC-R Zone Districts

In the I-A, I-B, CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts, where permitted with limitations

A. **Spacing Required**

The following major impact utilities shall be located a minimum of 500 feet from any Residential Zone District:

1. Sewage disposal plant.
2. Incinerator, publicly operated.
3. Electric generation plant, excluding nuclear powered plants.
SECTION 11.3.2  UTILITY, MINOR IMPACT

11.3.2.1 All Zone Districts
   In all zone districts, where permitted with limitations:
   
   A. Electric substations are prohibited in a Residential Zone District; All MS zone districts; All Open 
      Space Context zone districts; and all Downtown Neighborhood Context zone districts.
   
   B. In all zone districts except a Residential Zone District; MS zone district; Open Space Context 
      zone district; or Downtown Neighborhood Context zone district, if electric substation trans- 
      formers are exposed, there shall be provided an enclosing fence or wall at least 6 feet high and 
      adequate to obstruct view, noise, and passage of persons or materials.

11.3.2.2 All Residential Zone Districts
   In all Residential Zone Districts, where permitted with limitations:
   
   A. A minor impact utility use shall be located not less than 50 feet from the nearest boundary of 
      any zone lot containing a single- or two-unit dwelling use existing at the time of application for 
      the utility use unless such utility has been sited and designed to assure its compatibility with 
      adjacent dwelling units.
   
   B. The adequacy of the siting and design for the purpose of achieving compatibility shall be deter- 
      mined by the Zoning Administrator as part of the zoning permit review.

11.3.2.3 C-CCN Zone Districts
   In the C-CCN zone districts, where permitted with limitations, utility pumping stations are prohib- 
   ited.

COMMUNITY/PUBLIC SERVICES USE CATEGORY

SECTION 11.3.3  COMMUNITY CENTER

11.3.3.1 All Zone Districts
   In all zone districts, where permitted with limitations:
   
   A. A Community Center shall have no outdoor public address system or any type of amplified 
      music or sound device.
   
   B. Overnight accommodations are prohibited.
   
   C. A Community Center use may include accessory outdoor recreation or entertainment services 
      facilities, subject to the following limitations:
      
      1. If in a Residential Zone District, the accessory outdoor facility shall comply with the limi- 
         tations in Section 11.3.3.3;
      
      2. If in a Residential Zone District or on a zone lot that abuts a Residential Zone District, the 
         accessory outdoor facility shall comply with the outdoor lighting limitations in Section 
         11.3.3.4; and
      
      3. In all zone districts other than a SU or TU zone district, no portion of the accessory out- 
         door facility shall be located nearer than 50 feet from the boundary of a SU or TU zone 
         district.

11.3.3.2 All SU and TU Zone Districts
   In all SU and TU zone districts, where permitted with limitations, a Community Center use shall be 
   established and/or operated only in an existing, nonresidential structure originally designed for a 
   nonresidential use and not for residential occupancy.
DIVISION 11.4  COMMERCIAL SALES, SERVICE AND REPAIR PRIMARY USE LIMITATIONS

The Use and Parking Tables in Articles 3 through 9 reference any limitations applicable to permitted primary, accessory, or temporary uses. This Division contains limitations applicable to specific uses within the Commercial Sales, Service, and Repair Primary Use Classification across multiple zone districts and neighborhood contexts.

ARTS, ENTERTAINMENT AND RECREATION USE CATEGORY

SECTION 11.4.1  ARTS, ENTERTAINMENT AND RECREATION USES

11.4.1.1 OS-B Zone District

In the OS-B zone district, where permitted with limitations, all permitted arts, entertainment and recreation uses shall comply with the following limitations:

A. Permitted accessory uses and structures are limited to:
   1. Swimming pools and customary associated buildings;
   2. Tennis, basketball, or other similar playing court;
   3. Buildings or structures intended to house management or maintenance offices, or maintenance or other equipment and supplies related to permitted open space and recreational use;
   4. Playground or picnic shelters/areas; and
   5. Water features and public art.

B. All outdoor lighting shall be extinguished when outdoor facilities are not in use or by 10 p.m. on Sundays through Thursdays or 11 p.m. on Fridays and Saturdays, whichever is earlier.

C. No portion of any recreation facility that is not in a completely enclosed structure (e.g., basketball or racquet sport courts) shall be located nearer than 50 feet from the boundary of a Single Unit (SU) or Two Unit (TU) zone district. All distance and spacing requirements shall be measured according to the rule of measurement found in Section 13.1.11.

11.4.1.2 All M-IMX and M-GMX Zone Districts

In the M-IMX and M-GMX Zone Districts, Sports and/or Entertainment Arena or Stadium uses, where permitted with limitations, shall comply with the following limitations:

A. All sports and/or entertainment arena or stadium uses shall be a minimum of 500 feet from a Residential Zone District. All distance and spacing requirements shall be measured according to the rule of measurement found in Section 13.1.11.

B. The minimum spacing requirement may be reduced by the Zoning Administrator if the applicant proves by a preponderance of the evidence that an analysis of the proposed use, its traffic generation, and other external effects indicates a smaller separation will have no significant effect on the nearby residential district.
SECTION 11.4.2 ARTS, RECREATION AND ENTERTAINMENT SERVICES, INDOOR

11.4.2.1 All MX-2x, -2A, -2; MS-2x, -2 Zone Districts
In all MX-2x, -2A, -2; MS-2x, -2 zone districts, where permitted with limitations, seating capacity in a permitted Arts, Entertainment and Recreation, Indoor, use shall be limited to no more than 100 persons.

11.4.2.2 G-RO Zone District
In the G-RO zone district, where permitted with limitations, Arts, Recreation and Entertainment Services, Indoor, uses are limited to the following specific use types (as defined in Section 11.12.4.2.B, Specific Arts, Entertainment & Recreation Use Types and Definitions):
A. Art Gallery;
B. Artist Studio;
C. Professional Studio; and
D. Personal Instruction Studios.

SECTION 11.4.3 ARTS, RECREATION AND ENTERTAINMENT SERVICES, OUTDOOR

11.4.3.1 All Zone Districts
In all zone districts, where permitted with limitations:
A. If the Arts, Recreation and Entertainment Services, Outdoor use is located within 200 feet of a Residential Zone District, outdoor public address systems and all types of amplified music or sound devices are prohibited.
B. A racquet/swim club type of outdoor recreation service use shall comply with the following additional standards:
   1. All outdoor lighting shall be extinguished when outdoor facilities are not in use, or by 10:00 p.m. on Sundays through Thursdays, and by 11 p.m. on Fridays and Saturdays, whichever is earlier; and
   2. No portion of any court or swimming pool that is not in a completely enclosed structure shall be located nearer than 50 feet from the boundary of a SU or TU zone district.
   3. 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.

SECTION 11.4.4 EVENT SPACE WITH ALTERNATE PARKING AND LOADING

11.4.4.1 CMP-NWC-G and CMP-NWC-F Zone Districts
A. In the CMP-NWC-G and CMP-NWC-F zone districts, where permitted with limitations, an area established as Event Space with Alternate Parking and Loading may be used as an Off-Street Parking Area, subject to the following:
   1. A Parking Operations Plan that identifies how parking will be sited and managed within an event space for one or more short-term parking configurations must be approved by the Zoning Administrator prior to issuance of a zoning permit.
2. A Parking Operations Plan must include a site plan and narrative description for each short-term parking configuration, which shall include the following:
   a. Dimension of overall parking area
   b. Dimensions of typical parking stall width and depth
   c. Dimensions of all ingress, egress and drive aisles
   d. Identification of any structures on the zone lot
   e. Numbering of parking stalls
   f. Parking lot area in square feet
   g. Labeling of public streets and alleys
   h. Approximate locations of an on-site staff persons to direct motorists to the appropriate parking area
   i. Physical means by which parking stalls and/or aisles will be physically demarcated (temporary striping, cones, rope, etc.)
   j. Means of separating parking areas from event activities (for an option where parking directly abutting active event space)
   k. Pedestrian circulation routes adjacent to and within parking areas
   l. Passenger loading zone areas (if applicable)

3. A parking lot manager or attendant shall be present on the zone lot at all times when the area is being used as an Off-Street Parking Area.

4. Mixing of separate components of approved short-term parking configurations is not allowed.

5. Additional parking configurations not expressly identified by an approved Parking Operations Plan would require application for and issuance of a new zoning permit.

6. The event space used for an Off-Street Parking Area shall be surfaced with an all-weather surfacing material.

7. The dimensions for and arrangement of parking spaces and driving aisles shall comply with Section 10.4.6, Vehicle Parking Design, however permanent delineation of individual parking stalls is not required.

B. In the CMP-NWC-G and CMP-NWC-F zone districts, where permitted with limitations, an area established as Event Space with Alternate Parking and Loading may be used for Loading, subject to the following:

1. A Loading Operations Plan that identifies how loading spaces will be sited and managed within an event space for one or more short-term loading configurations must be approved by the Zoning Administrator prior to issuance of a zoning permit.

2. A Loading Operations Plan must include a site plan and narrative description for each short-term parking configuration, which shall include the following:
   a. Dimension of overall loading area
   b. Dimensions of loading spaces
c. Dimensions of area or means adequate for maneuvering, ingress, and egress.
d. Identification of any structures the loading spaces will serve
e. Numbering of loading spaces
f. Loading area in square feet
g. Labeling of public streets and alleys
h. Pedestrian circulation routes adjacent to and within loading areas

3. Additional parking configurations not expressly identified by an approved Parking Operations Plan would require application for and issuance of a new zoning permit.

4. The dimensions for and arrangement of loading spaces shall comply with Section 10.4.8, Loading, however permanent delineation of individual loading spaces is not required.

SECTION 11.4.5 SPORTS AND/OR ENTERTAINMENT ARENA OR STADIUM

11.4.5.1 I-MX, I-A, I-B, and All OS Zone Districts

In the I-MX, I-A, I-B, and all OS zone districts, where permitted with limitations, sports and/or Entertainment Arena or Stadium uses shall comply with the following limitations:

A. All sports and/or entertainment arena or stadium uses shall be a minimum of 500 feet from a Residential Zone District. All distance and spacing requirements shall be measured according to the rule of measurement found in Section 13.1.11.

B. The minimum spacing requirement may be reduced by the Zoning Administrator if the applicant proves by a preponderance of the evidence that an analysis of the proposed use, its traffic generation, and other external effects indicates a smaller separation will have no significant effect on the nearby residential district.

NONRESIDENTIAL USES IN EXISTING BUSINESS STRUCTURES IN RESIDENTIAL ZONE DISTRICTS USE CATEGORY

SECTION 11.4.6 NONRESIDENTIAL USES IN EXISTING BUSINESS STRUCTURES IN RESIDENTIAL ZONES

11.4.6.1 Limited Nonresidential Uses Permitted

In all Residential Zone Districts, where permitted with limitations:

A. Primary nonresidential and accessory uses permitted in the MS-2x zone district in the same neighborhood context as the subject property (e.g., U-MS-2x) may be operated in an existing business structure. If there is no MS-2x zone district in the same neighborhood context, the primary and accessory uses established by the U-MS-2x zone district shall apply.

B. Any use established according to this Section 11.4.6 shall comply with the limitations and use review procedure applicable to such use indicated in the Use and Parking Table for the subject MS-2x zone district.

11.4.6.2 Existing Business Structures Only

The primary nonresidential uses permitted under this Section shall be permitted only within an existing structure meeting all of the following conditions:

A. The applicant is the owner of the subject structure.

B. The subject structure was legally erected.

C. The applicant proves by a preponderance of evidence that the subject structure is a “business structure.” For purposes of this Section, “business structure” shall mean the subject structure...
or a portion of the subject structure was originally designed and constructed for a primary business use and occupancy, and not for residential occupancy. For structures constructed for both business use and occupancy and for residential occupancy, only the portion of the structure originally designed and constructed for business use and occupancy shall be regulated by this provision. “Primary business use and occupancy” means any use permitted in the U-MS-2x zone district that falls within one of the following primary use classifications as defined in this Code:

1. Commercial sales, service and repair primary use classification;
2. Industrial, manufacturing and wholesale primary use classification; or
3. Agricultural primary use classification.

### 11.4.6.3 Limitations

A nonresidential use proposed under this Section shall comply with the following limitations:

A. All uses in the structure involved shall comply with the limitations on external effects applicable to uses in the zone district in which the structure is located.

B. All uses operated in the structure involved shall comply with Division 10.4, Parking and Loading, for each such use in the MS-2x zone district; provided, however, that upon proof that full compliance could not be achieved, the Zoning Administrator may waive so much of those requirements as are impossible of fulfillment according Section 12.4.5, Administrative Adjustment.

C. All uses permitted in the structure shall comply with limitations on permitted signs applicable to uses in the MS-2x district.

### 11.4.6.4 Modifications to the Business Structure

The business structure in which a nonresidential use is permitted under this Section shall be occupied, operated, and maintained in a state of good repair. Modifications, alterations, and expansions of the subject business structure shall comply with the following limitations:

A. Modifications and alterations are permitted that do not change, alter, move, or remove an exterior load-bearing portion of the structure, except for minor alterations of exterior walls to replace or add new windows or doors. Modifications, alterations, or expansions that increase the gross floor area of the existing business structure are prohibited.

   For example: (1) Permitted Modifications: Replacement of windows, repairs to an existing roof, or non-structural facade improvements. (2) Prohibited Modifications: Removal of an exterior, load-bearing wall, partial or complete demolition of the structure’s roof framing, adding a new floor or adding additional Street Level floor area, or raising or modifying the existing roof line.

B. For any modifications to the structure that require landmark approval, the modification shall be reviewed and approved by the Landmark Preservation Commission before submittal for zoning approval.

### 11.4.6.5 Effect of Approval

A. The permit for a nonresidential use approved according to this Section 11.4.6 shall automatically expire at such time as the applicant specified in the permit no longer owns or operates the nonresidential use at the subject property.

B. A zoning permit allowing a nonresidential use under this Section 11.4.6 may be rescinded according to Section 12.11.6, Enforcement Powers, Penalties and Remedies, upon a finding that the structure involved is obsolete or substandard under any applicable ordinance of the City to
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the extent that the cost of placing such structure in lawful compliance with the applicable ordinance exceeds 50 percent of the replacement cost of such structure on the date of such finding.

**Parking of Vehicles Use Category**

**SECTION 11.4.7 Parking, Garage**

**11.4.7.1 D-C and D-TD Zone Districts**

In the D-C and D-TD zone districts, where permitted with limitations, Garage Parking use is permitted provided it meets at least one of the following conditions:

A. The use was operated in a structure before October 10, 1994; or

B. The use is operated in a structure constructed or converted from other uses after October 10, 1994, that:

1. Was constructed or converted by or on behalf of a public entity to serve the general public; or

2. Serves only buildings that do not contain office uses; or

3. Serves 1 or more buildings that contain office uses and does not contain more than 2 parking space per 1,000 gross square feet of office space in the building or buildings served by the structure. Parking spaces restricted for use by non-office uses within the building or buildings served by the parking structure shall be exempt from such parking ratio restriction.

**11.4.7.2 D-GT and D-AS Zone Districts**

In the D-GT and D-AS zone districts, where permitted with limitations:

A. Garage Parking is limited to enclosed structures, or structures that are enclosed except for portions of the parking structure over 45 feet above grade, provided that any unenclosed parking deck must have screening walls at least 4 feet in height, and further provided that all lighting on the unenclosed parking deck shall be provided with fully shielded fixtures, none of which exceed 6,500 lumens per fixture and which are designed and installed so that they do not project glare off of the zone lot.

B. Zoning permit review is required according to Section 12.4.2, Zoning Permit Review with Informational Notice, if the parking use is unenclosed and does not meet the criteria of Paragraph A above.

**SECTION 11.4.8 Parking, Surface**

**11.4.8.1 All TU, TH, RH, MU, RO Residential Zone Districts**

In all TU, TH, RH, MU, RO Residential Zone Districts, where permitted with limitations, Surface Parking of vehicles as a primary use of land is permitted only to serve a permitted Civic, Public and Institutional Use in the zone district. Commercial Surface Parking lots are prohibited.

**11.4.8.2 D-C and D-TD Zone Districts**

In the D-C and D-TD zone districts, where permitted with limitations:

A. Surface Parking lots are permitted only if such use was in existence before May 25, 1990, and has been in continuous use as a parking lot since that date, provided, however, that a temporary use properly permitted under the provisions of this Article 11 shall not destroy the continuity of use; or

B. The Surface Parking lot received a use permit between May 25, 1990, and October 10, 1994, and has been in continuous use as a parking lot since the date of such permit, provided, howev-
er, that a temporary use properly permitted under the provisions of Article 11 shall not destroy the continuity of use, and complies with all specifications for use and maintenance contained in Ordinance 140, series of 1986 and Ordinance 270, series of 1990; or

C. Began operation after October 10, 1994, and meets the following conditions:
   1. Such use shall not be located within the area bounded by 14th Street, Colfax Avenue, Broadway Street, 18th Street, and the Larimer Street-Market Street alley; and
   2. Such use shall not be located where necessary curb cuts will interfere with pedestrian activity on Larimer Street, Curtis Street, Cleveland Place, or on any street frontage facing a light rail line.

11.4.8.3 D-GT Zone District
In the D-GT zone district, where permitted with limitations, Surface Parking lots constructed after July 1, 1994, and not required to meet the requirements of this Subsection's requirements shall be permitted according to Section 12.4.2, Zoning Permit Review with Informational Notice, and shall only be approved provided that the following limitations are met:

A. Such parking lot shall serve a specific, identified business or residential facility that is a permitted use then permitted and operating in the D-GT district.

B. Any parking lot that is not located on the same zone lot as the use it serves, and that provides amounts of parking beyond those required to meet the minimum parking requirements for such use according to this Article 11 and Division 10.4, Parking and Loading:
   1. Shall have some portion of such parking lot located within 200 feet of the zone lot containing the use it serves; and
   2. Shall not offer parking to the public in return for a fee; and
   3. Shall include signage stating that parking is available only for the specific, identified business or residential facility that it serves and that public parking is not permitted.

11.4.8.4 CMP-H and CMP-EI Zone Districts
In the Campus Hospital CMP-H and CMP-EI zone districts, where permitted with limitations:

A. Surface parking of vehicles is permitted only to serve a use permitted in the district.

B. Commercial Surface Parking lots are prohibited.

**Eating and Drinking Establishments Use Category**

**SECTION 11.4.9 EATING AND DRINKING ESTABLISHMENTS, ALL TYPES**

11.4.9.1 All MX-2x, -2A, -2; MS-2x, -2, -CMP-H2, CMP-EI2 Districts
In all MX-2x, -2A, -2; MS-2x, -2, CMP-H2, CMP-EI2 zone districts abutting a SU or TU zone district, where permitted with limitations:

A. Lighted signage for an Eating and Drinking Establishment shall be turned off during non-operating hours.

B. All outdoor lighting for an Eating and Drinking Establishment shall be provided with full cut-off fixtures.

11.4.9.2 All MX-2x, MS-2x, CMP-H2, CMP-EI2 Zone Districts
In all MX-2x, MS-2x, CMP-H2, CMP-EI2 zone districts, where permitted with limitations, in addition to compliance with the use limitations in this Section 11.4.9, if the eating and drinking establishment is less than 100 feet from the boundary of any Protected District, all business activities open
to the public shall cease by 10:00 p.m., except on Friday and Saturday nights when all business activities open to the public shall cease by 11:00 p.m.

**Office Use Category**

**SECTION 11.4.10 Dental/Medical Office or Clinic**

**11.4.10.1 G-RO Zone District**

In the G-RO zone district, where permitted with limitations, Dental/Medical Office or Clinic use is permitted provided, however, that such use that expands to create a gross floor area exceeding 10,000 square feet shall be reviewed according to Section 12.4.2, Zoning Permit Review with Informational Notice. Any such use that contains a gross floor area in excess of 10,000 square feet and which was legally established on or before September 16, 1994, shall be considered a legal, conforming use and does not need to comply with Section 12.4.2, Zoning Permit Review with Informational Notice. This limitation shall not apply to rehabilitation centers for handicapped persons.

**11.4.10.2 All Zone Districts**

In all zone districts, where permitted with limitations:

A. In all zone districts, except the RO, RX, MX-2x, MS-2x, and I-B zone districts, up to 20 patients or clients may stay overnight at any one time in a Dental/Medical Office or Clinic use.

B. In the RO, RX, MX-2x, MS-2x and I-B zone districts, overnight patient or client stays are prohibited.

**Retail Sales, Service and Repair Use Category**

**SECTION 11.4.11 Retail Sales, Service and Repair, All Types**

**11.4.11.1 All MX-2x, -2A, -2; MS-2x, -2 Zone Districts**

In all MX-2x, -2A, -2; and MS-2x, -2 zone districts, where permitted with limitations:

A. Lighted signage shall be turned off during non-operating hours.

B. All outdoor lighting shall be provided with full cut-off fixtures.

C. Retail Marijuana Stores and Medical Marijuana Centers are prohibited in these zone districts.

D. Zoning permit review is required according to Section 12.4.2, Zoning Permit Review with Informational Notice for Liquor Stores and Manufacturer Sales Rooms.

**11.4.11.2 I-B Industrial Zone District**

In the I-B Industrial zone district, where permitted with limitations

A. Retail Sales are permitted only as a Primary Use (and not an Accessory Use) and only if the Retail Sales use complies with at least one of the following limitations:

1. The commodity sold in the Retail Sales use is grown, manufactured, processed, or fabricated on the same Zone Lot; or

2. Where the commodity sold in the Retail Sales is not grown, manufactured, processed, or fabricated on the site, the Retail Sales use
   a. Operates in addition to at least one other permitted Primary Use that is not a Retail Sales use and is located on the same Zone Lot as the Retail Sales use;
   b. Is operated and maintained under the same ownership as at least one other permitted Primary Use located on the same Zone Lot; and
   c. Is limited to a maximum of 20 percent of the gross floor area ("GFA") of total GFA of all other Primary Uses located on the same Zone Lot; or
3. The Retail Sales use or uses is a minimum of 20,000 square feet GFA in any single primary structure on a zone lot and complies with the following limitations:
   a. The primary structure(s) containing the proposed Retail Sales use shall be located a minimum of 500 feet from any Residential Zone District, and vehicle traffic generated by the proposed Retail Sales use shall not create adverse impacts on nearby residential access streets.
   b. The Retail Sales use shall comply with the following parking standard instead of the minimum parking required in the Use and Parking Table in Article 9:
      i. The use shall provide a minimum of 1 parking space for each 600 square feet of Gross Floor Area.
      ii. The Zoning Administrator may reduce the required parking to 1 space per 1,200 square feet upon finding that characteristics of the proposed Retail Sales use justify a reduction in the parking requirement.

B. Retail Repair Services are limited to the following:
   1. Repair of any commodity manufactured, processed, fabricated, stored or sold in the I-B zone district;
   2. Vehicle body shop;
   3. Upholstery or top shop;
   4. Paint shop;
   5. Refrigeration and air conditioning service and repair; or
   6. Disinfecting and pest control service.

SECTION 11.4.12 ANIMAL SERVICES AND SALES, HOUSEHOLD PETS ONLY

11.4.12.1 All Zone Districts
In all zone districts, where permitted with limitations:

A. All sales and services shall be for household pets only. Wild or dangerous animal services and sales are prohibited.

B. Overnight boarding is permitted within a completely enclosed building; however, animal services or sales uses over 20,000 square feet in gross floor area that use a majority of their gross floor area for retail sales, shall have no more than 15 percent of their gross floor area devoted to overnight boarding.

C. The use must be completely enclosed except that outdoor animal runs or other areas in which dogs will be allowed outside of an enclosed structure off leash (hereinafter “outdoor run”) are permitted subject to compliance with the following conditions:
   1. Outdoor runs, including the addition, expansion, or relocation of an existing outdoor run, shall be reviewed according to Section 12.4.2, Zoning Permit Review with Informational Notice.
   2. Outdoor runs shall not be permitted within 20 feet of a habitable residential structure on a zone lot in a SU, TU, TH, or RH zone district.
   3. The outdoor run may operate only between the hours of 6:30 a.m. and 9:00 p.m.
   4. No more than 25 non-neutered or non-spayed dogs over the age of 6 months may be kept on the premises at any time.
D. The facilities shall be constructed, maintained and operated so that neither the sound nor smell of any animals boarded or kept on the premises during the time that full enclosure is required can be discerned on other zone lots provided, however, that existing facilities may continue to be maintained and operated as previously permitted.

