

DIVISION 3.3 DESIGN STANDARDS

The following Intent Statements are intended to provide further information regarding intent and performance expectations for the district, site and building design standards.

SECTION 3.3.1 GENERAL INTENT

The Intent of this Division 3.3 Design Standards are to: [CORRECTED OUTLINE NUMBERING]

- 3.3.1.1 Implement the Denver Comprehensive Plan.
- 3.3.1.2 Implement the Zone District's Intent and Purpose
- 3.3.1.3 To continue Denver's physical character, including access to parks and parkways, tree lined streets, detached sidewalks, interconnected street networks, and convenient access to parks, open space, and transit.
- 3.3.1.4 Improve compatibility with and respect for the existing character and context of Denver and its varied neighborhoods.
- 3.3.1.5 Arrange building density, uses, heights, and scaling devices to reinforce the public transit centers and corridors, and to transition to adjoining areas.
- 3.3.1.6 Give equal prominence to pedestrian realm as a defining element of neighborhood character.
- 3.3.1.7 Spatially define public streets and their associated open space as positive, usable features around which to organize land use and orient buildings in a manner that promotes pedestrian activity, a sense of security and community.
- 3.3.1.8 Provide human scale in buildings through use of detail, contrast, form, window and door placement, color and materials.
- 3.3.1.9 Provide easily identifiable pedestrian connections between private development, public rights of way and multiple modes of transit.
- 3.3.1.10 Configure the site so that a clear, safe, and attractive pedestrian system, with the transit facility as a component, is the primary public element to which buildings are oriented.
- 3.3.1.11 Arrange residential, employment, retail, service, and open space uses to be convenient to and compatible with each other and with transit.
- 3.3.1.12 Maximize pedestrian amenities near transit facilities and along the primary pedestrian connections to transit facilities.

SECTION 3.3.2 BUILDING FORM INTENT

3.3.2.1 Height

- A. Encourage buildings whose forms are responsive to opportunities to reinforce evolving nodes of mixed-use, pedestrian and transit activity as well as the existing surrounding context.
- B. Arrange building heights, and scaling devices to provide transitions to adjoining areas.

TOWN HOUSE

HEIGHT		S-TH-2.5	S-MU-3	S-MU- 5, 8, 12, 20
A	Stories (max)	2.5	3	5
A	Feet (max)	35'	40'	65'
B	Side Wall height	25'	na	na
SITING		S-TH-2.5	S-MU-3	S-MU- 5, 8, 12, 20
ZONE LOT				
	Zone Lot Size (min)	6,000 ft ²	6,000 ft ²	6,000 ft ²
	Zone Lot Width (min)	50'	50'	50'
	Dwelling Units per Primary Residential Structure (max)	10	na	na
REQUIRED BUILD-TO				
C	Primary Street (min % within min/max)	na	50% 0'/80'	50% 0'/80'
SETBACKS				
D	Primary Street, block sensitive setback required	yes	na	na
D	Primary Street (min)	20'	10'	10'
E	Side Street (min)	5'	5'	5'
F	Side Interior (min)	5'	5'	5'
	Side Interior, adjacent to Protected District (min)	na	10'	10'
G	Rear, alley/no alley (min)	12'/20'	10'/20'	10'/20'
	Rear, adjacent to Protected District (min)	na	na	na
PARKING				
	Off-Street Parking Area Setback Encroachment		See Sec. 3.3.7.4	
	Vehicle Access	From alley; or Street access allowed when no alley present (Sec. 3.3.7.6)		
H	DETACHED ACCESSORY STRUCTURES	See Sec. 3.3.4		
DESIGN ELEMENTS		S-TH-2.5	S-MU-3	S-MU- 5, 8, 12, 20
BUILDING CONFIGURATION				
I	Primary Street-Facing Attached Garage Door Width (max per unit)	10'	10'	10'
	Upper Story Stepback, for Flat Roof, Above 25', Primary Street, Side Street and Side Interior	10'	na	na
J	Upper Story Setback Above 40', Side, interior	na	na	15'
J	Upper Story Setback above 51', Side, interior	na	na	15'
K	Upper Story Setback Above 27', adjacent to Protected District: Side Interior	na	25'	25'
	Upper Story Setback above 27', adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	na	na	20'/25'
	Upper Story Setback above 40', adjacent to Protected District: Rear, alley/Rear, no alley (min)	na	na	30'/40'
L	Upper Story Setback above 51', adjacent to Protected District: Side Interior (min)	na	na	40'
	Rooftop and/or Second Story Decks	See Section 3.3.5.1		
	Attached Garage Allowed	May follow the Detached Garage building form Side Street, Side Interior and Rear setbacks		
GROUND STORY ACTIVATION				
M	Transparency, Primary Street (min)	30%	30%	30%
N	Transparency, Side Street (min)	25%	25%	25%
O	Pedestrian Access	Each unit shall have a street-facing Entrance		
USES		All S-TH and S-MU Districts		
Primary Uses shall be limited to Multi Unit Dwelling and allowable Group Living and Nonresidential uses. See Division 3.4 Uses and Parking				