SECTION 11.4.13 ANIMAL SERVICES AND SALES, ALL OTHERS

11.4.13.1 I-MX, I-A, I-B, M-IMX and M-GMX Zone Districts
In the I-MX, I-A, I-B, M-IMX, and M-GMX zone districts, where permitted with limitations:

A. Wild or dangerous animal boarding and breeding services are prohibited.

B. No more than 25 non-neutered or non-spayed dogs over the age of 6 months may be kept on the premises at any time.

C. Overnight accommodations are allowed.

D. Where located abutting a Residential Zone District, a minimum 50 foot wide landscaped buffer shall be provided, as approved by the Zoning Administrator. Such buffer is intended to substantially mitigate potential adverse effects from the animal service use, including but not limited to noise and odor.

SECTION 11.4.14 FOOD SALES OR MARKET

11.4.14.1 All MX, MS and RX Zone Districts
In all MX, MS and RX zone districts, where permitted with limitations:

A. Accessory outdoor sales and displays, including outdoor sales of fruits or vegetables, shall occupy no greater than ¼ the gross floor area of the structure containing the Food Sales or Market primary use.

B. Outdoor storage is prohibited, unless enclosed by a fence or wall adequate to conceal such storage from adjacent residential property or public right-of-way.

SECTION 11.4.15 PAWN SHOP

11.4.15.1 All Zone Districts
In all zone districts where permitted with limitations:

A. No Pawn Shop establishment shall be established, operated, or maintained within 1,000 feet of another Pawn Shop establishment.

B. 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.

SECTION 11.4.16 RETAIL SALES, SERVICES AND REPAIR, OUTDOOR

11.4.16.1 All Mixed Use Commercial Zone Districts
In all Mixed Use Commercial Zone Districts, except the CMP-NWC-F zone district, where permitted with limitations; Outdoor Retail Sales only are permitted, and Outdoor Retail Repair or Service uses are prohibited.
11.4.16.2 Industrial Zone Districts, CMP-NWC-F Zone District

In the Industrial Zone Districts and the CMP-NWC-F Zone District, where permitted with limitations:

A. All Outdoor Retail Repair and Service uses located within 500 feet of a Residential Zone District or Mixed Use Commercial Zone District shall be reviewed according to Section 12.4.9, Zoning Permit with Special Exception Review.

B. In the CMP-NWC-F zone district, all Outdoor Retail Repair and Service uses must be located a minimum of 50 feet from a South Platte River Primary Street zone lot line.

C. 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.

Vehicle / Equipment Sales, Rentals, Service and Repair Use Category

SECTION 11.4.17 AUTOMOBILE EMISSIONS INSPECTION FACILITY

11.4.17.1 All MX-2A, -2; MS-2; Downtown Neighborhood Context Zone Districts

In all MX-2A, -2; MS-2; and Downtown Neighborhood Context zone districts, where permitted with limitations, all Automobile Emissions Inspection Facility uses shall be totally enclosed with no outdoor displays, sales, or storage.

SECTION 11.4.18 AUTOMOBILE SERVICES, LIGHT OR HEAVY

11.4.18.1 All RX Zone Districts

In all RX zone districts, where permitted with limitations,

A. All Automobile Services uses, including the sale of automotive fuel and associated fuel pumps, shall be completely enclosed.

11.4.18.2 All MX-2A, -2; MS-2 Zone Districts

In all MX-2, -2A; MS-2 zone districts, where permitted with limitations, automobile wash, laundry, detail or polishing shops (a specific type of Automobile Services, Light use) are prohibited.

11.4.18.3 All C-CCN, D-AS-12+, D-AS-20+, D-CPV-T, D-CPV-R, and D-CPV-C Zone Districts

In all C-CCN, D-AS-12+, D-AS-20+, D-CPV-T, D-CPV-R, and D-CPV-C zone districts, where permitted with limitations, the following limitations shall apply and control in case of any conflict with the more general limitations in Section 11.4.1.9.4:

A. Intent

Improve the pedestrian experience in important mixed-use districts through Street Level active uses. While Automobile Services uses provide a desirable neighborhood service, such uses do not invite the high-intensity customer, visitor, and resident interactions throughout the day and night that substantially contribute to the activation, economic vitality, and safety of vibrant mixed-use neighborhoods. Street Level area set aside in buildings for non-Automobile Services uses according to this limitation is intended to be adequately configured and dimensioned to support the feasible use of such space for Street Level active uses.

B. Limitations

1. Permitted Automobile Services uses are limited to routine maintenance and minor repair of automobiles, which may include greasing, tire repair, wheel alignment, brake repair, muffler replacement, engine tune-up, flushing of radiators, servicing of air conditioners, and other similar minor repair and servicing activities.

2. All Automobile Services uses shall be operated in a completely enclosed structure with no outdoor displays, sales, or storage.
See also C-CCN zone district use limitations related to Street Level Household Living uses in Section 11.2.5, C-CCN zone district supplemental design standards in Section 7.3.5.1 related to permitted Street Level active uses in structures or buildings containing parking spaces, Street Level active use requirements for the D-AS-12+ and D-AS-20+ zone districts in Section 8.8.5.1, and Street Level active use and Street Level active non-residential use requirements for the D-CPV-T, D-CPV-R, and D-CPV-C zone districts in Sections 8.9.5.1 and 8.9.5.2.

3. Accessory fuel sales, including the sale of compressed natural gas or liquefied petroleum, are prohibited, except accessory electric charging of vehicles shall be permitted.

4. Accessory trailer rental is prohibited.

5. Washing, cleaning, and/or waxing of automobiles by hand or with manually or automatically operated equipment is permitted only as accessory to the primary Automobile Services use, and shall be located in the same building as the primary Automobile Services use.

6. In the C-CCN zone districts, when located in a building that abuts one or more named or numbered public streets, Automobile Services uses may be located:
   a. On any story above or below the Street Level, and/or
   b. On the Street Level, but only if 100% of the building’s street frontage(s) is occupied by one or more primary uses other than the Automobile Services use. Internal pedestrian-only access to the Automobile Services use from the primary street side(s) of the building is permitted (e.g., a pedestrian lobby or waiting area), and such area may be credited toward compliance with the 100% Street Level use frontage requirement.

11.4.18.4 All Zone Districts

In all zone districts, where permitted with limitations:

A. Outdoor public address or loudspeaker systems are prohibited.

B. Rental or sale of motor vehicles is prohibited, unless otherwise permitted as a primary use in the subject zone district.

C. Fuel pumps and permitted accessory trailer storage need not be enclosed, except in a RX zone district.

D. All discarded parts and materials shall be deposited into a completely enclosed container concealed from adjacent properties.

E. Vehicles being serviced or stored for customers shall not be parked on streets, alleys, public sidewalks or public park strips.

F. The use shall be provided with barriers of such dimensions that occupants of adjacent structures are not unreasonably disturbed, either by day or night, by the movement of vehicles; outdoor lighting shall be arranged so it neither unreasonably disturbs occupants of adjacent residential properties nor interferes with traffic.

G. All outdoor lighting shall be provided with full cut-off fixtures. The use shall extinguish all outdoor lighting that is not fully shielded at close of business or 11:00 p.m., whichever is earlier.

H. Trailer rentals are permitted as an accessory use subject to the following limitations:
   1. One trailer is permitted on the zone lot for each 4,000 square feet of land area in the zone lot, not, however, exceeding 5 trailers at any one time; and
   2. Each trailer shall not exceed 8 feet in height, length and width.
I. A single bay car wash containing either manual or automatic equipment is permitted as an accessory use subject to compliance with the accessory use standards in Division 11.7, Accessory Use Limitations, and in Division 11.10, Uses Accessory to Nonresidential Uses - Limitations.

J. An automobile services use may include the sale of compressed natural gas, liquefied petroleum, or other types of fuel for vehicles as regulated by the Denver Fire Code. Any above-ground fuel tanks shall be located a minimum of 1,000 feet from a protected use, as “protected use” is defined by the Denver Fire Code.

11.4.18.5 CMP-NWC-F Zone District
In the CMP-NWC-F zone district, where permitted with limitations, all Automobile Services uses must be located a minimum of 50 feet from a South Platte River Primary Street zone lot line.

SECTION 11.4.19 AUTOMOBILE SERVICES, LIGHT

11.4.19.1 All Zone Districts
In all zone districts, where permitted with limitations:

A. Automobile wash, laundry, detail or polishing shops are permitted as a type of Automobile Service, Light, use, subject to compliance with the following standards:

1. An automobile wash, laundry, detail or polishing shop shall be sited on a zone lot and constructed, operated, and maintained in compliance with the building form standards stated in the applicable zone district.

2. The structure housing the primary use shall be setback a minimum 8 feet from any abutting Residential Zone District.

3. Adequate landscaping and solid fencing shall be installed to control the effects of noise where such bay is located adjacent to a residential use or a Residential Zone District.

4. If the zone lot containing the use abuts a SU or TU zone district, the hours of operation shall be limited to the time period between 7:00 a.m. and 10:00 p.m.

5. The use shall provide, in addition to any other required off-street parking, sufficient hard-surfaced and dust-free space on the same zone lot to accommodate at least 3 vehicles waiting to be washed for each washing stall.

SECTION 11.4.20 AUTOMOBILE SERVICES, HEAVY

11.4.20.1 All Zone Districts
In all zone districts, where permitted with limitations, review is required according to Section 12.4.9, Zoning Permit with Special Exception Review, for facilities that involve an environmental hazard as determined by the Denver Fire Code, including but not limited to the following:

A. Vehicle body shop,

B. Upholstery or top shop, and

C. Paint shop.

11.4.20.2 All CC, MS; I-MX, I-A; M-IMX Zone Districts
In all CC, MS; I-MX, I-A; and M-IMX zone districts, where permitted with limitations:

A. The zone lot for all automobile services, heavy, uses shall be enclosed with a solid fence or wall except for the following excluded areas:

1. The Primary Street frontage of the zone lot directly in front of the Primary Street facing building wall or a Primary Street facing entrance of the primary structure, and in no
case shall such fence or wall be required along more than 40 percent of the length of the Primary Street frontage of the zone lot described in Section 11.4.21.2;

2. The Primary Street frontage of the zone lot directly in front of an automobile retail display area; or

3. Any portion of a zone lot line containing a building wall.

B. Such fence or wall shall be constructed to a height adequate to conceal any vehicles, equipment, or parts located on the zone lot; provided, the height and location of such wall or fence shall not interfere with clear sight at the intersection with a right-of-way and complies with the Denver Building and Fire Code.

C. Permitted fence or wall materials shall consist of wood, brick, masonry or other similar durable materials as approved by the Zoning Administrator.

D. Prohibited fence or wall materials include salvaged doors and corrugated or sheet metal.

SECTION 11.4.21 AUTOMOBILE / MOTORCYCLE, LIGHT TRUCK SALES, RENTAL AND/OR LEASING; PAWN LOT OR VEHICLE AUCTIONEER

11.4.21.1 All Downtown Neighborhood Context Zone Districts and All C-CCN Zone Districts

In all Downtown Neighborhood Context zone districts and in all C-CCN zone districts, where permitted with limitations:

A. The use shall be operated in a Completely Enclosed Structure with no outdoor displays, sales, or storage.

B. Automobile pawn lots are prohibited.

11.4.21.2 All RX and MS Zone Districts

In all RX and MS zone districts, where permitted by limitations, all Automobile / Motorcycle, Light Truck Sales, Rental and/or Leasing uses and all Pawn Lot or Vehicle Auctioneer uses shall be operated in a Completely Enclosed Structure, with no outdoor displays, sales, or storage.

11.4.21.3 All Zone Districts

In all zone districts, where permitted with limitations:

A. Outdoor public address or loudspeaker systems are prohibited.

B. Accessory uses and activities may include the retail sale of vehicle accessories, oil, grease, antifreeze, tires and batteries, and other similar products; and provision of services to the extent of installing the foregoing items, making minor mechanical adjustment, washing and polishing vehicles.

C. The facility shall not include Heavy Automobile Service uses, either as an accessory or primary use, unless otherwise permitted as a primary use in the subject zone district.

D. Adjoining Residential Zone Districts shall be protected from the external effects of permitted outdoor vehicle or equipment display or storage areas by the establishment of landscaped buffers or an opaque fence or wall at least 5 feet high, by the location of landscaped employee or public parking areas, or by other means to achieve the same protection purpose.

E. Vehicles being displayed, serviced or stored shall not be parked on streets, alleys, public sidewalks or public park strips.

F. As permitted, vehicles displayed outside a Completely Enclosed Structure may have individual signs and, when provided, such signs shall be located only inside such vehicles.
G. For facilities engaged only in the rental of automobiles, the land area assigned for storage of rental automobiles shall not be included for computation of any required off-street parking space.

SECTION 11.4.22 HEAVY VEHICLE / EQUIPMENT SALES, RENTALS, AND SERVICES

11.4.22.1 All I-MX, I-A; M-IMX Zone Districts
In all I-MX, I-A; and M-IMX, zone districts, where permitted with limitations:

A. Heavy Vehicle / Equipment Sales, Rentals and Services uses shall be located 500 feet or more from the nearest boundary of any Residential Zone District existing at the time of application for the use.

B. This 500 foot spacing requirement may be reduced or eliminated by the Zoning Administrator if the applicant proves by a preponderance of the evidence that an analysis of the proposed use, its traffic generation, and other external effects indicates a smaller separation will have no significant effect on the nearby Residential Zone District.

11.4.22.2 I-B Zone District
In the I-B zone district, aircraft maintenance and repair shall be located 500 feet or more from the nearest boundary of a Residential Zone District existing at the time of application. This 500-foot spacing requirement may be reduced or eliminated by the Zoning Administrator if the applicant proves by a preponderance of the evidence that the proposed use, its siting, design, traffic generation, and other external effects indicate a reduced or eliminated separation will have no significant adverse impact on the nearby Residential Zone District.
b. Requiring an appropriate alternative tower structure; or

c. Other actions that will disguise or otherwise lessen the impact of the tower.

F. If a Public Meeting is Requested

If a request for a public meeting is received from 3 property owners within 500 feet of the proposed tower or from a registered neighborhood association whose boundaries contain or are within 200 feet of the proposed tower, the Zoning Administrator shall refer the application to the Chief Information Officer to arrange for a public meeting to be held within 30 days from the date of request.

1. Committee
   A committee composed of the Chief Information Officer, the Manager, and the chairman of the Planning Board, or their designees, shall hold the public meeting.

2. Notification and Posting
   All persons submitting comments or requests for a public meeting and all registered neighborhood organizations whose boundaries contain or are within 200 feet of the location of the proposed tower shall be notified of the date, time and location of the public meeting. The applicant shall post the property in a conspicuous location or locations determined by the Zoning Administrator with a sign provided by the Zoning Administrator. Such sign shall describe the proposed construction and the date, time and location of the public meeting. The property shall be posted for 15 days prior to the meeting date. Such posted notices shall be removed by the applicant within 45 days after their posting; failure to remove such notices in a timely manner shall constitute a violation of this Code. If the tower is approved by the Zoning Administrator, the property shall be posted for a period of 15 days after approval, indicating that the tower has been approved.

3. Recommendation
   Within 15 days of the public meeting the committee shall make a recommendation to the Zoning Administrator to approve, approve with conditions or deny the application. In making its recommendation the committee shall consider the comments at the public meeting and the goals of Section 11.5.2.1.A, Intent, and the provisions of Section 11.5.2.5.E.1, Findings Required, Section 11.5.2.5.E.2., Considerations, and Section 11.5.2.5.E.3, Conditions.

4. Zoning Administrator’s Decision
   Within a reasonable time of receiving the recommendation of the committee, the Zoning Administrator shall make a decision according to Section 11.5.2.5.E, If No Public Meeting is Requested, above.

11.5.2.6 Telecommunications Towers In and Adjacent to Residential Zone Districts or within 500 Feet of Another Tower

Subject to Section 12.4.9, Zoning Permit with Special Exception Review, telecommunication towers that are either in or within 100 feet of Residential Zone District or within 500 feet of another tower, but not including Telecommunications Tower - Alternative Structures not more than 50 feet in height, may be permitted subject to compliance with the following standards:

A. The placement of towers and their associated telecommunications support facilities in Residential Zone Districts, within 100 feet of a Residential Zone District, or within 500 feet of another tower, shall be permitted only if the Board of Adjustment finds that the proposed tower is necessary and essential to providing the applicant’s telecommunication service.

B. The Board of Adjustment may place such conditions on the use as will advance the goals contained in Section 11.5.2.1.A, Intent, including but not limited to:

   1. Moving the location of the tower or antenna to a more appropriate available site;
2. Using a different technology that will lessen the impact of the tower or antenna;
3. Requiring an appropriate alternative tower structure; or
4. Other actions that will disguise or otherwise lessen the impact of the tower or antenna.

**INDUSTRIAL SERVICES USE CATEGORY**

**SECTION 11.5.3 CONTRACTORS, SPECIAL TRADE, GENERAL**

11.5.3.1 All Mixed Use Commercial Zone Districts
In all Mixed Use Commercial Zone Districts, where permitted with limitations:

A. Trucks having a manufacturer’s capacity of more than 2 tons shall not remain on the premises except as necessary to load and discharge contents.

B. Any unenclosed areas permitted shall be provided with:
   1. A fence or wall constructed to a height adequate to conceal any vehicles, equipment or supplies located on the zone lot;
   2. Proper grading for drainage; and
   3. Asphalt, oil or any other dust-free surfacing. These areas shall be maintained in good condition, free of weeds, dust, trash and debris.

11.5.3.2 All Downtown Neighborhood Context Zone Districts
In all Downtown Neighborhood Context zone districts, where permitted with limitations, this use shall be operated within a completely enclosed structure.

11.5.3.3 All Industrial Context Zone Districts, CMP-NWC-F District
In all Industrial Context zone districts and the CMP-NWC-F zone district, where permitted with limitations:

A. The use shall be located at least 500 feet from any Residential Zone District.

B. This requirement may be reduced by the Zoning Administrator if the applicant proves by a preponderance of the evidence that an analysis of the proposed use, its traffic generation, and other external effects indicates a smaller separation will have no significant effect on the nearby residential district.

C. In the CMP-NWC-F zone district, all Contractors, Special Trade, General uses must be located a minimum of 50 feet from a South Platte River Primary Street zone lot line.

**SECTION 11.5.4 CONTRACTOR, SPECIAL TRADE-HEAVY/CONTRACTOR YARD**

11.5.4.1 I-MX, I-A, I-B, CMP-NWC-F, M-IMX and M-GMX Zone Districts

A. In the I-MX, I-A, I-B, CMP-NWC-F, M-IMX, and M-GMX Zone Districts, where permitted with limitations, a contractor, special trade/heavy use shall be located at least 500 feet from a Residential Zone District.

B. In the CMP-NWC-F zone district, all Contractor, Special Trade-Heavy/Contractor Yard uses must be located a minimum of 50 feet from a South Platte River Primary Street zone lot line.

C. This requirement may be reduced or eliminated by the Zoning Administrator if the applicant proves by a preponderance of the evidence that the proposed use, site design, its traffic generation, and other external effects indicates a smaller separation will have no significant effect on the nearby Residential Zone District.
SECTION 11.5.5 FOOD PREPARATION AND SALES, COMMERCIAL

A. All Zone Districts
In all zone districts, where permitted with limitations, a Food Preparation and Sales, Commercial use engaged in the production of marijuana-infused products shall be allowed to produce marijuana concentrate through the use of the following extraction processes, provided all of the marijuana concentrate produced shall be incorporated into food products made on site:

1. Water-based extraction;
2. Food-based extraction; or
3. Alcohol- or ethanol-based extraction, but only if the production of marijuana concentrate is done without the application of any heat from a fuel-fired or electrified source and uses no more than 16 ounces of alcohol or ethanol during each extraction process.

SECTION 11.5.6 LABORATORY, RESEARCH, DEVELOPMENT, TECHNOLOGICAL SERVICE

A. All Zone Districts
In all zone districts, where permitted with limitations, a Laboratory, Research, Development, Technological Service use may include sales facilities limited to non-retail sales and sales activities, which shall occupy no more than 20 percent of the gross floor area of the structure. Such use may include indoor storage space for parts and supplies.

SECTION 11.5.7 SERVICE/REPAIR, COMMERCIAL

11.5.7.1 All CC, MX, MS Zone Districts
In all CC, MX, MS zone districts, except in the M-IMX zone districts, where permitted with limitations, Commercial Service/Repair uses are limited to building maintenance service uses only. All other Commercial Service/Repair uses are prohibited.

11.5.7.2 All Downtown Context Zone Districts
In all Downtown Context zone districts, where permitted with limitations, Service/Repair, Commercial uses are limited to: diaper service, linen supply, laundry, metal sharpening, and mirror silvering.

11.5.7.3 All I-A, I-B; CMP-NWC-F; M-IMX Zone Districts
In all I-A, I-B, CMP-NWC-F and M-IMX zone districts, where permitted with limitations:

A. Commercial Service/Repair uses are limited only to the following specific types:

1. Repair, rental and servicing of any commodity that is manufactured, processed, fabricated, stored or sold in the zone, and which may involve an environmental hazard as determined by the Denver Fire Code, including but not limited to the following:
   a. Vehicle body shop,
   b. Upholstery or top shop,
   c. Paint shop,
   d. Refrigeration and air conditioning service and repair,
   e. Disinfecting and pest control service.
2. Autoclave;
3. Laundry, dry cleaning, commercial, industrial.
B. In the CMP-NWC-F zone district, all Service/Repair, Commercial uses must be located a minimum of 50 feet from a South Platte River Primary Street zone lot line.

C. All Commercial Service/Repair uses shall be located at least 500 feet from any Residential Zone District. This requirement may be reduced by the Zoning Administrator if the applicant proves by a preponderance of the evidence that an analysis of the proposed use, its traffic generation, and other external effects indicates a smaller separation will have no significant effect on the nearby residential district.

**MANUFACTURING AND PRODUCTION USE CATEGORY**

**SECTION 11.5.8 MANUFACTURING, FABRICATION, AND ASSEMBLY - CUSTOM**

11.5.8.1 All Zone Districts
In all zone districts, where permitted with limitations, Manufacturing, Fabrication, and Assembly - Custom uses involving the manufacture of malted beverages, wine, brandy or brandy spirits, or distilled and blended liquors shall comply with the following limitations:

A. On-site manufacturing of malted barley is prohibited.

B. Unenclosed outdoor storage is prohibited.

C. Outdoor tasting, serving, and seating areas are permitted as common and customary accessory uses, provided in all zone districts, except in the I-A zone district, such areas shall comply with the limitations stated in Section 11.10.12, for Outdoor Eating and Serving Areas Accessory to Eating/Drinking Establishment Use.

11.5.8.2 All RX and All MX -2x, -2A, -2; MS -2x, -2 Districts
In all RX, and MX-2x, -2A, -2, and MS-2x, -2 zone districts abutting a SU or TU zone district, where permitted with limitations, Manufacturing, Fabrication, and Assembly - Custom uses involving the manufacture of malted beverages, wine, brandy or brandy spirits, or distilled and blended liquors shall comply with the following limitations:

A. Lighted signage shall be turned off during non-operating hours; and

B. All outdoor lighting shall be provided with full cut-off fixtures.

11.5.8.3 All RX and MX -2x, MS -2x Zone Districts
In all RX, MX-2x, and MS-2x zone districts, where permitted with limitations, Manufacturing, Fabrication, and Assembly - Custom uses involving the manufacture of malted beverages, wine, brandy or brandy spirits, or distilled and blended liquors shall comply with the following limitations:

A. If the use is less than 100 feet from the boundary of any Protected District, all business activities open to the public shall cease by 10:00 p.m., except on Friday and Saturday nights when all business activities open to the public shall cease by 11:00 p.m.

**SECTION 11.5.9 MANUFACTURING, FABRICATION, AND ASSEMBLY - GENERAL**

11.5.9.1 All Zone Districts
In all zone districts, where permitted with limitations, Manufacturing, Fabrication, and Assembly - General uses shall be located 500 feet or more from the nearest boundary of a Residential Zone District existing at the time of application. This 500-foot spacing requirement may be reduced or eliminated by the Zoning Administrator, if the applicant proves by a preponderance of the evidence that the proposed use, its siting, design, traffic generation, and other external effects indicate a
reduced or eliminated separation will have no significant adverse impact on the nearby Residential Zone District.