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

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

APARTMENT

HEIGHT					
	S-MU-3	S-MU-5	S-MU-8	S-MU-12	S-MU-20
A Stories (max)	3	5	8	12	20
A Feet (max)	40'	65'	100'	140'	230'
Feet, within 175' of Protected District (max)	na	na	75'	75'	75'

SITING					
	S-MU-3	S-MU-5	S-MU-8	S-MU-12	S-MU-20
ZONE LOT					
Zone Lot Size (min)	6,000 ft ²	6,000 ft ²	6,000 ft ²	6,000 ft ²	6,000 ft ²
Zone Lot Width (min)	50'	50'	50'	50'	50'
Building Coverage per Zone Lot, including all accessory structures (max)	na	na	na	70%	70%
REQUIRED BUILD-TO					
B Primary Street (min% within min/max)	50%	50%	50%	50%	50%
	0'/80'	0'/80'	0'/80'	0'/80'	0'/80'
SETBACKS					
C Primary Street (min)	10'	10'	10'	10'	10'
D Side Street (min)	5'	5'	5'	5'	5'
E Side Interior (min)	7.5'	7.5'	7.5'	7.5'	7.5'
Side Interior adjacent to Protected District (min)	10'	10'	10'	10'	10'
F Rear, alley/no alley (min)	10'/20'	10'/20'	10'/20'	10'/20'	10'/20'
PARKING					
Surface Parking between building and Primary Street/Side Street	Allowed/Allowed				
G Off-Street Parking Area Setback Encroachment	See Sec. 3.3.7.4				
Vehicle Access	Access determined at Site Development Plan Review				

DESIGN ELEMENTS					
	S-MU-3	S-MU-5	S-MU-8	S-MU-12	S-MU-20
BUILDING CONFIGURATION					
Primary Street-Facing Attached Garage Door Width (max per structure)	20'	20'	20'	20'	20'
H Upper Story Setback Above 40', Side Interior	na	15'	na	na	na
Upper Story Setback Above 51', Side Interior	na	na	15'	15'	15'
I Upper Story Setback Above 75', Rear, alley/Rear, no alley and Side Interior	na	na	20'/30'	20'/30'	20'/30'
J Upper Story Setback above 27', adjacent to Protected District: Side Interior (min)	25'	25'	25'	25'	25'
K Upper Story Setback Above 40', adjacent to Protected District: Rear, alley/no alley	na	30'/40'	30'/40'	30'/40'	30'/40'
Upper Story Setback above 51', adjacent to Protected District: Side Interior (min)	na	40'	40'	40'	40'
GROUND STORY ACTIVATION					
L Transparency, Primary Street (min)	30%	30%	30%	30%	30%
M Transparency, Side Street (min)	25%	25%	25%	25%	25%
N Pedestrian Access, Primary Street	Pedestrian Connection				

USES					
All S-MU					
Primary Uses shall be limited to Multi Unit Dwelling and allowable Group Living and Nonresidential uses. See Division 3.4 Uses and Parking					