11.5.9.2 All Mixed Use Commercial Zone Districts
In all Mixed Use Commercial Zone Districts, where permitted with limitations:

1. A Manufacturing, Fabrication and Assembly - General use on a zone lot greater than 60,000 square feet or operating between 10:00 p.m. and 5:00 a.m. shall be reviewed according to Section 12.4.9, Zoning Permit with Special Exception Review.

2. A Manufacturing, Fabrication and Assembly - General use proposed on zone lots fronting 56th Avenue, Tower Road, or Pena Boulevard shall be reviewed according to Section 12.4.9, Zoning Permit with Special Exception Review.

3. A Manufacturing, Fabrication, and Assembly - General use involving the manufacture of malted beverages, wine, brandy or brandy spirits, or distilled and blended liquors shall comply with the following additional limitations:
   a. On-site manufacturing of malted barley is prohibited.
   b. Unenclosed outdoor storage is prohibited.
   c. Outdoor tasting, serving, and seating areas are permitted as common and customary accessory uses, provided such areas shall comply with the limitations stated in Section 11.10.12 for Outdoor Eating and Serving Areas Accessory to Eating/Drinking Establishment Use.

11.5.9.3 CMP-NWC-F Zone District
In CMP-NWC-F, where permitted with limitations, all Manufacturing, Fabrication and Assembly-General uses must be located a minimum of 50 feet from a South Platte River Primary Street zone lot line.

SECTION 11.5.10 MANUFACTURING, FABRICATION, AND ASSEMBLY - HEAVY

11.5.10.1 All Zone Districts
A. In all zone districts, where permitted with limitations, Manufacturing, Fabrication, and Assembly - Heavy uses shall be located 500 feet or more from the nearest boundary of a Residential Zone District existing at the time of application. This 500-foot spacing requirement may be reduced or eliminated by the Zoning Administrator, if the applicant proves by a preponderance of the evidence that the proposed use, its siting, design, traffic generation, and other external effects indicate a reduced or eliminated separation will have no significant adverse impact on the nearby Residential Zone District.

B. Special Exception review is required for the manufacturing, fabrication, and assembly of:
   1. (SIC 3631) Household cooking equipment;
   2. (SIC 3632) Household refrigerators and freezers;
   3. (SIC 3633) Household laundry equipment; or
   4. (SIC 3639) Household appliances.

C. Petroleum refining is prohibited except for the following activities, which are permitted only in the I-B zone district:
   1. (SIC 295) Asphalt paving and roofing materials; or
   2. (SIC 299) Miscellaneous products of petroleum and coal.
D. Outdoor tasting, serving, and seating areas are permitted as common and customary accessory uses to a Manufacturing, Fabrication, and Assembly - Heavy use involving the manufacture of malted beverages, wine, brandy or brandy spirits, or distilled and blended liquors.

MINING & EXTRACTION AND ENERGY PRODUCTION SYSTEMS USE CATEGORY

SECTION 11.5.11 OIL, GAS, PRODUCTION, DRILLING

11.5.11.1 I-MX, I-A, I-B, M-IMX and M-GMX Zone Districts

In the I-MX, I-A, I-B, M-IMX and M-GMX zone districts, where permitted with limitations, oil gas, production, drilling uses are limited to geophysical services only. As part of the Site Development Plan review process, the Zoning Administrator shall determine the separation between the proposed use and any adjacent Residential Zone District based on the external effects of the proposed use.

11.5.11.2 O-1 and DIA Zone Districts

In the O-1 and DIA zone districts, where permitted with limitations:

A. All site plan applications for oil and gas uses shall be reviewed according to Section 12.4.3, Site Development Plan Review, with the addition of a representative from the building inspection division of Community Planning and Development, designated by the Manager, and a representative from the Department of Aviation, designated by the Manager of Aviation.

B. As part of the Site Development Plan Review, the Manager may recommend conditions on the approval of any oil and gas permit application to ensure the following public health, safety, and welfare objectives:

1. There shall be adequate financial assurances to insure the city against any claims which may arise due to the applicant's operation under any and all permits issued by the city;

2. The applicant shall provide appropriate protection of the natural environment and adjacent land uses; and

3. The applicant shall assure avoidance of any adverse impact on other permitted uses in the subject zone district.

SECTION 11.5.12 SAND OR GRAVEL QUARRY

11.5.12.1 I-MX, I-A, I-B, M-IMX and M-GMX Zone Districts

In the I-MX, I-A, I-B, M-IMX and M-GMX zone districts, where permitted with limitations, a sand or gravel quarry use shall be located at least 500 feet from a Residential Zone District. This requirement may be reduced or eliminated by the Zoning Administrator if the applicant proves by a preponderance of the evidence that an analysis of the proposed use, its traffic generation, and other external effects indicates a smaller separation will have no significant effect on the nearby residential district.

SECTION 11.5.13 WIND ENERGY CONVERSION SYSTEM (“WECS”)

11.5.13.1 All Zone Districts

In all zone districts, where permitted with limitations:

A. Zone Lots Containing or Adjacent to Single-Unit or Two-Unit Dwelling Uses or Row House Building Forms

Establishment of a wind conversion energy system use on a zone lot, or adjacent to a zone lot, that contains a single unit dwelling use or two-unit dwelling use, or that contains a Row House Building Form, is permitted according to Section 12.4.9, Zoning Permit with Special Exception
Review. The Board of Adjustment may approve such use only upon findings that the proposed wind energy conversion system complies with the following standards:

1. The applicant is the owner of the property and has submitted a site plan of the property that shows the location of the proposed system;

2. The proposed system, including guy wires, will not encroach into any setback space and will be no closer than 10 feet to any property line; provided, however, that for any zone lot not containing a single unit or two-unit dwelling use, or a Row House Building Form, the 10 foot setback only applies to zone lot lines abutting such residential zone lots; other setbacks shall be as per the applicable zone district and building form regulations.

3. The proposed system will extend no further than 30 feet above the highest point of existing buildings on the zone lot, unless the zone lot does not have a single unit or two unit dwelling use or Row House building form, in which case the proposed system will extend no further than 35 feet above the highest point of existing buildings on the zone lot, or 60 feet above the ground, whichever is higher;

4. All power transmission lines shall be located underground or inside a structure and that the proposed system, will consist of a tubular pole tower if the proposed system is to be a horizontal axis system;

5. Climbing access to the structure shall be limited by means of a fence 6 feet high around the tower base with a locking gate or by limiting tower climbing apparatus to no lower than 13 feet from the ground, and that at least one sign shall be posted at the base of the tower with the following warning: “WARNING: Wind Energy Electrical Generating System”;

6. Any system with a capacity in excess of 100 kilowatts shall not be installed in a Residential Zone District and shall not be located along the major axis of an existing microwave communications link where the operation of the system is likely to produce an unacceptable level of electromagnetic interference;

7. The proposed system will not create a detrimental effect on nearby properties through electromagnetic interference, physical appearances or noise, either by loudness or frequency; and

8. The proposed system will not substantially or permanently injure the appropriate use of adjacent conforming property.

B. All Other Zone Lots - Systems Not Subject to Special Exception Review
A wind energy conversion system may operate on any zone lot that is not adjacent to and does not have a single-unit dwelling or two-unit dwelling use. A wind energy conversion system may be permitted according to Section 12.4.2, Zoning Permit Review with Informational Notice, and subject to compliance with the following conditions:

1. The applicant is the owner of the property and has submitted a site plan of the property which shows the location of the proposed system.

2. The proposed system, including guy wires and blades, shall not encroach into any setback space, and in no event shall be within 10 feet of the front zone lot line.

3. The proposed system, including blades, shall extend no further than 35 feet above the highest point of existing buildings on the zone lot or any building within 100 feet of the zone lot or 60 feet above the ground, whichever is higher; provided, however that in no event may the system extend more than 75 feet above the building on which it is mounted.

4. All power transmission lines shall be located underground or inside a structure.
5. Climbing access to the structure shall be limited by means of a fence six feet high around the tower base with a locking gate or by limiting tower climbing apparatus to no lower than 13 feet from the ground, and that at least one sign shall be posted at the base of the tower with the following warning: “WARNING Wind Energy Electrical Generating System”.

6. Any system with a capacity in excess of 100 kilowatts shall not be located along the major axis of an existing microwave communications link where the operation of the system is likely to produce an unacceptable level of electromagnetic interference.

7. The proposed system shall not create a detrimental effect on nearby properties through electromagnetic interference, physical appearances or noise, either by loudness or frequency.

8. The proposed system shall not substantially or permanently injure the appropriate use of adjacent conforming property.

TRANSPORTATION FACILITIES USE CATEGORY

SECTION 11.5.14 HELIPAD, HELISTOP, HELIPORT

11.5.14.1 All Residential Zone Districts
In all Residential Zone Districts, where permitted with limitations, the use shall be limited to landing and take-off area for police and/or emergency rotor craft, not including maintenance, repair, fueling, or hangar facilities.

11.5.14.2 All Mixed Use Commercial Zone Districts
In all Mixed Use Commercial Zone Districts, where permitted with limitations:

A. The use shall be limited to landing and take-off area for police and/or emergency rotor craft, not including maintenance, repair, fueling, or hangar facilities.

B. The Helipad or Helistop shall be a minimum of 1,000 feet from a Residential Zone District or a PUD District that allows residential uses; except that helipads or helistops in the CMP-H and CMP-H2 zone districts and in the D-GT zone district located south of 8th Avenue shall not be subject to this 1,000 feet distance requirement.

C. Helipads or helistops in the CMP-H and CMP-H2 districts and in the D-GT zone district located south of 8th Avenue shall be subject to Zoning Permit with Special Exception Review.

11.5.14.3 I-A, I-B Zone Districts
In the I-A, I-B zone districts, where permitted with limitations, the Helipad or Helistop shall be a minimum of 1,000 feet from a Residential Zone District or a PUD District that allows residential uses.

SECTION 11.5.15 RAILROAD FACILITIES

11.5.15.1 I-MX, I-A, I-B Zone Districts
In the I-MX, I-A, I-B zone districts, where permitted with limitations:

A. A railway facility proposed after January 11, 1991, shall be a minimum of 500 feet from a Residential Zone District; provided, however, this 500-foot spacing requirement may be reduced by the Zoning Administrator for an expansion of an existing facility if the applicant proves by a preponderance of the evidence that an analysis of the proposed use, its traffic generation, and other external effects indicates a smaller separation will have no significant effect on the nearby residential district.

B. All mass transit railroad facilities located within 200 feet of a conforming residential structure shall be reviewed according to Section 12.4.3, Site Development Plan Review.
11.5.15.2 All Downtown Zone districts
In all Downtown zone districts where permitted with limitations, all mass transit railroad facilities located within 200 feet of a conforming residential structure shall comply with review procedures according to Section 12.4.3, Site Development Plan Review.

SECTION 11.5.16 TERMINAL, STATION OR SERVICE FACILITY FOR PASSENGER TRANSIT SYSTEM

11.5.16.1 All Residential Zone Districts
In all Residential zone district, where permitted with limitations, the use shall be limited to a stop or station for the mass passenger transit system only; and parking provided for the use of passengers or employees of the passenger transit provider.

SECTION 11.5.17 TERMINAL FREIGHT, AIR COURIER SERVICE

11.5.17.1 I-MX, I-A, I-B, M-IMX, M-GMX and All Downtown Zone Districts
In the I-MX, I-A, I-B, M-IMX, M-GMX and all Downtown Zone Districts, where permitted with limitations:

A. Any terminal proposed after January 11, 1991, shall be a minimum of 500 feet from a Residential Zone District; provided, however, this 500-foot spacing requirement does not apply to an increase of an existing use of less than 15 percent gross floor area or gross site area.

B. The 500-foot spacing requirement may be reduced by the Zoning Administrator for an expansion greater than 15 percent gross floor area or gross site area of an existing facility if the applicant proves by a preponderance of the evidence that an analysis of the proposed use, its traffic generation, and other external effects indicates a smaller separation will have no significant effect on the nearby residential district.

WASTE RELATED SERVICES

SECTION 11.5.18 AUTOMOBILE PARTS RECYCLING BUSINESS

11.5.18.1 I-MX, I-A, I-B Zone Districts
In the I-MX, I-A, I-B zone districts, where permitted with limitations:

A. The use shall be located no less than 500 feet from a Residential Zone District. This requirement may be reduced by the Zoning Administrator if the applicant proves by a preponderance of the evidence that the proposed use, its traffic generation and other external effects indicate a smaller separation will have no significant effect on the nearby Residential Zone District.

B. The use shall comply with the screening and enclosure requirements of Section 9.1.4.7, Required Screening and Enclosure.

C. Vehicle parts and bodies shall be arranged and/or stacked in an orderly manner. Outdoor aisles shall be graveled or covered with a dust-free surface material, and the site along with abutting street right-of-way areas shall be kept free of weeds and litter. The dismantling area shall not be visible from the street or from abutting residential or business zoned properties. Outdoor storage areas shall be enclosed by a solid wall or fence, except where such business adjoins a similar use along a side or rear lot line. Provision shall be made to control, contain and collect for proper disposal oil, antifreeze and other liquids generated by the dismantling or storage of motor vehicles or parts. Disposal of CFC’s (chlorofluorocarbons) from vehicle air conditioners shall be done in accordance with chapter 4 of the Revised Municipal Code and applicable rules and regulations.
SECTION 11.5.19 JUNKYARD

11.5.19.1 I-MX, I-A, I-B Zone Districts

In the I-MX, I-A, I-B zone districts, where permitted with limitations:

A. Separation
   The use shall be a minimum of 1,000 feet from any Residential Zone District, Mixed Use Commercial Zone District, or Downtown Neighborhood Context zone district.

B. Screening
   The use shall comply with the screening and enclosure requirements of Section 9.1.4.7, Required Screening and Enclosure. The height of such fence or wall shall screen the view from an abutting Primary Street of the stored material and shall not exceed a height of 10 feet. Existing solid walls or fences consisting of prohibited materials shall be replaced with approved materials no later than June 15, 1993.

SECTION 11.5.20 RECYCLING CENTER

11.5.20.1 I-MX, I-A, I-B, M-IMX and M-GMX Zone Districts

In the I-MX, I-A, I-B, M-IMX and M-GMX Zone Districts, where permitted with limitations:

A. Separation
   The recycling center facility shall be located at least 500 feet from a Residential Zone District. This requirement may be reduced or eliminated by the Zoning Administrator if the applicant proves by a preponderance of the evidence that the proposed use, site design, its traffic generation, and other external effects indicates a smaller separation will have no significant effect on the nearby Residential Zone District.

B. Screening
   The use shall comply with the screening and enclosure requirements of Section 9.1.4.7, Required Screening and Enclosure Standards.

SECTION 11.5.21 RECYCLING PLANT, SCRAP PROCESSOR

11.5.21.1 I-MX, I-A, I-B Zone Districts

In the I-MX, I-A, I-B zone districts, where permitted with limitations:

A. Separation
   The recycling plant shall be located at least 500 feet from a Residential Zone District. This requirement may be reduced or eliminated by the Zoning Administrator if the applicant proves by a preponderance of the evidence that an analysis of the proposed use, its traffic generation, and other external effects indicates a smaller separation will have no significant effect on the nearby residential district.

B. Screening
   The use shall comply with the screening and enclosure requirements of Section 9.1.4.7, Required Screening and Enclosure Standards.
**WHOLESALE, STORAGE, WAREHOUSE AND DISTRIBUTION USE CATEGORY**

**SECTION 11.5.22 AUTOMOBILE TOWING SERVICE STORAGE YARD**

11.5.22.1 **I-MX, I-A, I-B Zone Districts**
In the I-MX, I-A, I-B zone districts, where permitted with limitations, an automobile towing service storage yard plant shall be located at least 500 feet from a Residential Zone District. This requirement may be reduced or eliminated by the Zoning Administrator if the applicant proves by a preponderance of the evidence that the proposed use, site design, its traffic generation, and other external effects indicates a smaller separation will have no significant effect on the nearby Residential Zone District.

**SECTION 11.5.23 MINI-STORAGE FACILITY**

11.5.23.1 **All MX, MS, and Downtown Zone Districts**
In all MX, MS, and Downtown zone districts, where permitted with limitations, a Mini-Storage Facility use shall not have individual entrances to storage units from the exterior of the structure.

11.5.23.2 **All MX, MS, CC, and Downtown Zone Districts**
In all MX, MS, CC, and Downtown zone districts, where the Zone Lot is located within 1/4 mile of a Rail Transit Station Platform, a Mini-Storage Facility shall be prohibited.

11.5.23.3 **All I-A and I-B Zone Districts**
In all I-A and I-B zone districts, where the Zone Lot is located within 1/4 mile of a Rail Transit Station Platform, and where permitted with limitations, a Mini-Storage Facility use shall not have individual entrances to storage units from the exterior of the structure.

**SECTION 11.5.24 VEHICLE STORAGE, COMMERCIAL**

11.5.24.1 **All Downtown Neighborhood Context Districts**
In all Downtown Neighborhood Context zone districts, where permitted with limitations:

A. Vehicle Storage is limited to enclosed garage storage for commercial and public utility vehicles only.

B. Commercial storage of automobiles and light trucks, vans and sport utility vehicles limited to a capacity of not more than one-and-one-half tons shall be reviewed according to Section 12.4.9, Zoning Permit with Special Exception Review.

11.5.24.2 **I-A, I-B and CMP-NWC-F Zone Districts**
In I-A, I-B and CMP-NWC-F zone districts, where permitted with limitations:

A. The Vehicle Storage use shall be located at least 500 feet from a Residential Zone District.

B. In CMP-NWC-F, all Vehicle Storage, Commercial uses must be located a minimum of 50 feet from a South Platte River Primary Street zone lot line.

C. This requirement may be reduced or eliminated by the Zoning Administrator if the applicant proves by a preponderance of the evidence that the proposed use, site design, its traffic generation, and other external effects indicates a smaller separation will have no significant effect on the nearby Residential Zone District.

11.5.24.3 **All CC Zone Districts**
In all CC zone districts, where permitted with limitations, Vehicle Storage, Commercial shall be limited to the assembling or standing of operable vehicles having a capacity of not more than one and one-half tons.
SECTION 11.5.25  WHOLESALE TRADE OR STORAGE, GENERAL

11.5.25.1  I-MX, I-A, I-B Zone Districts
In the I-MX, I-A, I-B zone districts, where permitted with limitations, all Wholesale Trade or Storage, General uses shall be located a minimum of 500 feet from a Residential Zone District.

SECTION 11.5.26  WHOLESALE TRADE OR STORAGE, LIGHT

11.5.26.1  All CC, MX, MS, CMP, D-AS-12+, D-AS-20+, D-CPV-T, D-CPV-R, and D-CPV-C Zone Districts
In all CC, MX, MS, CMP, D-AS-12+, D-AS-20+, D-CPVT, D-CPV-R, and D-CPV-C zone districts, where permitted with limitations:

A. A Wholesale Trade or Storage, Light use proposed on a zone lot greater than 25,000 square feet or is proposed to operate between 10:00 p.m. and 5:00 a.m. shall be reviewed according to Section 12.4.9, Zoning Permit with Special Exception Review.

B. A Wholesale Trade or Storage, Light use proposed on zone lots fronting 56th Avenue, Tower Road, or Pena Boulevard, or within 300 feet of any boundary with any portion of Adams County other than the Rocky Mountain Arsenal, shall be reviewed according to Section 12.4.2, Zoning Permit Review with Informational Notice, in order to permit review and comment by adjacent jurisdictions.

C. In CMP-NWC-F, all Wholesale Trade or Storage, Light uses must be located a minimum of 50 feet from a South Platte River Primary Street zone lot line.
DIVISION 11.6  AGRICULTURAL PRIMARY USE LIMITATIONS

The Use and Parking Tables in Articles 3 through 9 reference any limitations and standards applicable to permitted primary, accessory, or temporary uses. This Division contains limitations and standards applicable to specific uses within the Agricultural Primary Use Classification across multiple zone districts and neighborhood contexts.

SECTION 11.6.1  AQUACULTURE
In all zone districts, where permitted with limitations, the outdoor storage of waste material from fish processing is prohibited.

SECTION 11.6.2  GARDEN, URBAN

11.6.2.1 All Zone Districts
In all zone districts, where permitted with limitations, bee keeping is permitted as accessory to the Urban Garden use, subject to compliance with the standards for accessory bee-keeping stated in Section 11.8.5, Keeping of Household Animals, except that the bee keeping use need not be sited within the rear 50% of the zone lot, and except that in an Industrial Context zone district, Open Space Context zone district, or the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts, the number of permitted bee hives may be increased to a maximum of 2 hives per 6,000 square feet of gross zone lot area.

SECTION 11.6.3  HUSBANDRY, ANIMAL

11.6.3.1 I-MX, I-A, I-B Zone Districts
In the I-MX, I-A, I-B zone districts, where permitted with limitations, a Husbandry, Animal use shall be located at least 500 feet from a Residential Zone District.

11.6.3.2 OS-B Zone Districts
In the OS-B zone district, where permitted with limitations, a Husbandry, Animal use is limited to the raising and/or grazing of livestock animals and any confinements for such animals, provided such use is located at least 500 feet from a Residential Zone District.

SECTION 11.6.4  HUSBANDRY, PLANT

11.6.4.1 All Zone Districts
In all zone districts, where permitted with limitations, growing of marijuana is permitted only as a “husbandry, plant” use, and shall occur only within a completely enclosed structure.

11.6.4.2 I-A Zone District
In the I-A zone district, where permitted with limitations, when not operated inside a completely enclosed structure, the Plant Husbandry use shall be located at least 500 feet from a Residential Zone District.
SECTION 11.6.5   PLANT NURSERY

11.6.5.1 In All Zone Districts
   In all zone districts, where permitted with limitations:

   A. The outdoor storage of waste material from accessory fish processing (Aquaculture) is prohibited.

   B. Bee keeping is permitted as accessory to a Plant Nursery use, subject to compliance with the standards for accessory bee-keeping stated in Section 11.8.5, Keeping of Household Animals, except that the bee keeping use need not be sited within the rear 50% of the zone lot, and except that in an Industrial Context zone district, Open Space Context zone district, or the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts, the number of permitted bee hives may be increased to a maximum of 2 hives per 6,000 square feet of gross zone lot area. When not operated inside a completely enclosed structure, the Plant Nursery use shall be located at least 500 feet from a Residential Zone District.

11.6.5.2 I-MX Zone Districts
   In the I-MX zone district, where permitted with limitations, a Plant Nursery use shall be operated within a completely enclosed structure.

11.6.5.3 I-A, I-B, OS-B, O-1, M-IMX, M-GMX and DIA Zone Districts
   In the I-A, I-B, OS-B, O-1, M-IMX, M-GMX and DIA zone districts, where permitted with limitations, an unenclosed Plant Nursery use shall be located at least 500 feet from a Residential Zone District.
SECTION 11.10.5  CAR WASH BAY ACCESSORY TO AUTOMOBILE SERVICES OR HOTEL USES

11.10.5.1  All Zone Districts
In all zone districts, where permitted with limitations:

A. A car wash bay is permitted as accessory to an Automobile Services, Light or Heavy, use only. The car wash bay shall be limited in capacity to one vehicle and may be operated with either manual or automatic equipment;

B. An accessory car wash bay shall be sited on a zone lot and constructed, operated, and maintained in compliance with the standards stated in this subsection, and shall comply with the building form standards in the applicable zone district;

C. The car wash bay shall be set back a minimum 8 feet from any abutting residential use or Residential Zone District;

D. Adequate landscaping and solid fencing shall be installed to control the effects of noise where such bay is located adjacent to a residential use or a Residential Zone District;

E. If the zone lot containing the car wash bay abuts a residential use or Residential Zone District, the hours of operation of the car wash bay shall be limited to the time period between 7:00 a.m. and 10:00 p.m.; and

F. Sufficient space on the same zone lot shall be provided to accommodate 3 vehicles waiting for the car wash bay, in addition to the required off-street parking for the primary use.

11.10.5.2  CMP-NWC-F Zone District
In the CMP-NWC-F zone district, where permitted with limitations, a Car Wash Bay Accessory to Automobile Services or Hotel must be located a minimum of 50 feet from a South Platte River Primary Street zone lot line:

SECTION 11.10.6  COLLEGE ACCESSORY TO A PLACE FOR RELIGIOUS ASSEMBLY

11.10.6.1  All Zone Districts
In all zone districts, where permitted with limitations:

A. A College is permitted as accessory to a primary Religious Assembly use only;

B. The accessory College use shall not have an enrollment greater than 75 students;

C. The accessory College use shall provide no student or faculty housing;

D. The accessory College use shall not operate any activities before 8:00 a.m. or after 6:00 p.m.; and

E. The accessory College use shall provide off-street parking according to the parking requirements for university or college uses in the Urban Neighborhood Context (See Article 5).

SECTION 11.10.7  CONFERENCE FACILITIES ACCESSORY TO HOTEL USE

11.10.7.1  All Zone Districts
In all zone districts, where permitted with limitations:

A. Conference facilities are permitted as accessory to a primary hotel use.
B. Notwithstanding the gross floor limitations for accessory uses, conference facilities not exceeding 20 percent of the gross floor area of the hotel are permitted in addition to the floor area occupied by all other accessory uses.

C. For purposes of this allowance for accessory conference facilities, “gross floor area” shall include net meeting space plus related service and pre-function space.

SECTION 11.10.8 DRIVE-THROUGH FACILITY ACCESSORY TO EATING/DRINKING ESTABLISHMENTS AND TO RETAIL SALES, SERVICE, AND REPAIR USES

11.10.8.1 All Zone Districts
In all zone districts, where permitted with limitations:

A. General Limitations

1. Drive-Through Facilities shall be permitted as accessory to a primary Eating and Drinking Establishment or to a primary Retail Sales, Service, or Repair use only.

2. Drive-Through Facilities accessory to a primary Eating and Drinking Establishment shall comply with all applicable use limitations for Eating and Drinking Establishments found in this Article 11. In case of conflict with the use standards stated in this Section specific to Drive-Through Facilities, the standards in this Section shall apply.

3. Accessory Drive-Through Facilities shall be sited on a zone lot and constructed, operated, and maintained in compliance with the building form standards allowed in the applicable zone district, and with these use-specific standards.

B. Site Design Standards

1. Any Drive-Through Facility visible from a public street or from a Residential Zone District shall provide an opaque screen along the visible portion of the drive through queuing and operating lane. Such screen shall at least meet the requirements for screening found in Section 10.5.4.3, Perimeter Surface Parking Lot Landscaping Standards.

2. All parts of any Drive-Through Facility shall be separate from parking circulation aisles.

3. Vehicle access to the site shall not unreasonably interfere with automobile or pedestrian traffic. Queuing lanes shall be adequate to prevent backups onto public streets.

4. This subsection’s Drive-Through Facility standards apply only to drive through facilities that commence operations after June 1, 2006.

C. Drive-Through Facilities Adjacent to a Residential Zone District
Accessory Drive-Through Facilities on a zone lot adjacent to a Residential Zone District shall comply with the following additional standards:

1. There shall be no glare from permanent lighting or vehicle headlights projected onto an abutting Residential Zone District. To ensure glare is controlled, all external lights shall have fully shielded fixtures. Light trespass onto adjacent residential uses shall not exceed 0.3 footcandles.

2. No device that amplifies sound shall be so designed or operated that the amplified sound exceeds the City’s noise ordinance standards on any private property zone lot located within a Residential Zone District beyond the boundaries of the zone lot on which the Drive-Through Facility is operated.
3. Any Drive-Through Facility located on a zone lot that is adjacent to a Residential Zone District and which has any portion of the facility located 85 feet or less from the Residential Zone District may only be open during the hours of 5:30 a.m. to 11:00 p.m., Sunday through Thursday, and 5:30 a.m. to midnight Friday and Saturday.

4. This subsection’s Drive-Through Facility standards apply only to drive through facilities that commence operations after June 1, 2006.

D. Drive-Through Facilities in Close Proximity to Rail Transit

1. In all Zone Districts except the Suburban (S-) context Zone Districts, where permitted with limitations, when a Zone Lot is within 1/4 mile of a Rail Transit Station Platform, accessory Drive-Through Facilities are prohibited.

2. In all Suburban (S-) context Zone Districts, where permitted with limitations, when a Zone Lot is within 1/4 mile of a Rail Transit Station Platform, an accessory Drive-Through Facility shall only be established when the primary structure containing the primary use complies with the General or Shopfront building form standards.

SECTION 11.10.9 EMERGENCY VEHICLE ACCESS POINT

11.10.9.1 CMP-H and CMP-H2, D-GT Zone Districts

In CMP-H and CMP-H2 zone districts and in the D-GT zone district located south of 8th Avenue, where permitted with limitations:

A. An Emergency Vehicle Access Point is subject to Zoning Permit with Special Exception Review

SECTION 11.10.10 GARDEN

11.10.10.1 All Zone Districts

In all zone districts, where accessory garden uses are permitted with limitations:

A. The growing of marijuana in an accessory garden is prohibited when the marijuana is made available for use in a marijuana establishment requiring a license by the City or made available for sale. Any growing of marijuana in an accessory garden shall occur inside a completely enclosed structure and shall not exceed the number of plants allowed under the laws and rules and regulations of the City.

B. Bee keeping is permitted as incidental to the accessory Garden use, subject to compliance with the standards for accessory bee-keeping stated in Section 11.8.5, Keeping of Household Animals, except that the bee keeping use need not be sited within the rear 50% of the zone lot, and except that in an Industrial Context zone district, Open Space Context zone district, or the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts, the number of permitted bee hives may be increased to a maximum of 2 hives per 6,000 square feet of gross zone lot area.

C. In a Residential Zone District, retail or wholesale sales of goods or products derived from a Garden are permitted when such use is accessory to a primary nonresidential use, including but not limited to a permitted Public, Institutional and Civic Use. In all other zone districts, retail or wholesale sales of goods or products derived from a Garden are permitted when such use is accessory to a primary nonresidential use.
SECTION 11.10.11 KEEPING OF ANIMALS

11.10.11.1 All Zone Districts
In all zone districts, where accessory keeping of animals is permitted with limitations:

A. Animals Permitted Without a Zoning Permit
Keeping of no more than 8 chickens and ducks combined per zone lot, and no more than 2 Dwarf Goats, except any number of their offspring younger than 6 months, per zone lot may be kept, provided:

1. No structure used to house the animals may be closer than 15 feet to: (1) a structure on an abutting zone lot containing a dwelling unit, and (2) a dwelling unit not the residence of the animal keeper(s) and located in a primary structure on the same zone lot; and

2. Slaughtering of the animals as part of keeping such animals is prohibited.

B. Animals Permitted With a Zoning Permit
The Zoning Administrator may allow the accessory keeping of animals of a type or number other than permitted in Section 11.10.10.1.A above, upon finding that the use complies with Section 11.7.1, General Provisions Applicable to All Accessory Uses, and subject to the following additional limitations:

1. Section 12.4.2, Zoning Permit Review with Informational Notice, is required when the subject property is in a:
   a. Residential Zone District;
   b. MS-2x and MX-2x zone district; or
   c. Mixed Use Commercial Zone District where the subject property is adjacent to a Residential Zone District.

2. For all other requests, Section 12.4.1, Zoning Permit Review, is required.

3. The Zoning Administrator may not approve the keeping of animals otherwise prohibited by federal, state, or other city law;

4. No structure used to house the animals may be closer than 15 feet to: (1) a structure on an abutting zone lot containing a dwelling unit, and (2) a dwelling unit not the residence of the animal keeper(s) and located in a primary structure on the same zone lot; and

5. Slaughtering of the animals as part of keeping such animals is prohibited.

11.10.11.2 Related Animal-Keeping Provisions
Related provisions governing the keeping of animals are found in D.R.M.C., Chapter 8 (Animals).

SECTION 11.10.12 OCCASIONAL SALES, SERVICES ACCESSORY TO PRIMARY PLACES OF RELIGIOUS ASSEMBLY OR PRIMARY USES OPERATED BY NON-PROFIT ORGANIZATIONS

11.10.12.1 All Zone Districts
In all zone districts, where permitted with limitations, occasional sales of goods and services, including unenclosed occasional sales of goods and services, are permitted as accessory to the following primary uses:

A. A primary Religious Assembly use; or

B. A primary use operated by a non-profit organization.
SECTION 11.10.13  OUTDOOR EATING AND SERVING AREAS ACCESSORY TO EATING/DRINKING ESTABLISHMENT USE

11.10.13.1 All Zone Districts
In all zone districts, where permitted with limitations:

A. Outdoor Eating and Serving Areas are permitted as accessory to an Eating and Drinking Establishment use, and shall comply with all applicable limitations stated for primary Eating and Drinking Establishments in Section 11.4.9, Eating and Drinking Establishments - All Types. In case of conflict with the use limitations stated in this section specific to Outdoor Eating and Serving Areas, the more restrictive limitation shall apply.

B. All Outdoor Eating and Serving Areas shall comply with the following limitations:

1. The Outdoor Eating and Serving Area shall be contiguous to the Eating and Drinking Establishment to which it is accessory.

2. The Outdoor Eating and Serving Area shall be clearly delimited by fences, walls or plant materials, but there shall be no structure or enclosure more than 42 inches tall, except for the following:
   a. Temporary canvas awnings or umbrellas may serve as sun shades.
   b. Permanent structures that form a covering over the Outdoor Eating and Serving Area, provided:
      i. The entire area of the surface of such covering shall be at least 50% permanently open to the sky and openings shall be evenly dispersed across the surface of the covering; and
      ii. A detached permanent structure shall comply with the applicable Detached Accessory Structure building form standards except the detached building form’s setback standards shall not apply.

3. The Outdoor Eating and Serving Area shall have a hard, all weather surface.

4. No required off-street parking spaces shall be used for the Outdoor Eating and Serving Area.

C. Specific Limitations When Located Less than 50 feet from a Protected District

1. Applicability
This Section 11.10.13.1.C’s use standards shall apply to all accessory Outdoor Eating and Serving Areas, where permitted with limitations, in the following zone districts:
   a. All RX zone districts
   b. All CC-3x, -5x zone districts
   c. All CC-3, -5 zone districts except when zone district abuts a Commercial Arterial Street as designated in Blueprint Denver
   d. All MX-2x, -2A, -2 zone districts
   e. All MX-3A, -3, -5 zone districts except when zone district abuts a Commercial Arterial Street as designated in Blueprint Denver
   f. All MS-2x, -2 zone districts
   g. All MS-3, -5 zone districts except when zone district abuts a Commercial Arterial Street as designated in Blueprint Denver
   h. All C-CCN zone districts
   i. All I-MX, I-A, I-B zone districts
   j. All M-RX, -IMX, -GMX zone districts
2. **Use Limitations**
   
a. In all C-CCN zone districts, Outdoor Eating and Serving Areas are not permitted when located above the Street Level and less than 50 feet from the nearest boundary of a Protected District.

b. In all other zone districts, and in all C-CCN zone districts when not located above the Street Level, Outdoor Eating and Serving Areas located less than 50 feet from the nearest boundary of a Protected District shall be reviewed according to Section 12.4.9, Zoning Permit with Special Exception Review.

c. The Board of Adjustment, in addition to compliance with the general limitations for Outdoor Eating and Seating Areas stated in this Section 11.10.12, shall allow the operation of the Outdoor Eating and Seating Area beyond 6 p.m. only upon consideration of the following factors:
   
i. Neighboring uses;
   
ii. Seating capacity of the outdoor eating and seating area;
   
iii. Type of food or drink being served; and
   
iv. The ambient noise generated by activity on the eating and seating area, including whether outdoor speakers will be authorized.

D. **Specific Limitations When Located Between 50 feet and Less than 100 feet from Protected District**

1. **Applicability**
   This Section 11.10.12.1.D’s limitations shall apply to all accessory Outdoor Eating and Serving Areas, where permitted with limitations, in the following zone districts:
   
a. All RX zone districts,
   
b. All CC-3x, -3, 5x zone districts, except when zone district abuts an Arterial Street as designated in Blueprint Denver,
   
c. All MX-2x, -2A, -2 zone districts,
   
d. All MX-3A, -3 zone districts, except when zone district abuts an Arterial Street as designated in Blueprint Denver,
   
e. All MS-2x, -2 zone districts,
   
f. All MS-3 zone districts except when zone district abuts an Arterial Street as designated in Blueprint Denver,
   
g. All I-MX, I-A, I-B zone districts,
   
h. All M-RX, -IMX, -GMX zone districts.

2. **Use Limitations**
   
a. When the Outdoor Eating and Serving Area is between 50 feet and less than 100 feet from the boundary of a Protected District, the use of the Outdoor Eating or Serving Area shall cease by 10:00 p.m., except on Friday and Saturday nights when the use of the Outdoor Eating and Serving area shall cease by 11:00 p.m.

b. All distance and spacing requirements shall be measured according to Section 13.1.11, Measurement of Separation or Distance.
SECTION 11.10.14  OUTDOOR ENTERTAINMENT ACCESSORY TO AN EATING/DRINKING ESTABLISHMENT USE

11.10.14.1 All Zone Districts
In all zone districts, where permitted with limitations:

A. Outdoor Entertainment uses are permitted accessory to a primary eating and drinking establishment use only.

B. Outdoor Entertainment uses are subject to compliance with all applicable standards stated for primary Eating and Drinking Establishments in Section 11.4.9, Eating and Drinking Establishments - All Types. In case of conflict with the use standards stated in this Section specific to Outdoor Entertainment, the standards in this Section shall apply.

C. All Outdoor Entertainment areas shall comply with the following standards:
   1. The Outdoor Entertainment area shall be contiguous to the Eating and Drinking Establishment to which it is accessory.
   2. The Outdoor Entertainment area shall be clearly delimited by fences, walls or plant materials, but there shall be no structure or enclosure more than 6 feet tall, except that temporary canvas awnings or umbrellas may serve as sun shades.
   3. Any part of the Outdoor Entertainment area located outside of the completely enclosed structure shall have a hard, all weather surface.
   4. No required off-street parking spaces shall be used for an Outdoor Entertainment area.

D. If the Outdoor Entertainment area is less than 100 feet from the boundary of a Protected District (measured according to Section 13.1.11, Measurement of Separation or Distance), the use of the Outdoor Entertainment area and all activities therein shall cease by 10:00 p.m., except on Friday and Saturday nights when the use of the outdoor eating area and all activities therein shall cease by 11:00 p.m.

E. If the Outdoor Entertainment area is less than 50 feet from the nearest boundary of any Protected District (measured according to Section 13.1.11, Measurement of Separation or Distance), it shall be reviewed according to Section 12.4.9, Zoning Permit with Special Exception Review.

SECTION 11.10.15  OUTDOOR RETAIL SALE AND DISPLAY

11.10.15.1 All Zone Districts
In all zone districts, where permitted with limitations, Outdoor Retail Sales and Display shall comply with the following limitations:

A. Intent
To ensure accessory Outdoor Retail Sale and Display areas are located, contained, and designed to be consistent with the general purpose of the applicable zone district.

B. Exemption
Vehicles for sale, lease, or rent as part of a permitted use (including boats and manufactured housing) shall not be considered merchandise, material, or equipment subject to the requirements of this Section 11.10.14.1.

C. Location and Placement Standards
   1. Outdoor retail sales and display areas shall not exceed 20 feet in height.
   2. Outdoor retail sales and display areas shall not obstruct the ingress/egress paths to the public way or any required fire access lane or drive aisle abutting such facade. Display of highly combustible goods shall be located at least 5 feet from ingress/egress paths.
3. Outdoor retail sales and display areas shall not obscure visibility of exits or address numbers (premises identification) from the primary street frontage.

4. If located beneath building projections, the outdoor retail sales and display areas area shall be protected by sprinklers if the primary building is protected by sprinklers.

5. Outdoor retail sales and display areas shall be located such that ADA standards are met.

6. Outdoor retail sales and display areas shall be limited in area to no more than 10% of the Gross Floor Area of the Primary Structure(s) on the Zone Lot.

7. Outdoor retail sales and display areas located less than 50 feet from the nearest boundary of a Protected District shall be reviewed according to Section 12.4.9, Zoning Permit with Special Exception Review.

8. Outdoor retail sales and display areas shall not occupy any required off-street parking spaces or areas required to meet any standards in Division 10.5 of this Code (Landscaping, Fences, Walls, and Screening).

11.10.15.2 All C-CCN Zone Districts

   A. Intent
   To ensure that outdoor retail and display areas are located, contained, and designed to be consistent with the intent of the C-CCN zone districts, to promote pedestrian and retail shopping activity at the Street Level, to ensure continuity of storefronts located at the setback line, and to use outdoor spaces to provide settings for activities that contribute to a high-quality pedestrian experience.

   B. Limitations
   In all C-CCN zone districts, where permitted with limitations, Outdoor Retail Sale and Display accessory to a primary nonresidential use shall comply with the limitations in Subsection 11.10.14.1 All zone districts, in addition to the following limitations:

   1. Location on Zone Lot
   Outdoor retail sale and display shall be located within the boundaries of the subject zone lot. Structures for the outdoor retail sale and display use shall not encroach into the minimum street setback(s) applicable to the primary building. Encroachment of outdoor retail sale and display into the public right-of-way is also prohibited.

   2. Relation to Temporary Outdoor Retail Sales
   This section’s limitations on accessory outdoor retail sale and display do not apply to temporary outdoor retail sales permitted in the C-CCN zone districts and subject to Section 11.11.1.1, Outdoor Retail Sales.

SECTION 11.10.16 OUTDOOR STORAGE, GENERAL

11.10.16.1 All Zone Districts
In all zone districts, where permitted with limitations, General Outdoor Storage uses shall comply with the following limitations:

   A. General outdoor storage shall only be permitted following review of a site development plan illustrating the extent of the permitted area for general outdoor storage and compliance with these limitations.

   B. Shall be located at least 15 feet from the public right-of-way and any abutting Residential Zone District.

   C. Shall not be permitted in a primary or side street setback area or otherwise forward of the primary street facing facade of a Primary Structure on the Zone Lot.

   D. May be located in a side interior or rear setback area.
E. Shall be screened by a 100 percent opaque fence or wall that complies with all of the following standards:

1. The screening fence or wall shall be high enough to completely conceal all general outdoor storage from view from adjacent rights-of-way and from any adjacent Residential Zone District or Mixed Use Commercial Zone District.

2. When a general outdoor storage area is located within 200 feet of a Residential or Mixed Use Commercial Zone District, the screening wall or fence shall have a minimum height of 7 feet and maximum height of 10 feet.

3. When a general outdoor storage area is located within 100 feet of a Residential Zone District or Mixed Use Commercial Zone District, stored materials and products shall not be stacked to a height above that of the screening wall or fence.

F. No materials or wastes shall be deposited upon a zone lot in such form or manner that they may be transferred off the zone lot by natural causes or forces.

G. All materials or wastes that may cause fumes or dust, or which constitute a fire hazard, or which may be edible by or otherwise be attractive to rodents or insects, shall be stored outdoors only in closed containers.

H. The following limitation shall apply to the above-ground storage of certain materials:

1. No flammable gases or solids, combustible or flammable liquids or explosives shall be stored in bulk above ground except that:
   a. Railroad locomotive fueling, fuel tanks for energy or heating devices or appliances, tanks containing compressed natural gas and the fueling of vehicles operated in association with a permitted use may utilize above-ground tanks, provided they are located a minimum of 1,000 feet from a Protected District protected use.
   b. Vaulted tanks as approved by the Fire Department may be located above ground.
   c. The parking of railroad tank cars containing explosive or flammable materials shall be located at least 1,000 feet from a protected use. The 1,000-foot spacing may be reduced by the Zoning Administrator with review and concurrence of the Fire Department, provided the owner proves by a preponderance of the evidence that the proposed storage facility will not create a hazard for nearby protected uses.
   d. For purposes of this provision only, a "protected use" is any residential use, a hospital, or an auditorium or other building used for public assembly.

2. Liquefied petroleum gases shall be stored no closer to any boundary line of a zone lot on which they are located than that permitted by the Denver Fire Code.

3. Explosives shall be stored no closer to any boundary line of the zone lot on which they are located than that permitted by the Denver Fire Code.
SECTION 11.10.17 OUTDOOR STORAGE, LIMITED

11.10.17.1 All Zone Districts
In all zone districts, where permitted with limitations, Limited Outdoor Storage uses shall comply with the following limitations:

A. Shall only be permitted following approval of a site development plan illustrating the extent of the permitted area for limited outdoor storage and compliance with these limitations.

B. Shall be limited in area to no more than 10% of the gross floor area of the Primary Structure on the Zone Lot.

C.Stored materials and products shall not be more than 12 feet in height. This height limitation shall not apply to stored materials and products in the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts.

D. Shall be fully screened from view from the public right-of-way, public Off-Street Parking Areas, or adjacent Residential Zone Districts by a 100 percent opaque visual barrier or screen. Chain-link fencing with slats inserted may be considered acceptable for this screening, except where located abutting or across the street from a Residential Zone District. See also Section 10.5.5, Fences and Walls.
E. **Location on Zone Lot**

The location of limited outdoor storage on a zone lot is subject to the following conditions:

1. Shall be located at least 15 feet from the public right-of-way and any abutting Residential Zone District;
2. Shall be located behind the Primary Street facing facade of a Primary Structure on the same zone lot;
3. May be located to the side of a building, provided it is not located within the required side interior or side street setback.

F. Vehicles awaiting repair may be stored up to 14 days within the required screened limited outdoor storage area.

G. Shopping cart storage areas located within a surface parking lot for the convenience of the primary land use's customers are exempt from the location and screening standards in Sections 11.10.16.1.B, D, and E above.

H. No materials or wastes shall be deposited upon a zone lot in such form or manner that they may be transferred off the zone lot by natural causes or forces.

I. All materials or wastes that may cause fumes or dust, or which constitute a fire hazard, or which may be edible by or otherwise be attractive to rodents or insects, shall be stored outdoors only in closed containers.
J. The following limitation shall apply to the above-ground storage of certain materials:

1. No flammable gases or solids, combustible or flammable liquids or explosives shall be stored in bulk above ground except that:
   a. Railroad locomotive fueling, fuel tanks for energy or heating devices or appliances, tanks containing compressed natural gas and the fueling of vehicles operated in association with a permitted use may utilize above-ground tanks, provided they are located a minimum of 1,000 feet from a Protected District protected use.
   b. Vaulted tanks as approved by the Fire Department may be located above ground.
   c. The parking of railroad tank cars containing explosive or flammable materials shall be located at least 1,000 feet from a protected use. The 1,000-foot spacing may be reduced by the Zoning Administrator with review and concurrence of the Fire Department, provided the owner proves by a preponderance of the evidence that the proposed storage facility will not create a hazard for nearby protected uses.
   d. For purposes of this provision only, a “protected use” is any residential use, a hospital, or an auditorium or other building used for public assembly.

2. Liquefied petroleum gases shall be stored no closer to any boundary line of a zone lot on which they are located than that permitted by the Denver Fire Code.

3. Explosives shall be stored no closer to any boundary line of the zone lot on which they are located than that permitted by the Denver Fire Code.

SECTION 11.10.18 RENTAL OR SALES OF ADULT MATERIAL ACCESSORY TO RETAIL SALES OF BOOKS

11.10.18.1 All Zone Districts
In all zone districts, where permitted with limitations, if a bookstore rents or sells adult materials, as described in the definition of “Adult Bookstore” (see Section 11.12.4.1.B.2, Adult Bookstore), as an accessory use, such accessory use shall comply with the following limitations:

A. The quantity of adult materials displayed or sold shall not exceed the numerical limitations specified in the definition for “Adult Bookstore”;

B. All adult materials shall be segregated into a separate section of the bookstore and screened from public view; and

C. Access to the adult materials shall be denied to all persons under the age of 18 years.
DIVISION 11.11 TEMPORARY USE LIMITATIONS

The Use and Parking Tables in Articles 3 through 9 reference any limitations applicable to permitted primary, accessory, or temporary uses. This Division contains limitations applicable to specific temporary uses across multiple zone districts and neighborhood contexts. Temporary uses are permitted according to Section 12.4.1, Zoning Permit Review, and subject to compliance with this Division’s use-specific standards, as applicable. Structures used to house permitted temporary uses are not required to comply with primary or accessory building form standards.