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

SECTION 3.4.4 DISTRICT SPECIFIC STANDARDS

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

USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility) / % Required Spaces in Fixed Facility)											APPLICABLE USE LIMITATIONS
		S-SU-Fx S-SU-Ix	S-SU-A S-SU-D S-SU-F S-SU-F1 S-SU-I	S-TH-2.5	S-MU-3 S-MU-5 S-MU-8 S-MU-12 S-MU-20	S-CC-3x S-CC-5x	S-CC-3 S-CC-5	S-MX-2x S-MX-2	S-MX-3 S-MX-5 S-MX-8 S-MX-12	S-MS-3 S-MS-5		
RESIDENTIAL PRIMARY USE CLASSIFICATION												
Household Living	Dwelling, Single Unit • No Parking Requirements	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Dwelling, Two Unit • Vehicle: 1.25/unit • MS only: 1/unit • Bicycle: No requirement	L-ZP	L-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	§11.2.1
	Dwelling, Multi-Unit • Vehicle - MS only: 1/unit • Vehicle: 1.25/unit • Bicycle: 1/5 units (80/20)	L-ZP	L-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	§11.2.2
	Dwelling, Live / Work • Vehicle - MS only: 1/unit • Vehicle: 1.25/unit • Bicycle: 1/5 units (80/20)	NP	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.2.3
Group Living	Assisted Living Facility • Vehicle: .75/unit • Bicycle: No requirement	NP	NP	P-ZPIN	P-ZPIN	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Community Corrections Facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Nursing Home, Hospice • Vehicle: .75/unit • Bicycle: No requirement	NP	NP	NP	P-ZPIN	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Residence for Older Adults • Vehicle: .75/unit • Bicycle: No requirement	L-ZP	L-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	§11.2.5
	Residential Care Use, Small or Large • Vehicle: .25/unit • Bicycle: No requirement	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	§11.2.6
	Rooming and Boarding House • Vehicle - MS only: 2 / 1,000 ft ² GFA • Vehicle: 5 / 1,000 ft ² GFA • Bicycle: No requirement	NP	NP	NP	P-ZP	P-ZP	P-ZP	NP	NP	P-ZP	P-ZP	
	Shelter for the Homeless • Vehicle: .5/ 1,000 ft ² GFA • Bicycle: No requirement	NP	NP	NP	L-ZPIN	L-ZPIN	L-ZPIN	NP	NP	L-ZPIN	L-ZPIN	§11.2.7
	Student Housing • Vehicle - MS only: 1/unit • Vehicle: 1.25/unit • Bicycle: 1/5 units (80/20)	NP	NP	NP	P-ZP	P-ZP	P-ZP	NP	P-ZP	P-ZP	P-ZP	
CIVIC, PUBLIC & INSTITUTIONAL PRIMARY USE CLASSIFICATION												
Basic Utilities	Utility, Major Impact* • Vehicle: .5/ 1,000 ft ² GFA • Bicycle: No requirement	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	§11.3.1
	Utility, Minor Impact* • Vehicle: .5/ 1,000 ft ² GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.3.2

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USE CATEGORY	SPECIFIC USE TYPE •Vehicle Parking Reqmt: # spaces per unit of measurement •Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)											APPLICABLE USE LIMITATIONS	
		S-SU-Fx S-SU-Ix	S-SU-A S-SU-D S-SU-F S-SU-F1 S-SU-I	S-TH-2.5	S-MU-3 S-MU-5 S-MU-8 S-MU-12 S-MU-20	S-CC-3x S-CC-5x	S-CC-3 S-CC-5	S-MX-2x S-MX-2	S-MX-3 S-MX-5 S-MX-8 S-MX-12	S-MS-3 S-MS-5			
Community/ Public Services	Community Center •Vehicle: .5 / 1,000 ft ² GFA •Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.3.3
	Day Care Center •Vehicle: 1/ 1,000 ft ² GFA •Bicycle: 1/ 10,000 ft ² GFA (0/100)	L-ZP	L-ZP	P-ZPIN	P-ZP	P-ZP	P-ZP	P-ZP	P-ZPIN	P-ZP	P-ZP	P-ZP	§11.3.4
	Postal Facility, Neighborhood •Vehicle - MS only: 2/1,000 ft ² GFA •Vehicle: 2.5/ 1,000 ft ² GFA •Bicycle: 1/ 20,000 ft ² GFA (20/80)	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Postal Processing Center •Vehicle: 1/ 1,000 ft ² GFA •Bicycle: 1/ 20,000 ft ² GFA (20/80)	NP	NP	NP	NP	P-ZP	P-ZP	NP	NP	P-ZP	P-ZP		
	Public Safety Facility •Vehicle: 1/ 1,000 ft ² GFA •Bicycle: 1/ 10,000 ft ² GFA (0/100)	L-ZP	L-ZP	L-ZP	L-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	§11.3.5
	Hospital	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Correctional Institution	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Cultural/Special Purpose/ Public Parks & Open Space	Cemetery*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Library •Vehicle: 1/ 1,000 ft ² GFA •Bicycle: 1/ 10,000 ft ² GFA (0/100)	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Museum •Vehicle: 1/ 1,000 ft ² GFA •Bicycle: 1/ 10,000 ft ² GFA (0/100)	NP	NP	NP	NP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	City Park*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Open Space - Recreation* •Vehicle: .5/ 1,000 ft ² GFA •Bicycle: No requirement	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Open Space - Conservation* •No Parking Requirements	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	