SECTION 11.11.1 UNLISTED TEMPORARY USES

11.11.1.1 All Zone Districts

In all zone districts, where permitted with limitations:

A. The Zoning Administrator may allow and impose limitations on unlisted temporary uses according to this subsection 11.11.1.

B. All such determinations shall be reviewed according to the procedures and review criteria stated Section 12.4.6, Code Interpretations and Determination of Unlisted Uses.

SECTION 11.11.2 AMBULANCE SERVICE

11.11.2.1 All Zone Districts

In all zone districts, where permitted with limitations:

A. Not more than 2 ambulances at any one location;

B. Vehicles to be parked in completely enclosed structure when not in use;

C. No mechanical or maintenance work is to be done on premises and no gasoline is to be stored there;

D. No office is to be maintained in connection with the temporary ambulance service use; and

E. Each permit shall be valid for a period of not more than 6 months, but may be renewed; provided, however, that failure to comply with any of these standards shall be cause for revocation of any permit.

SECTION 11.11.3 AMUSEMENT / ENTERTAINMENT USES

11.11.3.1 All Industrial Context Zone Districts; O-1 Zone District; CMP-H Zone Districts; and the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R Zone Districts

In all Industrial Context zone districts, the O-1 zone district, the CMP-H and CMP-H2 zone districts, and the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F, and CMP-NWC-R zone districts, where permitted with limitations, a temporary amusement, entertainment or recreational use on the payment of a fee or admission charge shall comply with the following standards:

A. The temporary use shall not be enclosed.

B. The temporary use shall be a minimum of 500 feet from a Residential Zone District. This requirement may be reduced or eliminated by the Zoning Administrator if the applicant proves by a preponderance of the evidence that the proposed use, site design, its traffic generation, and other external effects indicates a smaller separation will have no significant effect on the nearby Residential Zone District.

C. Each permit shall be valid for a period of not more than 6 calendar months, but may be renewed.
SECTION 11.11.4  BAZAAR, CARNIVAL, CIRCUS OR SPECIAL EVENT

11.11.4.1 All Residential Zone Districts
In all Residential Zone Districts, where permitted with limitations:

A. Such temporary use is limited to a place for the display and sale of miscellaneous goods and for entertainment sponsored by a nonprofit organization or governmental entity, not including motorized amusement rides.

B. The temporary use may be operated only between 9:00 a.m. and 11:00 p.m.

C. A temporary bazaar, carnival, circus or special event permitted under this subsection shall be valid for a period not to exceed 12 consecutive days and a period of at least 90 days shall intervene between the termination of one permit and the issuance of another permit for the same location.

11.11.4.2 All Mixed Use Commercial Zone Districts; OS-B Zone District
In all Mixed Use Commercial Zone Districts and in the OS-B Zone district, where permitted with limitations:

A. The temporary use may be operated only between 9:00 a.m. and 11:00 p.m.

B. The temporary use may have motorized rides only if located at least 500 feet from a Residential Zone District.

C. Each permit for such temporary use shall be valid for a period of not more than 12 consecutive days and a period of at least 90 days shall intervene between the termination of one permit and the issuance of another permit for the same location. The Zoning Administrator may allow an extension of the original time limit, not to exceed 120 days total, including the length of time originally allowed, if:

1. The extension of the requested temporary use shall have no adverse impacts on abutting property and shall not substantially harm the public health, safety, and general welfare; and,

2. The temporary use is compatible in intensity, characteristics and appearance with existing uses in the immediate vicinity of the location considering its proposed temporary duration, and the use, value and qualities of the neighborhood surrounding the proposed location will not be adversely affected by the use or activities with it. Factors such as location, access, traffic generation, noise, light, dust control and hours of operation will all be considered.

SECTION 11.11.5  BUILDING OR YARD FOR CONSTRUCTION MATERIALS

11.11.5.1 All Zone Districts
In all zone districts where permitted with limitations, temporary building or yard for construction materials, which is the storage of equipment and/or excavated materials both incidental and necessary to a construction project, and which may include temporary parking for construction and/or temporary parking to replace parking temporarily displaced by construction, are permitted, subject to compliance with the following limitations:

A. Every such permit shall be valid for a period of not more than 12 calendar months and shall not be renewed for more than three successive periods at the same location; however, site cleanup shall be completed within 30 days after completion of the project, regardless of the length of the permit.

B. Each permit shall specify the location of the building, yard and/or parking and the location of the permitted operation.
B. Except in the O-1 and OS zone districts, a temporary surface Off-Street Parking Area shall be improved with an all-weather surfacing material comprised, at a minimum, of gravel or road base material with a thickness of at least 4 inches.

**11.11.13.4 All Zone Districts - Posted Sign Required**

A. At each legal vehicle entry from the public street, no more than one advertising or directional sign may be installed, which shall be limited in size to 12 square feet.

B. All signs related to the temporary surface Off-Street Parking Area shall be installed only during the time of the special event, shall not exceed a height of 6 feet, and need not be set back from any property line.

C. Each parking lot shall have one sign 6 square feet in area which is installed on the front property line and which contains the following information printed in letters 2 inches high:

1. Owner’s name
2. The temporary permit number
3. Number of cars permitted in the lot
4. The designated special event for which the parking is permitted

**SECTION 11.11.14 RETAIL FOOD ESTABLISHMENT, MOBILE**

**11.11.14.1 All Mixed Use Commercial Zone Districts; I-A, I-B Zone Districts; OS-B Zone District**

In all Mixed Use Commercial Zone Districts; I-A, I-B zone districts; and OS-B zone district, where permitted with limitations, mobile retail food establishments are permitted subject to compliance with the following standards:

A. Permits shall be valid for 12 consecutive months and shall be renewed annually.

B. Permits shall be valid for 4 consecutive hours for each day at each zone lot.

C. No more than 1 retail food establishment, mobile shall be permitted to operate per day at each zone lot.

D. Hours of operation shall be between 8:00 a.m. and 9:00 p.m.

E. Operations shall only occur on zone lots and shall not reduce the area required for parking for any other use on the zone lot.

F. Operations shall be at least 200 feet from any eating and drinking establishment lawfully existing at the time the permit or renewal permit was issued, and at least 200 feet from any other retail food establishment, mobile.

G. Operations shall not obstruct the visibility of motorists, nor obstruct parking lot circulation or block access to a public street, alley or sidewalk.

H. The permit authorized hereby shall be permanently displayed to the public in the food handling area of the retail food establishment, mobile during operation.

I. Operations shall not occur outside of the retail food establishment, mobile.

J. Structures, canopies and outdoor tables and chairs are prohibited.

K. Signs must be permanently affixed to or painted on the retail food establishment, mobile.

L. Signs shall not project from the retail food establishment, mobile and shall not illuminate.

M. Operators shall be responsible for the storage and daily disposal of all trash, refuse, and litter.
N. Operators shall not cause any liquid wastes used in the operation, with the exception of clean ice melt, to be discharged from the retail food establishment, mobile.

O. Operations shall be located at least 50 feet from any Residential Zone District.

P. Operations are prohibited on undeveloped zone lots and zone lots with unoccupied structures or unpaved surfaces.

SECTION 11.11.15 TEMPORARY CONSTRUCTION OFFICE

11.11.15.1 All Zone Districts
In all zone districts, where permitted with limitations, temporary construction offices needed for a specific construction project are permitted provided each permit shall be valid for a period of not more than 12 calendar months and shall not be renewed for more than three successive periods at the same location; however, site cleanup shall be completed within 30 days after completion of the project, regardless of the length of the permit.

SECTION 11.11.16 TEMPORARY OFFICE - REAL ESTATE SALES

11.11.16.1 All Residential and Mixed Use Commercial Zone Districts
In all Residential Zone Districts and Mixed Use Commercial Zone Districts, where permitted with limitations, temporary offices, for the sale or rental of dwelling units within one (1) specific project under construction, rehabilitation or recently completed, and both incidental and necessary for the sale or rental of real property in the zone district are permitted subject to compliance with the following standards:

A. Such permit shall be valid for a period of not more than 6 calendar months and shall not be renewed for more than four successive periods for the same project.

B. Each permit shall specify the location of the temporary office and the area, within the same zone district, of the permitted operation, no part of which area shall be a distance of more than 2 miles from the temporary office.

SECTION 11.11.17 TENT FOR RELIGIOUS SERVICES

11.11.17.1 All Industrial Zone Districts; CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R Zone Districts
In all Industrial Zone Districts and the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts, where permitted with limitations, tents for religious services shall comply with the following limitations:

A. Must be 500 feet from a Residential Zone District.

B. Applications shall be reviewed by the Denver Fire Department.

C. Each such permit shall be valid for a period of one month and may be renewed.
ii. Custom or Craft Manufacturing, Fabrication, and Assembly.

iii. Professional Studio.

c. Amusement Center and Arcade

d. Billiard Parlor

e. Bowling Center; Ice Rink; Swimming Pool, Tennis Club and Similar Sports Clubs, Indoor

f. Children's Indoor Play Center

g. Cinemas, Motion Picture or Movie Theater
Cinemas, motion picture or movie theaters, but not including drive-in movie theaters.

h. Fitness and Recreational Sports Center
Fitness and recreational sports centers and other related establishments primarily engaged in operating fitness and recreational sports facilities featuring exercise and other active physical fitness conditioning or recreational sports activities, such as swimming, skating, or racquet sports.

i. Personal Instruction Studio
Personal instruction studios for dance, martial arts, photography, music and similar activities.

j. Theater and/or Live Performance Space
Establishments that produce, organize, promote, and/or present live performances of actors, singers, dancers, musical groups, artists, and other entertainers (including independent entertainers). Live performances may be presented as musicals, operas, plays, comedy and improvisation, mime, puppet shows, or dinner theater. Such performances are open to the general public and admission may be gained by a payment or fee. Meal service may be included with the performance. This definition excludes any establishment categorized by this Code as “adult business uses.”

k. Professional Studio
A specific type of arts, recreation and entertainment, indoor service use. A place where works of art are created, displayed and/or sold, and/or where instruction of the arts to students occurs in the fields of painting, drawing, sculpture, etching, craft work, fine arts, photography, music, or similar fields; but not including health treatment.

l. Conference Center, Event Center
(1) A facility that provides meeting halls, trade centers, merchandise marts, or convention centers for training and other gatherings for large numbers of people for similar functions; or (2) a nonresidential building leased or rented for private parties and other various social or business gatherings for large numbers of people (e.g., banquet halls, reception halls, dance halls, private event centers) and not associated with another permitted use such as lodging accommodations or schools.

2. Arts, Recreation and Entertainment Services, Outdoor
Commercial establishments engaged in providing outdoor amusement, recreation, or entertainment services by and for participants, for the payment of a fee or admission charge, excluding Community Center and adult business uses. Any spectators would be incidental and on an irregular basis. This definition includes, but is not limited to:

a. Amusement/Special Interest Parks
A complex with both indoor and Outdoor Entertainment, eating places/restaurants and/or limited retail uses, open to the public upon payment of a fee or admission charge.
b. Batting Cages

c. Go-Cart Raceway

d. Ice Rinks, Outdoor

e. Miniature Golf Course

f. Private Golf Course
Private golf course, defined to mean an area of land laid out for the game of golf with a series of holes each including tee, fairway, and putting green and often one or more natural or artificial hazards.

g. Skateboard Centers or Parks

h. Swimming Pools, Outdoor

i. Tennis Clubs, Outdoor

j. Outdoor Theaters, Amphitheaters, or Other Permanent Outdoor Performance Spaces

3. Event Space with Alternate Parking and Loading
Commercial establishments engaged in providing outdoor amusement, recreation or entertainment services by and for participants, often for the payment of a fee or admission charge, excluding Community Center and adult business uses. The outdoor event space may be used alternately as an Off-Street Parking Area or for Loading.

4. Sports and/or Entertainment Arena or Stadium
Commercial establishments designed, intended, or used primarily for indoor or outdoor large-scale spectator events including, but not limited to, professional and amateur sporting events, concerts, theatrical presentations, or motor vehicle racing. Typical uses include coliseums, arenas and sports stadiums.

11.12.4.3 Parking of Vehicles

A. Definition of Parking of Vehicles Use Category
Parking of Vehicles is a use category including the commercial assembly or standing of vehicles, either in a garage structure or on a surface lot.

B. Specific Parking of Vehicles Use Types and Definitions

1. Parking, Garage
a. Any structure, other than a private garage, for the assembling, or standing of vehicles in a structure for relatively temporary periods of time, either with or without charge for such assembling and standing, but not for repair, sale, dismantling, or commercial storage thereof.

b. The term “Garage Parking” includes underground parking, which means a parking surface that is located a minimum of 8 feet below the Street Level and is covered by a structure which provides a surface for another use.

c. A parking garage may include accessory off-street parking spaces required or permitted under this Code.

2. Parking, Surface
The assembling or standing of vehicles on a surface parking lot for relatively temporary periods of time either with or without charge for such assembling and standing, but not for repair, sale, dismantling, or commercial storage thereof.

11.12.4.4 Eating & Drinking Establishments

A. Definition of Eating & Drinking Establishments Use Category
Commercial establishments engaged primarily in the sale of food or drink to consumers for on-premises or off-premises consumption.
11.12.8.2 Specific Home Occupation Use Types and Definitions

1. **Adult Care Home**
   A Home Occupation providing less than 24-hour care of 4 or fewer clients, over the age of 16 years.

2. **Animal Care Service**
   A Home Occupation that provides for the keeping and day-time care only of household animals of a type and number specifically permitted under Section 11.8.5. The number of such animals shall not exceed the number(s) permitted under Section 11.8.5 including any animals kept by the resident(s) of the primary dwelling unit. As a home occupation, Animal Care Services may also include cleaning and grooming services.

3. **Artist Studio**
   See definition of “Artist Studio” in Section 11.12.4.2.B, Specific Arts, Entertainment & Recreation Use Types and Definitions.

4. **Child Care Home, Small**
   A Home Occupation providing the care and education for periods of less than 24 hours of not more than 6 children, plus 2 additional children who attend either before or after school hours, subject to the licensing requirements of the state and the city.

5. **Child Care Home, Large**
   A Home Occupation operated in a single-unit dwelling unit or in a dwelling unit in a multiple-unit dwelling providing care and education for periods of less than 24 hours of 7 to 12 children subject to the licensing requirements of the state and the city.

6. **Craft Work**
   A Home Occupation where individual pieces are crafted but not mass produced, and which shall consist of one (1) or more of the following: ceramics, inlays, needlework, knitting, weaving, leather work, woodwork, metal work or glass work.

7. **Food Preparation**
   A Home Occupation where prepared food items that are not Cottage Foods, as defined in Fresh Produce and Cottage Food Sales, are made and assembled for off-premises consumption by others and/or for off-premises sale.

8. **Foster Family Care**
   A Home Occupation that provides full-time care of not more than 4 children or 2 adults unrelated to the residents by blood or adoption subject to the licensing requirements of the state. A qualified foster care adult is a person who is placed in the home by an agency of the state or one of its political subdivisions.

9. **Fresh Produce and Cottage Foods Sales**
   A Home Occupation where:
   a. Raw, uncut fresh fruits, vegetables, and herbs, excluding marijuana, that were grown in a permitted accessory Garden or primary Urban Garden are sold; and/or
   b. Cottage Foods are prepared and/or sold.

Cottage Foods are defined in the State of Colorado Cottage Foods Act (House Bill 13-1158) unless otherwise prohibited by the Department of Environmental Health. Cottage Foods shall not include any food products made with marijuana.

10. **Office, Non-Medical, Non-Dental**
    See Section 11.12.4.6.A, Definition of Office Use Category, but not including Dental / Medical Office or Clinic.
11. **Online Retail Sales**

   Online Retail Sales are retail or wholesale sales where the transaction originates on and is completed on the Internet via an individual website or a third party marketplace. Online Retail Sales may include the sale of handmade or craft goods created, fabricated or assembled on the residential premises. Online Retail Sales are distinguished from Retail Sales or Wholesale in that goods or services are not transferred directly to a buyer at the residential premises.

12. **Professional Studio**

   See definition of “Professional Studio” in Section 11.12.4.2.B, Specific Arts, Entertainment & Recreation Use Types and Definitions.

13. **Rooming and/or Boarding**

   A Home Occupation that provides lodging with or without meals, is available for permanent occupancy only, and which makes no provision for cooking in any of the rooms occupied by paying guests.

**SECTION 11.12.9 DEFINITIONS OF USES ACCESSORY TO PRIMARY NONRESIDENTIAL USES**

11.12.9.1 **Amusement Devices**

   An electronic or mechanical device which operates as a game, contest or amusement of any description and which includes but is not limited to pinball machines, video games, foosball machines or similar devices. This term does not include musical devices, children’s rides, or pool and/or billiard tables.

11.12.9.2 **Automobile Rental Services**

   The rental of automobiles under conditions where (1) the storage of all rental automobiles is located on the same zone lot as the office for the automobile rental service, and (2) no mechanical or maintenance work on automobiles shall be done on the premises, and (3) the land area assigned for storage of rental automobiles shall not be included for computation of any required off-street parking space.

11.12.9.3 **Car Wash Bay**

   Washing, cleaning, and/or waxing of private automobiles, light trucks and vans, but not commercial fleets, by hand or with manually operated equipment or automatic machinery.

11.12.9.4 **College Accessory to a Place for Religious Assembly**

   A post-secondary education facility operated by a place for religious assembly and physically located on a zone lot occupied by such place for religious assembly.

11.12.9.5 **Conference Facilities**

   A facility which provides meeting halls, trade centers, merchandise marts, or convention centers for training and other gatherings for large numbers of people for similar functions; may be developed separately or in combination with another permitted use.

11.12.9.6 **Drive Through Facility**

   An accessory use designed and operated to enable persons to receive a service or purchase goods while remaining within a motor vehicle. The facility includes the area of the drive aisle dedicated to placing orders or picking up such goods or services, as well as the actual facility for placing orders and picking up of such goods or services.

11.12.9.7 **Emergency Vehicle Access Point**

   The entrance to portion of a building that houses a Hospital use that provides the intake of patients from Ambulances or similar emergency services vehicles. This includes the Driveway and Drive Aisles designed for access of the entrance for such emergency vehicles from the public right-of-way.
11.12.9.8  Garden
The growing and cultivation of fruits, flowers, herbs, vegetables, and/or other plants. An accessory Garden use may operate as either an enclosed or unenclosed use.

11.12.9.9  Occasional Sales, Services Accessory to Places of Religious Assembly
Retail sales of goods to the general public for a time period not to exceed 6 consecutive months in any one calendar year, and which sales are made from the same zone lot that contains a permitted religious assembly use.

11.12.9.10  Outdoor Eating and Serving Area Accessory to an Eating/Drinking Establishment Use
An unenclosed area containing only tables and chairs where food and drinks are served to patrons of the primary eating and drinking establishment.

11.12.9.11  Outdoor Entertainment Accessory to an Eating/Drinking Establishment Use
An accessory use allowing the provision of live and/or Outdoor Entertainment to the general public for a fee. The use is conducted in open or partially enclosed or screened facilities. This use does not include adult businesses or any permitted primary land uses.

11.12.9.12  Outdoor Retail Sale and Display
An accessory use; an outdoor arrangement of objects, items, products, or other materials, typically not in a fixed position and capable of rearrangement, designed and used for the display, sale and/or advertising of a business, product, or service. The outdoor location of soft drink or similar vending machines shall be considered outdoor retail sales and display. Outdoor retail sales and display shall not include merchandise or material in boxes, in crates, on pallets or other kinds of shipping containers (such merchandise shall be considered “outdoor storage” as defined herein). Temporary outdoor retail sales and displays are regulated as temporary uses and structure according to Division 11.11, Temporary Use Limitations.

11.12.9.13  Outdoor Storage
The permanent placement or deposit of any equipment, furniture, machine, material, merchandise, or supplies in an outside location or outside an enclosed structure, except objects that are customarily placed outside and clearly incidental and commonly associated with the permitted primary use. “Outdoor storage” is more intensive than “Outdoor Retail Display and Sales” use, with such Outdoor Storage typically remaining outdoors overnight. Vehicles for sale, lease, or rent as part of a permitted primary use (including boats and manufactured housing) shall not be considered “outdoor storage” for purposes of this Code.

A.  Outdoor Storage, General
The overnight outdoor storage of fuel, raw materials, shipping containers, lumber, pipe, steel, junk and other similar merchandise, material, or equipment.

B.  Outdoor Storage, Limited
The overnight outdoor storage of vehicles awaiting repair (includes the storage of vehicles at self-storage facility); merchandise or material in boxes, in crates, on pallets or other kinds of shipping containers; garden supplies; building supplies; plants; fleet vehicles; and other similar merchandise, material or equipment.

SECTION 11.12.10  DEFINITIONS OF TEMPORARY USES

A.  Ambulance Service
The dispatching of vehicles for transportation of ill or injured persons to or from treatment facilities together with incidental storage and maintenance of such vehicles.
B. **Amusement/Entertainment Uses**
An amusement, entertainment, or recreation use accessible to the general public upon payment of a fee or admission charge. Examples include temporary circus or sport events.

C. **Bazaar**
A place for the display and sale of miscellaneous goods and for entertainment sponsored by a nonprofit organization or governmental entity, but not including motorized amusement rides.

D. **Building or Yard for Construction Materials**
The storage of equipment and/or excavated materials both incidental and necessary to a construction project. Building materials may include lumber, shingles, and the like. This may also include temporary parking for construction and/or temporary parking to replace parking temporarily displaced by construction.

E. **Concrete, Asphalt, and Rock Crushing Facility**
A facility in which the principal activity is performed in an open area where concrete, asphalt, rock, brick, cement, or other similar paving or building materials are crushed, ground, pulverized, bought, sold, exchanged, stored, mixed, packed, disassembled, or handled.

F. **Health Care Center**
A facility or institution providing health services.

G. **Noncommercial Concrete Batching Plant**
A facility that produces or processes concrete or asphalt only for use in a particular construction project and only for the duration of that project.

H. **Outdoor Retail Sales**
Retail sale of new or used goods, excluding motor vehicles and firearms, not operated in a completely enclosed structure, and operated as an extension of a primary retail sales use on the same zone lot.

I. **Outdoor Retail Sales - Pedestrian / Transit Mall**
Outdoor retail sales, not operated in a completely enclosed structure, and located within 125 feet of a pedestrian and/or transit mall (e.g. the downtown 16th Street pedestrian mall), including retail sales of articles such as books, artwork, craft work, food, flowers, clothing, newspapers and similar articles. Such retail sales are not required to be operated as an extension of a primary retail sales use on the same or different zone lot.

J. **Outdoor Sales, Seasonal**
The outdoor retail sales of trees, plants, fruits, vegetables, or other similar foods or prepared food products, including incidental sales of customary non-food items, not operated in a completely enclosed structure, and not as an extension of a primary retail sales use on the same zone lot. Seasonal Outdoor Sales may be conducted by a single person or multiple persons on the same Zone Lot.

Seasonal outdoor sales include, but are not limited to, seasonal sales of Christmas trees, seasonal outdoor sales of plants, seasonal outdoor farmers markets, and other seasonal sales of foods, fruits, and vegetables, such as roasted chiles and corn.

1. **Sales of Christmas Trees and Related Holiday Items**
Retail sales of Christmas trees, wreaths, garlands, tree stands, tree care items, and other incidental and customary holiday items.

2. **Sale of Plants or Plant Sales Facilities**
Retail sales of horticultural items including, but not limited to bedding plants, plant containers, seeds, small trees and bushes, and accessories therefor; incidental sales of agricultural chemical and fertilizer products are permitted only if prepackaged.
DIVISION 12.2 REVIEW AND DECISION MAKING BODIES

Division 12.2 states the roles and responsibilities of all bodies with respect to administering and enforcing this Code.

SECTION 12.2.1 CITY COUNCIL

12.2.1.1 General Authority
The City Council may exercise powers described by the charter, ordinances, and rules and regulations.

12.2.1.2 Authority for Final Action
The City Council is responsible for final action regarding:
A. Official Map Amendments (Rezoning)
B. Text Amendments

SECTION 12.2.2 PLANNING BOARD

12.2.2.1 General Authority
The Planning Board may exercise the powers described by D.R.M.C. Sec. 12-45, Powers and Duties of the Planning Board, and as described in this Code.

12.2.2.2 Authority for Final Action
The Planning Board is responsible for final action regarding:
A. District Sign Plans in the Downtown Theater zone district.
C. Site development plan applications for certain construction and exceptions in the Campus Healthcare (CMP-H and CMP-H2) zone districts, as specified in Article 9, Division 2 (Campus Context) of this Code.

12.2.2.3 Review Authority
The Planning Board shall review and make recommendations to the authority responsible for final action shown in Section 12.2.9, Summary Table of Authority and Notice, regarding:
A. Official Map Amendments (Rezoning)
B. Text Amendments
C. Comprehensive Sign Plans for Large Facilities

SECTION 12.2.3 MANAGER OF COMMUNITY PLANNING & DEVELOPMENT

12.2.3.1 Short Title
The Manager of Community Planning and Development shall be known as “Manager” for the purposes of this Code.

12.2.3.2 General Authority
The Manager may exercise powers described by the Charter and D.R.M.C., Section 12-17, General Powers and Duties, and other ordinances, rules and regulations. In addition, the Manager shall:
A. Maintain the Official Map showing the current zoning classification of all land in the city;
B. Record with the Denver County Clerk and Recorder and file with the Denver City Clerk all matters and documents required by this Code to be recorded or filed;
C. Maintain written records of all actions taken by the department under this Code; and
D. Adopt rules and regulations when necessary to implement this Code, according to Chapter 12 (Community Planning and Development), Section 12-18 (Rule-making) of the Denver Revised Municipal Code.

12.2.3.3 Enforcement Authority
The Manager shall be responsible for the enforcement of this Code through the powers and procedures stated in Chapter 12 (Community Planning and Development) of the Denver Revised Municipal Code and stated in Article 12, Division 11 (Enforcement, Violations and Penalties) of this Code.

12.2.3.4 Review Authority
The Manager shall review and make recommendations to the City Council or other final decision-making body regarding:
A. Official Map Amendments (Rezoning)
B. Text Amendments
C. Site Development Plan Review
D. Zoning Permit with Special Exception Review

12.2.3.5 Delegation of Authority
The Manager may designate any staff member to represent the Manager in any function or authority assigned by this Code. The Manager shall remain responsible for any final action.

SECTION 12.2.4  ZONING ADMINISTRATOR

12.2.4.1 Appointment by Manager
The Manager shall appoint a Zoning Administrator to exercise the authority granted under this Section 12.2.4.

12.2.4.2 Authority for Final Action
The Zoning Administrator is responsible for final action regarding:
A. Zoning Permit
B. Zone Lot Amendment
C. Administrative Adjustment
D. Comprehensive Sign Plan for Large Facilities; and
E. Code Interpretation and Determination of Unlisted Uses.

12.2.4.3 Review Authority
With respect to this Code, the Zoning Administrator shall review and make recommendations to the Manager regarding text amendments and site development plans, and shall review and make recommendations to the Board of Adjustment regarding variances, special exceptions, and appeals of administrative decisions.

12.2.4.4 Delegation of Authority
The Zoning Administrator may designate any staff member to represent the Zoning Administrator in any function or authority assigned by this Code.
<table>
<thead>
<tr>
<th>ZONING STANDARD</th>
<th>MAXIMUM ADJUSTMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>&quot;NA&quot; = NOT APPLICABLE OR AVAILABLE</td>
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<tr>
<td>Suburban House, Urban House, Duplex, Tandem House and Any Associated Detached Accessory Structure Building Forms Only</td>
<td>All Other Building Forms</td>
</tr>
</tbody>
</table>

2. NON-HISTORIC STRUCTURES IN THE D-GT ZONE DISTRICT ONLY

- Maximum height (in feet)  
  Up to an additional 25' permitted, according to Section 8.6.1.3 (Maximum Height) of this Code.

3. HISTORIC STRUCTURES

- Maximum height (in stories or feet)  
  The Zoning Administrator may approve an adjustment that results in a structure taller than a similar building form located within the existing neighborhood, as defined in Section 12.4.7.5.D.2, "Compatibility with Existing Neighborhood," if the landmark approving authority (pursuant to D.R.M.C., Chapter 30, Landmark Preservation) finds specifically that development on the Zone Lot conforming to this Code's height or bulk regulations would have an adverse impact upon the historic character of the individual landmark or the historic district, if a historic district is involved.

SITING STANDARDS:

- Determination of Primary Street Zone Lot Line(s) on Corner Lots of Oblong Blocks or Square Blocks  
  Zoning Administrator may designate either or both zone lot lines parallel to the intersecting streets as a Primary Street Zone Lot Line, provided the resulting street setback standards shall be more compatible with an established pattern of street setbacks for buildings on the same face blocks containing the subject property.

| Minimum zone lot width requirements | 5% | 5% |
| Block sensitive primary street setback | No limit, provided the resulting primary street setback range (min/max) shall be more compatible with an established pattern of primary street setbacks for buildings on the same face block as the subject building. |
| Side Interior Setback requirements on Zone Lots greater than 30 feet wide up to and including 40 feet wide | No limit when based on a finding of neighborhood compatibility (see Section 12.4.7.5.D), provided the adjustment results in a side interior setback no less than 3'. | na |
| Setback requirements, all others, except primary street setback in the C-CCN Zone Districts | 10% | 20% |
| Build-to requirement -- Adjustment applies only to the min/max range of required build-to (e.g., an adjustment is permitted to the 0' to 5' range, but not to the minimum 70% build-to portion of the standard). | na | Adjustment for irregularly shaped lots only, not to exceed a min/max build-to range of 0' to 15'
<p>| Build-to requirement to accommodate required water quality and/or detention/retention facilities. | na | Adjustment to allow a build-to alternative (e.g., a garden wall) to count up to 40% (e.g., a standard states up to 25% of the 70% build-to may be met by a garden wall - with adjustment, 25% may be increased to 40%). |
| Build-to requirement - Adjustment applies only to zone lots that are 80' wide or less. | na | Adjustment to the required minimum internal drive dimension for the purposes of public street access required by the City. |
| Build-to requirement - Adjustment applies only to sites with gas station uses existing on June 25, 2010. | na | Adjustment not to exceed 40%. The adjustment is permitted only when compliance with the build-to requirement is not feasible because of the impracticality of moving existing underground fuel tanks. |
| Maximum building coverage | 5% | na |</p>
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<td><strong>DESIGN ELEMENT STANDARDS:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building Configuration</td>
<td>na</td>
<td>15%</td>
</tr>
<tr>
<td>Attached Garage</td>
<td>Attached garage may be located closer to the minimum Primary Street setback line than the Primary Street facing facade(s) of the primary structure enclosing the primary use, provided the resulting attached garage shall be more compatible with a predominant established pattern on the same or opposite face block as the subject property.</td>
<td>na</td>
</tr>
<tr>
<td>Upper Story, Primary Street Step-back for individual landmarks and structures in historic districts</td>
<td>The Zoning Administrator may approve an adjustment if the landmark approving authority (pursuant to D.R.M.C., Chapter 30, Landmark Preservation) finds specifically that development on the Zone Lot conforming to this Code's stepback regulations would have an adverse impact upon the historic character of the individual landmark or the historic district, if a historic district is involved.</td>
<td></td>
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<tr>
<td><strong>OTHER STANDARDS:</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Garden wall alternative to build-to standards</td>
<td>na</td>
<td>Adjustment permitted for use of alternative garden wall materials when Zoning Administrator finds alternative garden wall materials will better complement primary building materials.</td>
</tr>
<tr>
<td>Required Amount of Parking in the Historic Structure Use Overlay District (UO-3) Only</td>
<td>• Required parking for office/art studio use in a Historic Structure: no maximum limit if applicant can show compliance with required parking is physically impossible. • Required parking for bed and breakfast use in a Historic Structure: 20% • See Section 9.4.4.8</td>
<td></td>
</tr>
<tr>
<td>Required Parking for Limited Nonresidential Uses Permitted in Existing Business Structures</td>
<td>Adjustment permitted to relieve hardship due to physical limitations of the site • See Section 11.4.6</td>
<td>na</td>
</tr>
<tr>
<td>Required Amount of Parking to Preserve Established Trees</td>
<td>na</td>
<td>Adjustment permitted when Zoning Administrator finds the adjustment is necessary to preserve existing, mature trees See Section 10.4.5. and Section 10.5.3</td>
</tr>
<tr>
<td>Required Bicycle Parking and Required Mix of Bicycle Parking Facilities</td>
<td>na</td>
<td>20% See Section 10.4.3.3.</td>
</tr>
<tr>
<td>Minimum Width of Parking Aisles or Internal Drives in Off-Street Parking Areas</td>
<td>na</td>
<td>Adjustment permitted when Zoning Administrator finds adjustment is necessary to relieve hardship associated with providing safe vehicle access and circulation on unusually small or narrow lots.</td>
</tr>
<tr>
<td>Minimum Landscaping Standards</td>
<td>na</td>
<td>Adjustment permitted when Zoning Administrator finds the adjustment is necessary to: (1) preserve existing, mature trees; (2) mitigate excessive improvement costs; (3) relieve impractical hardship due to physical limitations of the site. See Section 10.5.4.1.</td>
</tr>
<tr>
<td>Open Space in Large Developments - Design Standards in Section 10.8.1.6</td>
<td>Adjustment permitted when Zoning Administrator finds the Open Space in Large Developments, with the adjustment(s) in design standards, is consistent with the intent and purpose for the open space stated in Section 10.8.1.1.</td>
<td></td>
</tr>
</tbody>
</table>

As expressly permitted in other parts of this Code, the Zoning Administrator may grant administrative adjustments according to the allowances and limits expressed, and according to the procedures in this Section 12.4.5.
SECTION 12.4.7  VARIANCE

12.4.7.1 When Authorized
The Board of Adjustment may authorize variances from the terms of this Code pursuant to the charter, subject to terms and conditions fixed by the Board of Adjustment, as will not be contrary to the public interest where, owing to unusual conditions or disability or owing to a property’s historic designation, or where a variance would produce a more compatible development, literal enforcement of the provisions of this Code will result in unnecessary hardship.

12.4.7.2 Related Procedure
Under certain circumstances, modifications of this Code’s standards may be permitted according to the Administrative Adjustment procedure in Section 12.4.5, without resort to this Variance procedure. The Zoning Administrator may grant administrative adjustments to relieve unnecessary hardship and practical difficulties, without review by the Board of Adjustment for a variance.

12.4.7.3 Limitations on Variances for Signs

A. General Limitations on Sign Variances
No variance from the provisions of Division 10.10, Signs, on permitted signs shall be granted or authorized by the Board of Adjustment, which would result in any of the following:

1. Any variance from the provisions of Section 10.10.21, Outdoor General Advertising Devices;
2. An existing roof sign that is higher than 32 feet above grade or a new or existing projecting sign that is higher than 32 feet above grade;
3. A new roof sign;
4. A new projecting sign that exceeds 20 square feet in sign area in a Residential Zone District or in the MX-2x, MS-2x, or O-1 zone districts; or that exceeds 50 square feet in sign area in the MX-2A, MX-2, MX-3A, MX-3, MS-2, MS-3, I-MX, I-A, or M-IMX zone districts; or that exceeds 80 square feet in sign area in all other zone districts;
5. A new or existing projecting sign where more than 1 other sign is maintained or is to be maintained for the same primary use on the same building front;
6. A new or existing ground sign that is higher than 32 feet above grade, except that a variance permitting the maintenance of an existing ground sign that is not higher than 35 feet above grade may be granted where said ground sign and all other signs for the same primary use comply with all other applicable provisions of Division 10.10, Signs;
7. A new or existing sign with a sign area larger than that which is permitted under the provisions of Division 10.10, Signs, for the primary use in the zone district in which the primary use is or will be maintained, except that a variance permitting the maintenance of an existing sign with a sign area up to 50 percent larger than the maximum sign size permitted under the provisions of Division 10.10, Signs, for the primary use in the zone district in which the use by right is maintained may be granted where no other signs are maintained for the same primary use on the same building front and where the total area of signs maintained for the same primary use does not exceed that permitted under the applicable provisions of Division 10.10, Signs; or
8. A greater total area of signs than that which is permitted under the provisions of Division 10.10, Signs, for the primary use in the zone district in which the primary use is or will be maintained.
B. Variances for Signs for Religious Assembly Uses
Notwithstanding the limitations set forth in this Section 12.4.7.3, Limitations on Variances for Signs, the Board of Adjustment shall have the power to grant variances from the provisions of Division 10.10, Signs, for signs that identify religious assembly uses when such signs are located on the same zone lot as the religious assembly use.

12.4.7.4 Review Process

A. Initiation
The owner of the subject property or the owner’s authorized agent may initiate an application for a variance.

B. Application and Fees
All applications for variance shall be filed in writing according to the rules of the Board of Adjustment. The applicant shall pay all required fees at the same time the application is submitted. See Section 12.3.3, Application.

C. Public Hearing and Decision by Board of Adjustment
1. Following notice and a public hearing according to the rules of the Board of Adjustment, the Board of Adjustment shall approve, approve with conditions, or deny the variance request based on whether the applicant has evidenced an unnecessary hardship according to the review criteria below, and subject to any limitations in Section 12.4.7.7 regarding variances for signs.

2. The Board may attach any condition to a variance approval necessary to protect the health, safety and welfare of the community and minimize adverse impacts on adjacent properties, including but not limited to a condition changing the location or dimensions of a proposed development directly related to the request for a variance.

12.4.7.5 Review Criteria - Showing of Unnecessary Hardship
The Board of Adjustment may grant a variance only if it finds that there is an unnecessary hardship whereby the application satisfies the criteria of any one of paragraph A. or B. or C. or D. or E. of this subsection and satisfies the criteria of Section 12.4.7.6, Review Criteria - Applicable to All Variance Requests.

A. Disability
1. There is a disability affecting the owners or tenants of the property or any member of the family of an owner or tenant who resides on the property, which impairs the ability of the disabled person to utilize or access the property.

B. Unusual Conditions
1. There are unusual physical circumstances or conditions, including, without limitation:
   a. Irregularity, narrowness or shallowness of the lot, or
   b. Exceptional topographical or other physical conditions peculiar to the affected property; or
   c. Unusual physical circumstances or conditions arising from an existing, nonconforming or compliant structure on the affected property; and

2. The circumstances or conditions do not exist throughout the neighborhood or zone district in which the property is located, or the circumstances or conditions relate to drainage conditions and challenges found consistently throughout the neighborhood or zone district in which the property is located; and

3. The development or use of the property cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same district; however,
DIVISION 12.9  NONCONFORMING SIGNS

SECTION 12.9.1  NONCONFORMING ON-PREMISE SIGNS

12.9.1.1 Intent and Declaration of Public Policy

It is reasonable that a time limit be placed upon the continuance of existing nonconforming signs. An amortization program permits the owner to plan during a period when the owner is permitted to continue the nonconforming signs while at the same time assuring that the district in which the nonconforming signs exist will eventually benefit from a substantial uniformity of permanent signs.

12.9.1.2 Definition of Nonconforming On-Premise Signs

A nonconforming sign shall be any sign other than an outdoor general advertise device, which:

A. On March 19, 1971, was lawfully maintained and had been lawfully erected in accordance with the provisions of any prior zoning ordinance but which sign does not conform to the limitations established by this Code on March 19, 1971, in the zone district in which the sign is located; or

B. On or after March 19, 1971, was lawfully maintained and erected in accordance with the provisions of this Code effective March 19, 1971, but which sign, by reason of amendment to this chapter effective March 19, 1971, after the effective date, does not conform to the limitations established by the amendment to this chapter effective March 19, 1971, in the zone district in which the sign is located.

12.9.1.3 Continuance of Nonconforming Signs

Subject to the termination hereinafter provided, any nonconforming sign may be continued in operation and maintained after March 19, 1971; provided, however, that no such nonconforming sign shall be changed in any manner that increases the noncompliance of such nonconforming sign with the limitations established by this Code effective March 19, 1971, or any amendment to this Code in the zone district in which the sign is located; and provided further, that the right to continue in operation and maintain any nonconforming sign shall be conditioned on the use by right not having more signs than permitted for the particular zone district in which the use by right is located, and that no such nonconforming sign shall flash, blink, fluctuate, be animated or portable.

12.9.1.4 Determination of Nonconforming Status

Nonconforming status shall be determined by the Zoning Administrator.

12.9.1.5 Termination of Nonconforming Signs

The following actions shall result in the termination immediately of the right to maintain a nonconforming sign:

A. By Abandonment

Abandonment of a nonconforming sign shall terminate immediately the right to maintain such sign.

B. By Violation of this Code

1. Unless remedied according to Section 12.9.1.5.B.2. below, any violation of this Code’s sign regulations shall terminate immediately the right to maintain a nonconforming sign.

2. The following actions shall allow continuance of a nonconforming sign otherwise terminated pursuant to this Section 12.9.1.5.B., provided the nonconforming sign was not finally terminated prior to July 20, 2012:

   a. The violation is completely remedied within 15 days from the date the Zoning Administrator gives notice that there is a violation of this Code’s sign regulations, and the violation does not thereafter reoccur.
b. Within 15 days from the date the Zoning Administrator gives notice that there is a violation of this Code’s sign regulations, the subject property owner may submit to the Zoning Administrator a mitigation plan that proposes specific steps and time frames the owner will take to remedy the violation by a date certain, but in no case longer than 90 days from the date of the notice of violation. If the Zoning Administrator determines the violation cannot be corrected within 15 days from the notice of violation, the Zoning Administrator shall approve, approve with conditions or deny the property owner’s plan, and may, for good cause, grant an extension of the mitigation period for up to one additional 90 day period. If the Zoning Administrator denies the plan, the property owner shall completely remedy the violation within 15 days of such denial.

3. Any reoccurrence of the same violation of this Code’s sign regulations, or any violation of the approved mitigation plan, shall immediately terminate the right to maintain the nonconforming sign and no exceptions or variances shall be granted.

C. By Destruction, Damage or Obsolescence
The right to maintain any nonconforming sign shall terminate and shall cease to exist whenever the sign is damaged or destroyed, from any cause whatsoever, or becomes obsolete or substandard under any applicable ordinance of the city to the extent that the sign becomes a hazard or a danger.

SECTION 12.9.2 NONCONFORMING OUTDOOR GENERAL ADVERTISING DEVICES

12.9.2.1 Intent
This section’s regulations assure that outdoor general advertising devices that no longer comply with this Code’s standards are strictly limited in their right to continue or be substantially altered. Such nonconforming outdoor general advertising device is presumed incompatible with the character of the surrounding neighborhood context and zone district, typically because of adverse aesthetic and/or public safety impacts. Accordingly, the provisions in this section encourage nonconforming outdoor general advertising devices, over time, to terminate.

12.9.2.2 Definition
A nonconforming outdoor general advertising device shall be any such device which:

A. On June 25, 2010, was lawfully maintained and had been lawfully erected in accordance with the provisions of any prior zoning ordinance, but which sign does not conform to the limitations established by this Code; or

B. On or after June 25, 2010, was lawfully maintained and erected in accordance with the provisions of this Code, but which device by reason of amendment to this Code after June 25, 2010, does not conform to the limitations resulting from such amendment.

12.9.2.3 Continuance
Subject to the termination hereinafter provided, any nonconforming outdoor general advertising device may be continued in operation and maintained after January 1, 2010; provided, however, that, after January 1, 2010, no such device shall be modified as defined in Section 10.10.21.2.A.5., Permit to Modify an Existing Device.

12.9.2.4 Termination
The following actions shall result in the termination immediately of the right to maintain a nonconforming outdoor general advertising device:
A. **By Abandonment**

Abandonment of a nonconforming outdoor general advertising device shall terminate immediately the right to maintain such device. If a message surface is vacant or contains obsolete advertising for any six consecutive month period, it shall be deemed to be abandoned. A "vacant" message surface shall mean a message surface that is void of any message content and shall not include a message surface displaying the name of the permit holder’s business, a public service announcement or "for rent", "available for lease", or any similar message. "Obsolete advertising copy" shall mean advertising copy which pertains to an event or activity which has already occurred.

B. **By Violation of this Code**

Any violation of this Code, except for the failure to continuously display a city registration number on a device as required by Section 10.10.21.2.A.3, City Registration Number, shall terminate immediately the right to maintain a nonconforming outdoor general advertising device. In the event a city registration number which was displayed on a nonconforming outdoor general advertising device in conformance with Section 10.10.21.2.A.3, City Registration Number, becomes detached or unreadable, the permit holder shall have 90 days from receipt of notice of such violation to cure the violation.

C. **By Destruction, Damage or Obsolescence.**

The right to maintain any nonconforming outdoor general advertising device shall terminate and shall cease to exist whenever the device is damaged or destroyed, from any cause whatsoever and the cost of repairing such damage or destruction exceeds 50 percent of the replacement cost of such device on the date of such damage or destruction; or whenever the device becomes obsolete or substandard under any applicable ordinance of the city to the extent that the device becomes a hazard or a danger.

**12.9.2.5 Removal of Terminated Device**

The termination of a nonconforming outdoor general advertising device shall require its immediate removal. Furthermore, no terminated device shall receive credit pursuant to Section 10.10.21.2.A.7, Additional Requirements, to be used for a new device.

**12.9.2.6 Determination of Nonconforming Status**

The burden of establishing such a device to be nonconforming under this Section rests entirely upon the person claiming a nonconforming status for an outdoor general advertising device.
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**13.1.5.7 Determination of Primary Street, Side Street, Side Interior, and Rear Zone Lot Lines in the CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R Zone Districts**

**A. Intent**
To provide a reference of measurement for standards related to form and building placement while promoting pedestrian-oriented frontages and an active riverfront experience with visual interest and variety (e.g. Build-to, Setbacks).

**B. General Requirements**
1. Each Zone Lot Line shall have a designation of Primary Street, Side Interior or Rear.
2. Once designated for a zone lot, zone lot line designations cannot be changed after development (e.g., a primary street cannot, for purposes of subsequent development, be re-designated a side street) unless all requirements of the zone district can be met.
C. **Criteria for Zoning Administrator Determinations**

Where Section 13.1.5.7.D does not apply, the Zoning Administrator shall designate a zone lot’s Primary Street, Side Street, Side Interior and Rear Zone Lot Lines, as applicable, based on an analysis of:

1. Guidance provided in any applicable General Development Plan, regulating plan, and/or Urban Design Standards and Guidelines, such as designation of pedestrian priority streets in such plan.

2. If criterion C.1 does not apply, then the following criteria shall be used:
   a. The prevailing building orientation and setback patterns of buildings located on the same face block(s) as the subject zone lot; and
   b. Block and lot shape.

D. **Determining Zone Lot Lines**

1. **All Zone Lots - Primary Street Zone Lot Lines**
   a. In CMP-NWC-C, CMP-NWC-F, and CMP-NWC-R zone districts only, any Zone Lot Line that Abuts, and is roughly parallel to, the South Platte River; or a Street that is Adjacent to the South Platte River; shall be designated as a Primary Street Zone Lot Line.
   b. In the CMP-NWC-C zone district only, the Primary Street Zone Lot Line shall be the Zone Lot Line abutting Bettie Cram Drive.
   c. In the CMP-NWC-G zone district only, the Primary Street Zone Lot Line shall be the Zone Lot Line abutting National Western Drive.
   d. In the CMP-NWC-F zone district only, the Primary Street Zone Lot Lines shall be Zone Lot Lines abutting National Western Drive and Race Court.
   e. In the CMP-NWC-R zone district only, the Primary Street Zone Lot Line shall be the Zone Lot Line abutting National Western Drive.
   f. Where a Zone Lot does not Abut any of the streets identified as a Primary Street in this Section 13.1.5.7.D, the Zoning Administrator shall designate a Zone Lot’s Primary Street, Side Street, Side Interior and Rear Zone Lot Lines, as applicable, based on an analysis of the provisions set forth in Section 13.1.5.7.C.

2. **Interior Zone Lots - Primary Street Zone Lot Lines**

   For interior zone lots in the CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts:
   a. The Primary Street Zone Lot Line shall be the Zone Lot Line abutting the named or numbered street.
   b. The Rear Zone Lot Line shall be the Zone Lot Line(s) opposite the Primary Street.
   c. The Side Interior Zone Lot Line shall be the remaining Zone Lot Lines.