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USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)											APPLICABLE USE LIMITATIONS	
		S-SU-Fx S-SU-Ix	S-SU-F1 S-SU-I	S-SU-A S-SU-D S-SU-F	S-TH-2.5	S-MU-3 S-MU-5 S-MU-8 S-MU-12 S-MU-20	S-CC-3x S-CC-5x	S-CC-3 S-CC-5	S-MX-2x S-MX-2	S-MX-3 S-MX-5 S-MX-8 S-MX-12	S-MS-3 S-MS-5		
Wholesale, Storage, Warehouse & Distribution	Vehicle Storage, Commercial* • Vehicle: .5/ 1,000 ft ² GFA • Bicycle: No requirement	NP	NP	NP	NP	NP	NP	L-ZPIN	NP	NP	NP	NP	\$11.5.13
	Wholesale Trade or Storage, General • Vehicle: .5/ 1,000 ft ² GFA • Bicycle: No requirement	NP	NP	NP	NP	NP	NP	P-ZPIN	NP	NP	NP	NP	
	Wholesale Trade or Storage, Light • Vehicle: .5 / 1,000 ft ² GFA • Bicycle: No requirement	NP	NP	NP	NP	NP	L-ZP/ZPIN/ ZPSE	L-ZP/ ZPIN/ ZPSE	NP	NP	L-ZP/ZPIN/ ZPSE	L-ZP/ZPIN/ ZPSE	\$11.5.14
AGRICULTURE PRIMARY USE CLASSIFICATION													
Agriculture	Aquaculture*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Garden, Urban* • Vehicle: .5 / 1,000 ft ² GFA • Bicycle: No requirement	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
	Husbandry, Animal*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Husbandry, Plant* Plant Nursery • Vehicle: .5 / 1,000 ft ² GFA • Bicycle: No requirement	NP	NP	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.6.3
ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION													
Accessory to Primary Residential Uses (Parking is Not Required for Accessory Uses Unless Specifically Stated in this Table or in an Applicable Use Limitation)	Unlisted Accessory Uses	L - Applicable to all Zone Districts										\$11.7; \$11.8.1	
	Accessory Dwelling Unit	NP	S-SU-F1 only: L-ZP; All other: NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.7; \$11.8.2
	Domestic Employee	L	L	L	L	L	L	L	L	L	L	L	\$11.7; \$11.8.3
	Garden*	L	L	L	L	L	L	L	L	L	L	L	\$11.7; \$11.8.4
	Keeping of Household Animals*	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	L / L-ZPIN	\$11.7; \$11.8.5
	Keeping and Off-Street Parking of Vehicles, Motorcycles, Trailers & Recreational Vehicles*	L	L	L	L	L	L	L	L	L	L	L	\$11.7; \$10.9
	Kennel or Exercise Run*	L	L	L	L	L	L	L	L	L	L	L	\$11.7; \$11.8.6
	Limited Commercial Sales, Services Accessory to Multi-Unit Dwelling Use	NP	NP	NP	L-ZP	Not Applicable - See Allowed Primary Uses						\$11.7; \$11.8.7	
	Second Kitchen Accessory to Single Unit Dwelling Use	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.7; \$11.8.8
	Vehicle Storage, Repair and Maintenance*	L	L	L	L	L	L	L	L	L	L	L	\$11.7; \$10.9
Wind Energy Conversion Systems*	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	Not Applicable - See Allowed Primary Uses						\$11.7; \$11.5.8		
Yard or Garage Sales*	L	L	L	L	L	L	L	L	L	L	L	\$11.7; \$11.8.9	

L. Multi Unit 2.5 (E-MU-2.5)

E-MU-2.5 is a multi unit district and allows urban house, detached accessory dwelling unit, duplex, tandem house, town house, garden court and apartment building forms up to two stories in height.