3. **Corner Zone Lot, Double Frontage Zone Lot or Zone Lot with Frontage on 3 or More Streets**

   For all corner zone lots in the CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts:
   a. The Primary Street Zone Lot Line shall be as specified in Section 13.1.5.7.D.1.
   b. The Side Street Zone Lot Line shall be the remaining Zone Lot Line abutting a named or numbered street.
   c. The Rear Zone Lot Line shall be the Zone Lot Line(s) opposite the Primary Street.
   d. The Side Interior Zone Lot Line shall be the remaining Zone Lot Lines.
13.1.5.8 Required Build-To

A. Intent
   To clearly define the public realm through consistent building placement, massing and orientation.

B. Applicability
   The Primary Building Form Standards in Articles 3 through 9 specify required build-to standards for many Primary Building Forms. Rules of measurement, general requirements, and build-to alternative requirements are provided in this Section 13.1.5.8.

C. Rule of Measurement
   See Figure 13.1-57

Figure 1.1-57

1. Min/Max Range:
   a. Required build-to standards are measured from and perpendicular to the zone lot line abutting a named or numbered street.
   b. Where a zone lot includes an easement for public access or for the benefit of a public utility, and such easement abuts the public street right-of-way, a required build-to shall be measured from the easement rather than from the zone lot line. See Figure 13.1-58
   c. Where a Zone Lot includes open space meeting the requirements of 12.4.12.5 abutting the public street right-of-way, a required Build-to shall be measured from the open space rather than the zone lot line.

Figure 1.1-58
2. **Minimum Percentage:**
   
   a. Required build-to is calculated as a percentage (%) using the length of the primary building front or side wall, and/or the length of a permitted build-to alternative such as a garden wall, located at or within the range of the Build-To requirement, divided by the total zone lot width at the zone lot line abutting the street right-of-way.
   
   b. For a Zone Lot including an easement for public access or the benefit of a public utility, the required Build-To is calculated as a percentage (%) using the length of the primary building front or side wall, and/or the length of a permitted build-to alternative located at or within the range of the Build-To requirement, divided by the total zone lot width at the zone lot line abutting the street right of way less the dimension of the easement.

   ![](image)

   c. The width in linear feet of recessed pedestrian entries, used to meet a required entrance standard and recessed no deeper than 15 feet from the maximum build-to line, may be added to the length of the applicable wall for purposes of meeting a minimum percentage build-to requirement, not to exceed the width of the doors and typical sidelights, as applicable.

   d. For recessed vehicle garage doors that provide direct entrance to an integrated parking structure, but which are setback farther than the max of the build-to range due to city standards, rules or regulations, the width in linear feet may be added to the length of the applicable building wall for purposes of meeting the minimum percentage build-to requirement.

D. **General Requirements**

   1. Required build-to standards shall apply only to the Street Level of the primary structure(s) on a zone lot.

   2. Buildings, or a permitted alternative, shall be built at or within the Build-To requirement for at least the minimum percentage (%) required along the Primary and/or Side Street frontage.

   3. Build-to requirements are calculated separately for each separately owned zone lot frontage comprising a development site.
E. **Build-to Alternative Requirements**

Where permitted, the following alternatives may be used singularly or in combination as alternatives to a required build-to minimum percentage standard:

1. **Permanent Outdoor Patio Seating**

   Permanent outdoor patio seating shall be placed between the building and the Primary Street zone lot line. Street Level activation standards shall still apply for portions of the facade behind permanent outdoor patio seating.

![Figure 1.1-60](image)

*Not to Scale. Illustrative Only.*

2. **Private Open Space**

   Private Open Space shall comply with the following standards:
   
   a. Private Open Space used as a build-to alternative in any zone district:
      
      i. Shall be open to the sky
      
      ii. Shall not be covered by an Off-Street Parking Area or a Completely or Partially Enclosed Structure, but may include Open Structures excluding Exterior Balconies
      
      iii. May include tables, chairs, benches, sculptures and similar elements
      
      iv. May include the operation of any unenclosed primary, accessory, or temporary uses permitted in the zone district
      
      v. Shall be fully visible from a primary street
      
      vi. Shall not be permanently enclosed by railings, fences, gates, or walls that do not allow public access during business hours.
   
   b. Private Open Space used as a build-to alternative in a C-CCN zone district shall contain at least one Minimum Contiguous Area meeting the requirements of Section 13.1.6.1.B.3.b.vi

3. **Garden Wall**

   A garden wall shall comply with all of the following standards:
   
   a. Garden Walls must be between 30 inches and 42 inches in height with the following exceptions:
13.1-42

**Article 13. Rules of Measurement & Definitions**

**Division 13.1 Rules of Measurement**

i. Decorative and/or structural piers may exceed 42 inches in height.

ii. Seating incorporated into the wall may be a minimum of 18 inches in height and may be accessed from both sides of the wall without an intervening division.

iii. Pergola, awning and trellis structures must maintain clear visual sight lines between the public right of way and the property between the heights of 42 inches and 84 inches.

b. Allowed materials are limited to masonry or an ornamental metal fence with masonry piers spaced at not more than 25 feet with landscaping.

i. An Administrative Adjustment to the allowed material is permitted to better match the primary building. See Article 12.

c. Garden walls used as a Required Build-To Alternative may also be counted toward Perimeter Landscaping Requirements in Article 10.

**Figure 1.1-61**

*Not to Scale. Illustrative Only.*

4. **Pergola**

A pergola shall comply with all of the following standards:

a. Pergola structure shall consist of an arbor or passageway of columns that is at least 50% open to the sky.

b. Pergola structure shall be no less than 5 feet deep as measured perpendicular to the Primary or Side Street zone lot line.

c. Pergola structure shall not be erected over a Drive or Driveway, or over any part of an Off-Street Parking Area.

d. Pergola structure shall maintain at least 8 feet clearance between the structure and grade where erected over any public rights-of-way or pedestrian walkways.

e. Pergola structure shall be made of metal, masonry, treated wood, or other materials that are durable in an exterior urban environment.

f. Pergola structure shall be supported by vertical columns, posts, or piers not less than 15 feet on center, which means the center of each column, post, or pier is a minimum of 15 feet from the center of the next column, post, or pier, and then the next, and so on.

g. Garden walls, seating and/or landscaping may be incorporated between the pergola’s vertical supports, provided that the pergola maintains at least 75% open area for clear visual sight lines between the public rights-of-way and the interior of the property between the heights of 42 inches and 84 inches above grade.
5. **Arcade**

An arcade shall comply with all of the following standards:

a. An arcade shall be located below an occupied building area,

b. The arcade column line shall generally align with, and run parallel to, the wall plane of the building above,

c. An arcade shall extend no more than 2 stories in height,

d. The exterior face of the arcade column line shall be within the required build-to range,

e. The average depth of the arcade shall be no less than 6 feet clear, as measured from the interior face of the columns (benches, trash receptacles and other non-permanent features may be located in the clear area),

f. The average depth of the arcade shall be no more than 2/3 of the average height of unobstructed arcade openings, as measured from the front face of the columns

g. The interior wall of the arcade shall meet the required Street Level activation standards or alternatives.

h. An Arcade may contribute to the Street Level Active use requirement for a maximum of 6 feet of the required 15 foot depth.
6. **Courtyard**
   A courtyard shall comply with all of the following standards:
   a. **Minimum Courtyard Design:**
      i. Shall face the Primary Street;
      ii. Shall have a width of at least 15 feet, measured as the distance between the two closest edges of the exterior walls facing each other across the courtyard; and
      iii. Shall have a depth of at least 30 feet measured as the horizontal distance between the primary street-facing exterior building wall nearest to the primary street zone lot line and the closest facade of the exterior building wall facing the primary street behind the courtyard, measured perpendicular to the zone lot line.
   b. The Courtyard is intended primarily for pedestrian use and shall include all of the following physical characteristics:
      i. Shall be no more than one-half story above or below grade at the zone lot line adjoining the primary street;
      ii. Shall be physically accessible from the primary street, but may be secured for private use;
      iii. Shall be visible from the primary street zone lot line;
      iv. Shall be open to the sky; and
      v. Shall be bounded on not less than 3 sides with connected building facades.
   c. The Courtyard area may be used for any of the following:
      i. Single or multiple entries to uses within the building;
      ii. Public or private landscaped area;
      iii. Outdoor seating area; or
      iv. Motor Court, which is intended primarily for pedestrian activity but may include shared space for limited vehicular circulation for loading/unloading and access to parking areas outside the courtyard area. Driveways, Internal Drives, and Off-street Parking Areas are not permitted in the Motor Court. The vehicular circulation areas must meet enhanced or upgraded paving standards, including but not limited to unit pavers, porous pavers, or integrally colored concrete with a module of not more than 4 feet.
7. **Drive Way Access**
   
   a. The build-to alternative Drive Way Access may only be used when vehicular access is required from the street.
   
   b. **Rule of Measurement**
      
   i. The Build-To Alternative shall be calculated by subtracting the alternative from the Build-To requirement. For example, on a 100 foot wide Zone Lot where the Build-To percentage is 70 percent, 70 feet of the building must be within the build-to range. When using the Drive Way Access Build-To Alternative, a maximum of 12 feet is subtracted from 70 foot required build-to, resulting in a required build-to of 58 feet.
13.1.5.9 Setbacks

A. Intent
To provide adequate separation for privacy and access to sunlight.

B. Rules of Measurement
Setbacks provide a minimum horizontal distance between a zone lot line and the location of uses and structures on a zone lot, measured as follows: See Figure 13.1-67

1. Primary and Side Street setbacks are measured perpendicular to the zone lot line at the edge of the right-of-way abutting a name or numbered street or an easement for public access Abutting the right-of-way of a named or numbered street.

2. Side Interior and Rear setbacks are measured perpendicular to the side interior or rear zone lot line abutting another zone lot, a public alley, or an easement for public access Abutting an Alley.

3. Where a Side Interior setback standard is stated as “min one side/min combined:”
   a. One side interior setback shall meet the standard meeting the “min one side” and the total of both side interior setbacks shall be equal to or greater than the standard of the “min combined.”
   b. If zone lot has only one Side Interior Zone Lot Line, the “min one side” standard shall apply.

4. Primary street and rear setbacks extend across the full width of the zone lot, overlapping with the side interior and side street setbacks as applicable.
   a. Where a minimum percentage of Zone Lot Width is specified for a Primary Street Setback, the minimum percentage of Zone Lot Width at the Primary Street Zone Lot Line specified in the building form table shall be required to meet the minimum Primary Street Setback.

5. Side interior and side street setbacks extend the full length of the side zone lot lines, overlapping with both the primary street and rear setbacks.

6. Side interior setbacks in the Town House building form for Dwelling Units Oriented to the Street shall apply only to the length of the side interior Zone Lot lines where a line extended perpendicular from the side interior Zone Lot line intersects any exterior building facade of a Side-by-Side Dwelling Unit Oriented to the Primary Street. See Figure 13.1-66

Figure 1.1-66
13.1.5.10 Residential Setbacks

A. Intent
   To provide transitional space between the edge of a public sidewalk and dwelling units located at the Street Level

B. Applicability
   Residential setback standards apply to the portion of a Structure that contains street-facing dwelling units at the Street Level.

C. Rules of Measurement
   1. Residential Setbacks are measured perpendicular to the Zone Lot Line at the edge of the right-of-way Abutting a named or numbered street or an easement for public access Abuting the right-of-way of a named or numbered street.
   2. Residential Setbacks are measured from the Primary or Side Street Zone Lot Line to the outside wall of any street-facing dwelling unit. See Figure 13.1-68.
   3. Portions of a Structure containing residential lobbies, rental offices, amenity areas or nonresidential uses shall not be subject to a Residential Setback.
   4. Residential Setbacks shall be considered to be a Primary Street setback for purposes of allowed encroachments.
13.1.5.11 Primary Street Parking Setbacks

A. Intent
To promote a pedestrian-oriented, active streetscape by prohibiting parking near the street.

B. Rules of Measurement
Primary Street Parking Setbacks provide a minimum horizontal distance between a Primary Street zone lot line and the location of an Off-Street Parking Area, measured as follows:

1. Primary Street Parking Setbacks are measured perpendicular to the zone lot line at the edge of the right-of-way abutting a named or numbered street.

2. Primary Street Parking Setbacks extend across the full width of the zone lot, overlapping with the side interior and side street setbacks as applicable.
13.1.5.12 Setback Encroachments

A. Rule of Measurement

1. Each setback encroachment shall be measured from the required minimum setback line.
2. Setback encroachments are not cumulative in that they are always measured from the same point.
3. The entirety of the element permitted as an encroachment shall be within the permitted encroachment distance. See Figure 13.1-69

Figure 1.1-69
13.1.5.13 Building Coverage

A. Intent
To provide openness on a lot by limiting the amount of area buildings can cover.

B. Rule of Measurement
Building coverage shall be measured as the “gross area of a footprint” on the zone lot according to C below, divided by the total gross square foot area of the Zone Lot and multiplied times 100, as building coverage is expressed as a percentage.

C. Gross Area of Footprint
For purposes of building coverage, “gross area of a footprint” shall include: See Figure 13.1-70

1. The gross area of the actual footprint measured to the exterior faces of the structure and any enclosed projections beyond the footprint of all Primary and/or Accessory:
   a. Structure, Completely Enclosed;
   b. Structure, Partially Enclosed;
   c. Deck, Raised; and
   d. Balcony, Exterior.

D. Building Coverage Exceptions
Exceptions to building coverage are permitted by Neighborhood Context. See Articles 3-9, Design Standard Exceptions section.

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13.1.5.14 Building Separation

A. Intent
To provide openness between buildings located on the same Zone Lot.

B. Rule of Measurement

1. For purposes of determining a building coverage exception contained within Articles 3-9, Design Standard Exceptions, and separation in the Tandem House building form, the following rule of measurement applies (See Figure 13.1-71):
   a. Building separation shall be measured as the horizontal distance between the two closest above-grade portions of each subject structure (for example, between a detached garage building form and the primary residential building form), provided each subject structure meets one of the following definitions (see Article 13 for definitions):
i. Structures, Completely Enclosed
ii. Structures, Partially Enclosed
iii. Raised Decks
iv. Balconies

b. Where another structure interrupts the separation between the two subject structures, building separation shall still be considered met.

2. For all other purposes, building separation shall be measured as the horizontal distance between the two closest portions of each building’s exterior walls.

**Figure 1.1-71**

### 13.1.5.15 Parking and Drive Lot Coverage in Primary Street Setback

**A. Rule of Measurement**

Parking and drive lot coverage in the primary street setback is measured as the total amount of material used for vehicle access or vehicle storage within the primary street setback area of a zone lot. See Figure 13.1-72

**Figure 1.1-72**
13.1.5.16 Surface Parking Between Building and Primary Street/Side Street

A. Rule of Measurement
For the purposes of determining if an area is between a Building and a Primary Street/Side Street, extend a line perpendicular from the Primary or Side Street Zone Lot Line. If any portion of said line touches the Building Facade, then said line is between the Building and such Street. See Figure 13.1-73.

Figure 13.1-73

13.1.5.17 Floor Area Ratio (FAR)

A. Rule of Measurement - FAR
Floor area ratio (FAR) is the ratio of gross floor area of a building to the area of the zone lot on which the building is located. For example, 43,560 square feet of building on one acre of land (43,560 sq. ft.) would equal a 1:1 floor area ratio. See Figure 13.1-74

B. Calculation of Gross Floor Area
For purposes of calculating FAR, "gross floor area" means the sum of the gross horizontal areas of the several 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 exclusions shall apply:

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 in a story in which the floor above is less than 6 feet above the finished grade for more than 50% of the total building perimeter.
3. Any floor area used exclusively as parking space for vehicles and/or bicycles. This exclusion shall not apply in the D-CPV-C zone district where any floor area used exclusively as parking space for vehicles and/or bicycles shall be included in the calculation of gross floor area.

4. Any floor area that serves as a pedestrian mall or public access way to shops and stores.

5. For purposes of calculating parking amounts, see rule provided in Article 10, Division 10.4 Parking and Loading.

Figure 1.1-74

SECTION 13.1.6 DESIGN ELEMENT FORM STANDARDS

The design element form standards of this Code are defined and measured as set forth below.

13.1.6.1 Building Configuration

A. Front or Side Wall Length / Overall Structure Length or Width

1. The length of the front or side wall of a structure, or the overall structure length, shall be measured parallel to the primary street, side street, or side interior zone lot line and includes the length of a Completely Enclosed structure plus the length of any portion of any attached Partially Enclosed structure(s), as shown in Figure 13.1-75 below.

2. The overall structure width includes the length of a Completely Enclosed structure plus the length of any portion of any attached Partially Enclosed structure(s) and shall be measured parallel to the primary street zone lot line or the side street/side interior zone lot line, whichever zone lot line is shorter.

3. The Zoning Administrator shall determine the zone lot line corresponding with the overall structure width in cases where the length of the primary street zone lot line and side street/side interior zone lot line are equal.
B. Private Open Space

1. **Intent**
   To create quality privately owned open spaces that are adjacent and physically open to the street. Private open space should provide visual interest and activate the pedestrian realm.

2. **Applicability**
   This section applies where Primary Building Form Standards or Overlay District Standards specify a minimum percentage of Private Open Space.

3. **Rules of Measurement**
   a. Private Open Space shall be calculated as a percentage (%) using the total area open to the sky, subject to the below requirements, divided by the total gross square footage of the Zone Lot and multiplied by 100.
   b. For purposes of Private Open Space measurement, the total area open to the sky:
      i. Shall not be covered by Off-Street Parking Area or a Completely or Partially Enclosed Structure, but may include Open Structures excluding Exterior Balconies. Private Open Space may also include tables, chairs, benches, sculptures and similar elements.
      ii. May include the operation of any unenclosed primary, accessory, or temporary uses permitted in the zone district.
      iii. Shall Abut a Primary Street or Side Street Zone Lot Line.
      iv. Shall be fully visible from a Primary Street or Side Street.
      v. Shall not be permanently enclosed by railings, fences, gates, or walls that do not allow public access during business hours.
      vi. Shall contain at least one Minimum Contiguous Area, subject to the minimum dimensions below. The width of the Minimum Contiguous Area shall be measured parallel to the Primary Street or Side Street Zone Lot Line, shown as 'A' in Figure 13.1-76. The depth of the Minimum Contiguous Area shall be measured as the horizontal distance between the Primary Street or Side Street Zone Lot Line and the closest facade of the exterior building wall facing the Primary Street or Side Street, measured perpendicular to the Zone Lot Line, shown as “B” in Figure 13.1-76.
a) For Zone Lots 9,375 square feet or less, as of October 27, 2014, the Minimum Contiguous Area shall be at least 15 feet wide and 15 feet deep.

b) For Zone Lots 9,375 square feet or less as of October 27, 2014, in the C-CCN zone districts, where the Zone Lots Abuts the southern boundary of the 3rd Avenue right-of-way, the Minimum Contiguous Area shall be at least 15 feet wide and 15 feet deep and shall Abut, be fully visible from, and fully accessible from the 3rd Avenue right-of-way.

c) For all other Zone Lots the Minimum Contiguous Area shall be at least 15 feet wide and 30 feet deep.

C. Mass Reduction

1. Intent
   To sculpt building mass above the base of a building, to reduce the horizontal scale of taller buildings, to provide sun and light exposure through taller buildings, and to encourage architectural variety.

2. Rule of Measurement
   a. The Mass Reduction is calculated as a percentage (%) using the “gross area without building coverage” at a height of 31 feet or the highest point of the second story, whichever is less, divided by the total gross square foot area of the zone lot and multiplied times 100. For purposes of Mass Reduction, “gross area without building coverage” shall be calculated as the gross area from all zone lot lines to the exterior faces of the following structures: see Figure 13.1-77
      i. Structure, Completely Enclosed;
      ii. Structure, Partially Enclosed; and
      iii. Balcony, Exterior.
Figure 1.1-77

b. For purposes of measuring the Mass Reduction:
   i. The Mass Reduction shall be open to the sky from above a height of 31 feet or the highest point of the second story, whichever is less, except the following shall be permitted:
      a. Safety Railings and Parapet Walls no taller than 4 feet; and
      b. Open Structures, excluding Exterior Balconies. See Figure 13.1-78

Figure 1.1-78

   ii. All portions of the Mass Reduction shall have an uninterrupted perpendicular connection to the public right-of-way. See Figure 13.1-79
iii. Off Street Parking Area is not permitted in the Mass Reduction.

iv. A Zone Lot may have one or more Mass Reductions which may not be contiguous. The areas of multiple Mass Reductions may be summed to meet the minimum Mass Reduction requirement, provided that each Mass Reduction shall comply with all other standards in this Section 13.1.6.1.C Mass Reduction rule of measurement. See Figure 13.1-80.

D. Incremental Mass Reduction

1. **Intent**
   To reduce the perceived mass and scale of buildings and promote creative building designs.

2. **Applicability**
   Where specified in a building form table or applicable Overlay District, Incremental Mass Reduction standards apply to all Structures on a Zone Lot.
3. Rules of Measurement for Incremental Mass Reduction

Incremental Mass Reduction creates a reduction in the gross floor area of Structures on a Zone Lot by requiring a minimum "gross area of mass reduction" within a specified range of Stories based on the percentage of Zone Lot Size specified in a building form table or applicable Overlay Zone District. See Figure 13.1-81.

Figure 1.1-81

![Diagram of Incremental Mass Reduction](image)

a. Calculation of Incremental Mass Reduction

i. Method of Calculation
For each specified range of Stories, Incremental Mass Reduction is calculated using a percentage (%) of the Zone Lot Size multiplied by the number of Stories in the specified range, which yields the minimum "gross area of mass reduction" that must occur within the specified range of Stories.

ii. Measurement of Stories
For purposes of Incremental Mass Reduction, specified ranges of Stories shall be measured according the method set forth in Section 13.1.2.3 Height in Stories.

iii. Measurement of "Gross Area of Mass Reduction"
   a) For purposes of Incremental Mass Reduction, "gross area of mass reduction" is any unbuilt area that would not be measured as gross floor area using the method set forth in Section 13.1.5.16.B Calculation of Gross Floor Area except as set forth in b) below.

   b) In lieu of the exception set forth in Section 13.1.5.16.B.3, any enclosed floor area used exclusively as parking space for motor vehicles shall be included when calculating gross floor area for purposes of this Section 13.1.6.1.D.3 and shall not count toward "gross area of mass reduction".

iv. Calculation Example: Incremental Mass Reduction in One Range of Stories
   a) Minimum "Gross Area of Mass Reduction" Example: On a 25,000 square foot Zone Lot, where the specified Incremental Mass Reduction is 10% for Stories 3-5 (a 3 Story range), application of the method of calculation specified in Section 13.1.6.1.D.3.a.i would yield a minimum 7,500 square foot "gross area of mass reduction" ((25,000 x 3) x 0.10) = 7,500).
b) Remaining Gross Floor Area Example: The 7,500 square foot minimum "gross area of mass reduction" calculated in a) above would leave a remaining maximum gross floor area of 67,500 square feet for Stories 3-5 (25,000 x 3 - 7,500 = 67,500) absent other standards, such as minimum Setbacks, which could reduce gross floor area.

v. Illustrated Examples: Incremental Mass Reduction in Four Ranges of Stories
See Figure 13.1-82 for examples of combined mass reduction on a 16-Story Structure with four specified ranges of Stories requiring increased Incremental Mass Reduction as the Structure increases in height.

b. Location of Incremental Mass Reduction
The "gross area of mass reduction" that meets a specified percentage of Incremental Mass Reduction shall have an uninterrupted perpendicular connection with one or more of the following frontages. See Figure 13.1-83.

i. Primary Street(s), including the South Platte River
ii. Side Street(s)
iii. Public Park(s)

c. Minimum Dimensions of Areas Counting Towards Incremental Mass Reduction
i. Incremental Mass Reduction may be provided in one or more areas that are not contiguous with each other.

ii. Any single area of Incremental Mass Reduction shall be a minimum of 15 feet wide as measured along a frontage specified in Section 13.1.6.1.D.3.b Location of Incremental Mass Reduction, and a minimum of 7 feet deep as measured perpendicular to the Zone Lot Line parallel to that frontage. See Figure 13.1-84.
Figure 1.1-82

GROSS FLOOR AREA

STORIES 13 - 16
Gross Floor Area

STORIES 9 - 12
Gross Floor Area

STORIES 6 - 8
Gross Floor Area

STORIES 3 - 5
Gross Floor Area

Not to Scale. Illustrative Only.