SECTION 4.2.3 COMMERCIAL CORRIDOR DISTRICTS (E-CC-3, -3x)

4.2.3.1 General Purpose

- A. The Commercial Corridor Zone Districts are intended to balance the need for safe, active, and pedestrian-scaled, diverse areas with the need for convenient automobile access.
- B. Commercial Corridor Zone Districts address development opportunities adjacent to the city's most auto-dominated corridors.
- C. Commercial Corridor buildings generally have a deep build-to requirement to allow for some measure of parking between the building and the street. Predictable flexibility is provided for building and parking location for larger scale buildings.
- D. The Commercial Corridor district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods.

4.2.3.2 Specific Intent

A. Commercial Corridor – 3 (E-CC-3)

E-CC-3 applies primarily to auto-oriented arterial street corridors where a building scale of 1 to 3 stories is desired.

B. Commercial Corridor – 3x (E-CC-3x)

E-CC-3x applies primarily to auto-oriented arterial street corridors where a building scale of 1 to 3 stories is desired with less intense uses than E-CC-3.

SECTION 4.2.4 MIXED USE DISTRICTS (E-MX-2, -2A, -2X, -3, -3A)

4.2.4.1 General Purpose

- A. The Mixed Use Zone Districts are intended to promote safe, active, and pedestrian-scaled, diverse areas and enhance the convenience and ease of walking, shopping and public gathering within and around the city's neighborhoods.
- B. There is a diverse menu of Mixed Use Zone Districts in the Urban Edge Neighborhood Context to recognize the diverse pattern of mixed use places in these neighborhoods.
- C. The Mixed Use districts are appropriate along corridors, embedded in neighborhoods and on large sites.
- D. The building form standards of the Mixed Use Zone Districts balance the importance of street presence and provision of parking through build-to requirements, ground story activation and parking lot screening along the right-of-way. Predictable flexibility in building form options recognizes the varied development pattern of Urban Edge Neighborhoods.
- E. The Mixed Use Zone District standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods.

SECTION 4.2.6 MAIN STREET DISTRICTS (E-MS-2, -2X, -3, -5)

4.2.6.1 General Purpose

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

4.2.6.2 Specific Intent

A. Main Street 2 (E-MS-2)

E-MS-2 applies to areas or intersections served primarily by local streets embedded within an existing or proposed neighborhood where a building scale of 1 to 2 stories is desired. The E-MS-2 district is intended to provide for appropriate locations for traditional corner commercial establishments located directly within a residential neighborhood.

B. Main Street 2x (E-MS-2x)

E-MS-2x applies to small sites served primarily by local streets embedded within an existing or proposed neighborhood. These are typically one or two parcels and are limited to low scale building forms and low intensity uses.

C. Main Street 3 (E-MS-3)

E-MS-3 applies primarily to local or collector street corridors, or may be embedded within a commercial shopping center or mixed-use area, where a building scale of 1 to 3 stories is desired.

D. Main Street 5 (E-MS-5)

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

4.3.2.4 Specific Building Form Intent

A. Residential Zone Districts

1. Suburban House

Establish standards for Single Unit Dwelling development that allows more height in the rear of a lot but with a more restrictive bulk plane over the entire lot, as compared to Urban House. Also accommodates, where allowed, appropriately scaled Group Living, Civic, and Nonresidential development.

2. Urban House

Establish standards for Single Unit Dwelling development. Also accommodates, where allowed, appropriately scaled Group Living, Civic, and Nonresidential development.

3. Duplex

Establish standards for Two Unit Dwelling development within a single primary structure, allowing side-by-side and up-down configurations. Also accommodates, where allowed, appropriately scaled Group Living, Civic, and Nonresidential development.