Gross Floor Area
Incremental Mass Reduction
E. Tower Floor Plate

1. Intent
   To preserve sky exposure and encourage architectural variety by reducing the horizontal scale and ensuring appropriate spacing of the tower portion(s) of Standard Tower and Point Tower building forms.

2. Applicability
   Tower Floor Plate standards required by the building form table shall apply to all Structures built under the Standard Tower and Point Tower building forms.

3. Rules of Measurement
   a. Tower Floor Plate Area
      Tower Floor Plate Area shall be measured as the area of the Floor Plate of the largest Story located above the specified height in the building form table. See Figure 13.1-85

   b. Tower Floor Plate Linear Dimension
      Tower Floor Plate Linear Dimension shall be measured as the longest horizontal linear distance between two points on the exterior faces of exterior walls of any Story located above the specified height in the building form table. See Figure 13.1-85.

   c. Tower Floor Plate Separation
      Tower Floor Plate Separation shall be measured as the shortest horizontal linear distance between two or more separate Structures, including Exterior Balconies, regardless of Zone Lot, located above the specified height in the building form table. See Figure 13.1-85.

Figure 1.1-85
F. Upper Story Side or Rear Setback, adjacent to Protected District

1. Intent
   To provide appropriate height and massing transitions to less intensive adjoining zone districts.

2. Rule of Measurement
   An upper-story side or rear setback is measured from the side or rear zone lot line, extending to the specified height from the Base Plane and then horizontally to the specified setback distance. See Figure 13.1-86.

G. Primary Street Upper Story Setback

1. Intent
   To provide appropriate pedestrian scale, height and massing along a Primary Street.

2. Rules of Measurement
   a. Upper Story Setback
      A minimum Primary Street Upper Story setback shall be measured from the Primary Street zone lot line, extending to the maximum specified height in feet and stories from the Base Plane and then horizontally to the specified setback distance, see Figure 13.1-86.

   b. Percentage of Zone Lot Width for an Upper Story Setback
      Where a minimum percentage of Zone Lot Width is specified for a Primary Street Upper Story Setback, the minimum percentage of Zone Lot Width at the Primary Street Zone Lot Line specified in the building form table shall be required to meet the minimum Upper Story Setback. See Figure 13.1-87.

   c. Upper Story Stepback for Low-Slope Roof
      Where a stepback is required for a structure with a Low-Slope Roof, the stepback shall be required for any portion of the building that has a Low-Slope Roof. See Figure 13.1-88.
d. Primary Street Wall Length Within the Upper Story Setback

i. Where a maximum Primary Street Wall Length within the Upper Story Setback is specified, it shall be measured as the total length of walls along the Primary Street zone lot line within the specified depth of the Upper Story Setback. For example, if the minimum Primary Street Upper Story Setback is 10 feet, and the maximum Wall Length within the Upper Story Setback is 80 feet, the combined length of all walls above the Upper Story Setback height and within 10 feet of the Primary Street property line may be no more than 80 feet. See Figure 13.1-89.
H. Upper Story Stepback

1. Intent
   To shape building forms to reduce effect of massing on adjoining properties or along a street.

2. Rule of Measurement
   Upper Story Stepback is measured as the specified vertical distance starting at the Base Plane, and then extending the specified horizontal distance from the face of the building’s lower portion, as shown in Figure 13.1-90.

I. Limitation on Visible Parking Above Street Level

1. Intent
   To minimize the visibility, and impacts of structured parking and promote visual interest on upper story building facades.

2. Rules of Measurement
   a. Depth of Limitation on Visible Parking Above Street Level
      i. The depth of a Limitation on Visible Parking above Street Level shall be measured from the exterior of the street-facing building wall. See Figure 13.1-90.
         Uses that meet the Limitation on Visible Parking above Street Level shall be located within the specified depth, except as provided below.
      ii. Recessed balcony/terrace areas or insets for building articulation up to 10 feet in depth shall be excluded from the Limitation on Visible Parking above Street Level. The remaining depth after recessed balcony/terrace areas and insets for building articulation are excluded shall be subject to the uses that meet the Limitation on Visible Parking above Street Level. See Figure 13.1-91.
b. **Percentage of Zone Lot Width for a Limitation on Visible Parking Above Street Level**

At every Story above the Street Level, exterior street-facing building walls within the minimum percentage of Zone Lot Width specified in a building form table shall be required to meet the Limitation on Visible Parking above Street Level. See Figure 13.1-92

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**J. Street-facing Courtyard Width and Depth**

1. The street-facing courtyard width shall be measured as the distance between the two closest edges of the exterior walls facing each other across the courtyard, shown as “A” in Figure 13.1-93.

2. The street-facing courtyard depth shall be measured as the horizontal distance between the primary street zone lot line and the closest facade of the exterior building wall facing the primary street, measured perpendicular to the zone lot line, shown as “B” in Figure 13.1-92.
K. Attached Garage Design Standard

1. Rule of Measurement
   a. Identify the portions of the Primary Street facing facade that shall constitute at least 65% of the total width of the primary structure enclosing the primary use.
   b. Draw a line parallel to the primary street setback line that is not forward at any point of the 65% identified in a. above, thereby determining the maximum permitted attached garage projection. See Figure 13.1-94

L. Street-facing Attached Garage Door Width

1. Rule of Measurement
   a. “Street-facing attached garage door width” is measured as the total width of all street-facing garage doors attached to the primary building form, divided by the total width of the front facade of the primary building, or of the front facade of an individual dwelling unit, as applicable.
   b. For purposes of this rule, the total width of a street-facing garage door(s) shall be measured as the linear distance between the outer edges of the door(s).

2. Determination of “Street-facing”
   A garage door is “street facing” if it faces a named or numbered street, which shall be determined by extending a line the width of the garage door and perpendicular to it to the zone lot boundary. If any portion of said line touches the right-of-way of a named or numbered street at the zone lot boundary then said garage door faces a named or numbered street. See Figure 13.1-95.
**13.1.6.2 Dwelling Unit Oriented to the Street**

**A. Intent**

To ensure that buildings contribute to vibrant pedestrian-oriented street frontages by requiring Dwelling Units near the street to orient to and engage the street while still allowing for design flexibility in Dwelling Unit shape and location.

**B. Applicability**

The Primary Building Form Standards in Articles 3 through 9 specify required Dwelling Units Oriented to the Street for the Primary Building Forms of Row House and Town House.

**C. General Requirements**

For purposes of this standard, a “Dwelling Unit Oriented to the Street” shall meet the following requirements:

1. A Dwelling Unit that is Street-Facing and the width of the Dwelling Unit does not exceed the length of the Dwelling Unit as measured below;

2. A Dwelling Unit where the Street-Facing Dwelling Unit Facade width must be at least 75% of the total width of the same Dwelling Unit as measured below; and
3. The Dwelling Unit required to be oriented to the street must share a wall with at least one additional Dwelling Unit also oriented to the same street.

D. Rules of Measurement

Dwelling Unit Proportions

1. **Dwelling Unit Width**
   Dwelling Unit Width shall be the linear distance of the Dwelling Unit at its widest point at any height. The width is measured parallel to the front Dwelling Unit Façade facing the corresponding Primary Street or Side Street to which the Dwelling Unit is oriented. See Figure 13.1-97

2. **Dwelling Unit Length**
   Dwelling Unit Length shall be the linear distance of the Dwelling Unit at its longest point at any height. The length is measured perpendicular to the front Dwelling Unit Façade facing the corresponding Primary Street or Side Street to which the Dwelling Unit is oriented. See Figure 13.1-97
3. **Street-Facing Dwelling Unit Façade(s)**

   a. For the purposes of this rule, a Dwelling Unit façade shall be associated with a Dwelling Unit if the same Dwelling Unit is located directly behind the façade.

   b. A Dwelling Unit façade is "street-facing" if it faces a named or numbered street, which shall be determined by extending a line the width of the façade and perpendicular to it to the Zone Lot boundary. If the said line touches the right-of-way of a named or numbered street at the Zone Lot boundary, then said Dwelling Unit façade is "street-facing." See Figure 13.1-99

   c. The Street-facing Dwelling Unit Facade(s) width(s) are measured at the highest point horizontally where the Facade meets the Finished Grade. See Figure 13.1-98
d. The Street-facing Dwelling Unit Façade(s) is the total linear width of the Façade(s) that are associated with a Dwelling Unit and that face the corresponding Primary Street or Side Street to which the same Dwelling Unit is oriented. See Figure 13.1-99.

e. Where more than one street-facing Dwelling Unit Façade faces the corresponding Primary Street and/or Side Street, the linear width of each Façade is measured separately and combined to determine the total linear distance.

13.1.6.3 Street Level Activation

A. Transparency, Primary Street and Side Street

1. Intent
   To provide visual interest to building facades, to activate the street and sidewalk, and to provide a safe pedestrian realm.

2. Applicability
   The Primary Building Form Standards in Articles 3 through 9 specify transparency standards for many Primary Building Forms. Rules of measurement, window requirements, and transparency alternative requirements are provided in this Section 13.1.6.3.A.
3. **Rules of Measurement**
   
   a. **Zone of Transparency**
      
      The Zone of Transparency is the area between 2 feet and 9 feet above the finished upper surface of the floor of the Street Level across the entire street-facing Street Level building facade. See Figure 13.1-100.
      
      i. A building facade is "street-facing" if it faces a name or numbered street, which shall be determined by extending a line the width of the facade and perpendicular to it to the zone lot boundary. If any portion of said line touches the right-of-way of a name or numbered street at the zone lot boundary, then said facade is "street-facing." See Figure 13.1-101.
      
      ii. The required amount of transparency shall be provided within the zone of transparency for the subject building, unless an exception or alternative is permitted by this Code.

   b. **Street Level Transparency**
      
      Street Level transparency, primary or side street, is measured as the total amount of linear feet of windows or permitted alternatives provided within the Zone of Transparency divided by the total length of that same street-facing building facade (including any open parking structure entrances).
Zone of Transparency applies to the Street Level as more above grade at the nearest building line.
4. **Window Requirements**

Windows shall be provided to satisfy the transparency requirement, except where a transparency alternative is permitted. All windows used to satisfy the transparency requirement shall comply with the following:

a. All windows shall be a minimum of 5 feet in vertical dimension within the zone of transparency; and

b. Window glazing shall be clear and shall transmit at least 65 percent of the visible daylight (visible transmittance shall be 0.65 or greater); and

c. No interior or exterior modifications, including temporary and permanent signage, window tinting, furnishings, fixtures, equipment or stored items within 3 feet of the windows will be permitted to reduce the effective minimum transparency standards by more than 25%. Open display of individual merchandise is permitted.
5. **Transparency Alternative Requirements**

Where permitted, the following alternatives may be used singularly or in combination as alternatives to a transparency requirement:

a. **Display Cases**
   i. Display cases shall be permanently recessed, integrated into, or installed on the building wall. They shall be a minimum of 5 feet in height within the Zone of Transparency.
   ii. Display cases are measured as the total linear width (in feet) of display cases provided within the Zone of Transparency, divided by the total length of that same street-facing building façade (including any open parking structure entrances).

![Figure 1.1-103](image)

b. **Automated Teller Machines**
   i. Automated teller machines shall be permanently recessed, integrated into, or installed on the building wall.
   ii. Automated teller machines are measured as the total linear width (in feet) of automated teller machines provided within the Zone of Transparency, divided by the total length of that same street-facing building façade (including any open parking structure entrances).

![Figure 1.1-104](image)
c. **Wall Design Elements**

i. Wall design elements shall be combined into a unified wall design that provides visual interest, pedestrian scale, and integrates into the architecture of the building.

ii. The unified wall design shall incorporate a minimum of 3 of the following elements, which shall occur at intervals no greater than 25 feet horizontally:

   a) An offset or other horizontal change in wall plane not less than 3 inches in depth.

   b) A vertical scaling element, such as a pilaster, not less than 4 feet in height and 1 inch in width/depth.

   c) A horizontal scaling element, such as a belt course, string course, or cornice, occurring at an interval no greater than 10 feet vertically.

   d) A green screen or planter wall.

   e) A variation in material, pattern, and/or color (shall not also count as translucent, fritted, patterned or colored windows per f. below).

   f) Translucent, fritted, patterned or colored windows (shall not also count as a variation in material, pattern, and/or color per e. above).

   g) Windows outside the zone of transparency when located at the Street Level and compliant with Sections 13.1.6.3.A.4.b and c.

iii. Wall design elements are measured as the linear width (in feet, measured to the outside design elements) of the unified wall design, divided by the total length of that same street-facing building façade (including any open parking structure entrances).

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*Horizontal Scaling Elements, Vertical Scaling Elements, Change of Material, and Windows Outside of Zone of Transparency create a system of wall design elements.*
d. Permanent Outdoor Eating/Serving Areas

i. Permanent accessory outdoor eating/serving areas shall be located between the building and the Primary Street or Side Street zone lot line depending on which transparency standard (Primary or Side Street) the alternative is applied toward.

ii. Outdoor eating/serving areas are measured as the linear width (in feet, measured to the outside posts or railings of an outdoor eating/serving area), divided by the total length of the same street-facing building façade (including any open parking structure entrances).
e. **Permanent Art**

i. Permanent art shall comply with all of the following standards:

a) Shall be a “work of public art” as defined by Section 20-86 of the Denver Revised Municipal Code, as determined by the Zoning Administrator, with input from Denver Arts and Venues,

b) Shall be a minimum of 5 feet in vertical dimension within the Zone of Transparency (permanent art may extend outside the Zone of Transparency),

c) Shall not be a Sign, unless permitted according to Section 10.10.3.2.J as a Sign which is a work of public art.

d) Shall be rendered in materials or media that are durable in an exterior, urban environment; and

e) Shall be permanently integrated into, or installed on, the building wall.

ii. Permanent art is measured as the total linear width (in feet) of rectangles enclosing distinct artworks provided within the Zone of Transparency, divided by the total length of that same street-facing building façade (including any open parking structure entrances). Where more than one piece of art is used, the linear width (in feet) of each piece of art is measured separately and combined to determine the total linear width of permanent art.

![Figure 1.1-108](image-url)

6. **Changes to Existing Buildings**

No existing building shall be altered in such a way that the total linear feet of windows and permitted alternatives in the zone of transparency is reduced below the required amount. If the total linear feet of windows and permitted alternatives in the zone of transparency is already below the required amount, it shall not be further reduced.
B. Pedestrian Access

1. Intent

To provide clear, obvious connections for pedestrians between Primary Streets and primary uses within buildings.

2. Applicability

The Primary Building Form Standards in Articles 3 through 9 specify which type of Pedestrian Access is required for each Primary Building Form, or Dwelling Unit. Pedestrian access requirements are provided in this Section 13.1.6.3.B.

3. Pedestrian Access Requirements

The following are required supplemental standards for each type of Pedestrian Access:

a. Entrance
   
i. Where required by the Primary Building Form Standards, an Entrance shall provide a clear, obvious, publicly accessible connection between the Street defined by the building form (Primary and/or Side) and the primary uses within the building.
   
ii. For the Garden Court and Row House building forms, an entrance shall be street-facing according to the standards specific to such building forms in Articles 3 through 9.
   
iii. For all other building forms, an entrance shall be located:
      
a) On the Primary Street facing facade; or

b) Located on a Side Street facing facade but entirely within 15 feet of the zone lot line abutting the Primary Street and provided the entrance is clearly visible from the public right-of-way. See Figure 13.1-109.

iv. An entrance shall be one of the following three types:
      
a) Door - An entrance on the same plane as the building facade.

b) Recessed Entrance - An entrance inset behind the plane of the building facade by no more than 15 feet.

   c) Corner Entrance - An angled street-facing entrance located on the corner of a building at approximately 45 degrees to the intersecting streets.

Figure 1.1-109

Not to Scale. Illustrative Only.
b. **Entry Feature**
   i. Where required by the Primary Building Form Standards, an Entry Feature shall signal the connection between the Primary Street and the primary uses within the building.
   
   ii. An entry feature shall be located either on the Primary Street facing facade or be visible from the Primary Street. See Figure 13.1-110.
   
   iii. An entry feature shall be a Door, Gate, Front Porch, Front Stoop, Front Terrace, Canopy, and/or Arcade

![Figure 1.1-110](image)

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**c. Dwelling Unit Entrance with Entry Feature**

i. Where required by Primary Building Form Standards or Overlay District Standards, a Dwelling Unit Entrance with Entry Feature shall provide a clear and obvious publicly accessible connection between the Street and the primary use within the Dwelling Unit.

ii. Each Dwelling Unit Entrance with Entry Feature shall have an Entrance with a minimum of one of the following Entry Features:

   a) A Front Porch with a minimum depth of 5 feet between the street-facing building facade and Primary or Side Street Zone Lot Line, as measured perpendicular to the Zone Lot Line; or

   b) A Canopy with a minimum depth of 3 feet between the street-facing building facade and Primary or Side Street Zone Lot Line, as measured perpendicular to the Zone Lot Line.

iii. A building facade is "street-facing" if it faces a Primary or Side Street Zone Lot Line, which shall be determined by extending a line the width of the facade and perpendicular to it to the Primary or Side Street Zone Lot Line. If any portion of said line touches the Primary or Side Street Zone Lot Line, then said facade is "street-facing." See Figure 13.1-101.
d. Pedestrian Connection

i. Where required by the Primary Building Form Standards, a Pedestrian Connection shall provide a clear, obvious, publicly accessible connection between the Primary Street and the primary uses within the building. See Figure 13.1-112. The Pedestrian Connection shall comply with the following:

a) Fully paved and maintained surface not less than 5 feet in width.
b) Unit pavers or concrete distinct from the surrounding parking and drive lane surface.
c) Located either within a raised median or between wheel stops to protect pedestrians from vehicle overhangs where parking is adjacent.
d) The portions of pedestrian connection that cross driveways or drive aisles shall not exceed 25 feet in length.

4. Pedestrian Access (Entrance) Alternative Requirements

Where permitted, the following design elements may be used as an alternative to a required entrance on all building forms except Row House and Town House:

a. Courtyard or Plaza
This alternative may be used only if the courtyard or plaza complies with all of the following standards:

i. Shall be accessible to public during business hours.

ii. Shall be within 2 feet of grade at edge of public right-of-way.

iii. The Entrance shall not be a distance from the public right-of-way more than 3 times the width of the space measured at the primary street facing facade.

iv. Maximum dimension shall not exceed 3 times the minimum dimension.

v. Required public Entrance shall be visible from the public right-of-way.

vi. Perimeter walls of court or plaza shall meet primary facade transparency standards.

Figure 1.1-113

*Not to Scale. Illustrative Only.*
b. **Covered Walkway**
   This alternative may be used only if the covered walkway complies with all of the following standards:
   
   i. Shall take the form of an Arcade, Canopy, or Pergola.
   
   ii. Shall be accessible to the general public during business hours.
   
   iii. Shall provide continuous covered access to a required Entrance from the public right-of-way.
   
   iv. A required public Entrance shall be visible from the Primary Street zone lot line.

Figure 1.1-114

C. **Street Level Height**

1. **Intent**
   Promote Street Level designs that can be adapted to future uses and ensure that Street Level building spaces have an appropriate scale in relationship to the pedestrian realm.

2. **Applicability**
   Street Level Height shall apply to any street-facing story meeting the definition of Street Level in Section 13.3.

3. **Rules of Measurement**
   a. Street Level Height is measured from the upper surface of the floor of the Street Level, to the upper surface of the floor or roof next above across the entire street-facing Street Level building facade for a minimum depth of 15 feet from the street-facing building facade. See Figure 13.1-115.

   b. A building facade is “street-facing” if it faces a Primary or Side Street Zone Lot Line, which shall be determined by extending a line the width of the facade and perpendicular to it to the Primary or Side Street Zone Lot Line. If any portion of said line touches the Primary or Side Street Zone Lot Line, then said facade is “street-facing.” See Figure 13.1-101.
13.1.6.4 Open Space in Large Developments

A. Net Development Area

The required amount of Open Space in Large Developments shall be calculated as the percentage of the gross development area. The Net Development Area shall be the gross land area.
within the boundaries of the proposed large development area less the gross area of existing and proposed public rights-of-way and City park land, or land required to be dedicated to the City by the Department of Parks and Recreation.

B. Contiguous Open Space Area

1. The width of the minimum contiguous open space requirement for large developments shall be measured parallel to the abutting Street Zone Lot Line or abutting publicly accessible area with direct pedestrian access to a Street Zone Lot Line, shown as "A" in Figure 13.1-116.

2. The depth of the minimum contiguous open space requirement for large developments shall be measured perpendicular to the abutting Street Zone Lot Line or abutting publicly accessible area with direct pedestrian access to a Street Zone Lot Line, shown as "B" in Figure 13.1-116.
SECTION 13.1.7 FENCE AND WALL HEIGHT MEASUREMENT

Fence and wall height shall be measured from the base of the fence or wall at the higher of the finished grade at the inside or outside of the fence or wall, or from the top-most point of the Retaining Wall on which it is placed, to the topmost point of the fence or wall.

SECTION 13.1.8 RETAINING WALL HEIGHT MEASUREMENT

The height of a Retaining Wall shall be measured as the vertical distance from the lowest grade at the base of the Retaining Wall to the top-most point where the wall no longer retains earth. Any vertical distance of wall more than 6 inches above the top-most point is no longer a Retaining Wall but is a Fence and Wall as defined in Article 13, and shall be measured according to the rule in Section 13.1.7.

Figure 1.1-117
Not to Scale. Illustrative Only.

SECTION 13.1.9 ROOFTOP MECHANICAL EQUIPMENT SCREENING MEASUREMENT

Rooftop mechanical equipment screening shall be measured from the opposite side of the abutting Primary Street’s public right of way at the edge of the right of way, measured 5’-6” above grade, as measured perpendicular to the midpoint of each building. The midpoint is measured at the widest point of the building parallel to the Primary Street Zone Lot Line.
Figure 1.1-118

Figure 1.1-119
SECTION 13.1.10  MEASUREMENT OF MOTOR VEHICLE OR TRAILER LENGTH

When measuring the permitted length of a motor vehicle, including but not limited to recreational vehicles, trailers, buses, or trucks, the following rule of measurement shall apply: The distance measured from the front-most to the rear-most portion of the vehicle (e.g., to the front and rear bumper), except, however, when extensions or projections are added beyond the front-most or rear-most portion of the vehicle, then the measurement shall include such extensions or projections.

SECTION 13.1.11  MEASUREMENT OF SEPARATION OR DISTANCE

13.1.11.1  Measurement of Separation or Distance Between Uses

A. When measuring a required separation between uses, distance shall be determined from the nearest point of a structure or part of a multiple use structure occupied by the use requiring separation to the nearest point of a structure or part of a multiple use structure occupied by a use from which the separation is to be effected or established.

B. Only when a significant part of the use is operated outside of a completely enclosed structure shall a separation be measured from the nearest point of the zone lot occupied by the use requiring separation to the nearest point of a structure or part of a multiple use structure occupied by a use from which the separation is to be effected or established.

13.1.11.2  Measurement of Separation or Distance Between a Use and Zone District

A. When measuring a required separation between a use and a zone district, distance shall be determined from the nearest point of a structure or part of a multiple use structure occupied by the use requiring separation to the nearest point of the zone district boundary from which the separation is to be effected or established.

B. Only when a significant part of the primary use requiring separation is operated outside of a completely enclosed structure shall the separation be measured from the nearest point of the zone lot occupied by the primary use requiring separation to the nearest point of the zone district boundary from which the separation is to be effected or established.

C. In the case of an outdoor accessory use requiring separation from a zone district (for example, an accessory outdoor eating or serving area), distance shall be measured from the nearest point of the outdoor accessory use to the nearest point of the zone district boundary from which the separation is to be effected or established.

13.1.11.3  Measurement of Separation or Distance Between a Rail Transit Station Platform and a Zone Lot

When measuring distance between a Rail Transit Station Platform and uses for which Section 10.4 applies, distance shall be determined from the nearest point of the Rail Transit Station Platform to the nearest point of the Zone Lot.

13.1.11.4  Measurement of Distance from a High Frequency Transit Corridor and a Zone Lot

A. When measuring distance between a High Frequency Transit Corridor and a Zone Lot for which Section 10.4 applies, distance shall be determined from the centerline of the right of way of the High Frequency Transit Corridor to the nearest point of the Zone Lot.