4. Tandem House

Establish standards for two dwelling units on a single zone lot, but occurring in two separate primary structures with a single unit in each structure.

5. Town House

Establish standards for Multi-Unit Dwelling development where each unit has an entrance?

6. Garden Court

Establish standards for Multi Unit Dwelling development where dwelling entrances may be oriented around a common, central open space, rather than exclusively orienting toward the street, as the Town House form requires. Also accommodates, where allowed, appropriately scaled Group Living, Civic, and Nonresidential development.

7. Apartment

Establish standards for Multi-Unit Dwelling development in a variety of layouts. Also accommodates, where allowed, appropriately scaled Group Living, Civic, and Nonresidential development.

B. Commercial Mixed Use Zone Districts

1. Drive Thru Services

To allow more flexible design standards to accommodate unique circumstances of automobile service uses and primary uses with an accessory drive-thru lane.

- a. E-MX: Eliminate build-to requirement
- b. E-MX-2A, 3A: Gas Stations Only - eliminate build-to requirement; All other - allow a reduced build-to percentage and allow a canopy and garden wall combination to meet a portion of the build-to requirement.
- c. E-MS: Allow a reduced build-to requirement and allow a canopy and garden wall combination to meet a portion of the build-to requirement.

2. Drive Thru Restaurant

To allow more flexible design standards to accommodate unique circumstances of eating/drinking establishments with an accessory drive-thru lane.

- a. MX: For corner lots only, allow a reduced build-to requirement and a drive-thru lane to be located between the building and the Primary Street.
- b. MS: For corner lots only, allow a decrease in the percentage of build-to required along the Primary Street, when the build-to percentage is increased along the Side Street.

TOWN HOUSE

HEIGHT		E-TH-2.5	E-MU-2.5
A	Stories (max)	see below	see below
A	Feet (max)	see below	see below
A	Stories, front 65% / rear 35% of zone lot depth (max)	2.5/1	2.5/1
A	Feet, front 65% / rear 35% of zone lot depth (max)	30' /19'	30' /19'
	Feet, front 65% of zone lot depth, allowable height increase	1' for every 5' increase in lot width over 50' up to a maximum height of 35'	
B	Side Wall Height, for Pitched Roof, within 15' of Side Interior and Side Street (max)	25'	25'
	Upper Story Setback, for Flat Roof, Above 25': Side, Interior and Side Street	15'	15'
SITING		E-TH-2.5	E-MU-2.5
ZONE LOT			
	Zone Lot Size (min)	6,000 ft ²	6,000 ft ²
	Zone Lot Width (min)	50'	50'
	Dwelling Units per Primary Residential Structure (max)	10	10
REQUIRED BUILD-TO			
C	Primary Street (min % within min/max)	na	na
SETBACKS			
	Primary Street, block sensitive setback required	yes	yes
D	Primary Street, where block sensitive setback does not apply (min)	20'	20'
E	Side Street (min)	5'	5'
F	Side Interior (min)	5'	5'
	Side Interior, adjacent to Protected District (min)	na	na
G	Rear, alley/no alley (min)	12' /20'	12' /20'
	Rear, adjacent to Protected District, alley/no alley (min)	na	na
PARKING			
	Surface Parking Setback	See Sec. 4.3.7.5	See Sec. 4.3.7.5
	Surface Parking between building and Primary Street/Side Street	Not Allowed/Allowed	Not Allowed/Allowed
	Vehicle Access	From alley; or Street access allowed when no alley present (See Sec. 4.3.7.6)	
H	DETACHED ACCESSORY STRUCTURES	See Sec. 4.3.4	
DESIGN ELEMENTS		E-TH-2.5	E-MU-2.5
BUILDING CONFIGURATION			
	Upper Story Stepback, for Flat Roof, Above 25', Primary Street (<u>min</u>)	10'	10'
I	Upper Story Setback Above 27', adjacent to Protected District: Rear, alley/Rear, no alley and Side, interior (min)	na	na
J	Primary Street- Facing Attached Garage Door Width (max per unit)	10'	10'
	Rooftop and/or Second Story Decks	See Section 4.3.5.1	
	Attached Garage Allowed	May follow the Detached Garage building form Side Street, Side Interior and Rear setbacks	
GROUND STORY ACTIVATION			
	Transparency, Primary Street (min)	na	na
	Transparency, Side Street (min)	na	na
K	Pedestrian Access	Each unit shall have a street-facing Entrance	
USES		E-TH-2.5; E-MU-2.5	
Primary Uses shall be limited to Multi Unit Dwelling and allowable Group Living and Nonresidential uses. See Division 4.4 Uses and Parking			

See Sections 4.3.5 - 4.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

GARDEN COURT

HEIGHT

	E-TH-2.5	E-MU-2.5
A Stories, front 65% / rear 35% of zone lot depth (max)	2.5/1	2.5/1
A Feet, front 65% / rear 35% of zone lot depth (max)	30'/19'	30'/19'
Feet, front 65% of zone lot depth, allowable height increase	1' for every 5' increase in lot width over 50' up to a maximum height of 35'	
B Side Wall Plate Height, for Pitched Roof, within 15' of Side Interior and Side Street (max)	25'	25'
Upper Story Setback, for Flat Roof, Above 25': Side, Interior and Side Street	15'	15'

SITING

	E-TH-2.5	E-MU-2.5
ZONE LOT		
Zone Lot Size (min)	6,000 ft ²	6,000 ft ²
Zone Lot Width (min)	50'	50'
Dwelling Units per Primary Residential Structure (max)	10	10
SETBACKS		
C Primary Street, block sensitive setback required	yes	yes
C Primary Street, where block sensitive setback does not apply (min)	20'	20'
D Side Street (min)	5'	5'
E Side Interior (min)	5'	5'
F Rear, alley/no alley (min)	12'/20'	12'/20'
PARKING		
G Surface Parking Setback	See Sec. 4.3.7.54	See Sec. 4.3.7.54
Surface Parking between building and Primary Street/ Side Street	Not Allowed/Allowed	
Surface Parking Screening	See Article 10, Division 10.5	
Vehicle Access	From alley; or Street access allowed when no alley present (See Sec. 4.3.7.6)	
H DETACHED ACCESSORY STRUCTURES	See Sec. 4.3.4	

DESIGN ELEMENTS

	E-TH-2.5	E-MU-2.5
BUILDING CONFIGURATION		
Upper Story Stepback, for Flat Roof, Above 25': Primary Street (min)	10'	10'
I Street-Facing Garden Court Width, (min)	15'	15'
J Street-Facing Garden Court Depth (min)	30'	30'
Garden Court Design Standards	See Sec. 4.3.5.2	
Rooftop and/or Second Story Decks	See Section 4.3.5.1	
Attached Garage Allowed	May follow the Detached Garage building form Side Street, Side Interior and Rear setbacks	
GROUND STORY ACTIVATION		
K Pedestrian Access	Each dwelling unit shall have a ground story Entrance. A minimum of two dwelling units shall each have an Entrance facing the Primary Street and all other dwelling units shall have an Entrance that faces either the Primary Street or the interior courtyard.	

USES

	E-TH-2.5; E-MU-2.5
	Primary Uses shall be limited to Multi Unit Dwelling and allowable Group Living and Nonresidential uses. See Division 4.4 Uses and Parking

See Sections 4.3.5 - 4.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

APARTMENT

HEIGHT

E-MU-2.5

A	Stories, front 65% / rear 35% of zone lot depth (max)	2/1
A	Feet, front 65% / rear 35% of zone lot depth (max)	30'/19'
	Feet, front 65% of zone lot depth, allowable height increase	1' for every 5' increase in lot width over 50' up to a maximum height of 35'
	Side Wall Plate Height, for Pitched Roof, within 15' of Side Interior and Side Street (max)	25'
	Upper Story Setback, Above 25': Side Interior and Side Street (min)	15'

SITING

E-MU-2.5

ZONE LOT

	Zone Lot Size (min)	6,000 ft ²
	Zone Lot Size (min)	50'

SETBACKS

B	Primary Street, block sensitive setback required (see Sec. 13.1.2.3)	yes
B	Primary Street, where block sensitive setback does not apply (min)	20'
C	Side Street (min)	5'
D	Side Interior (min)	5'
E	Rear, alley/no alley (min)	12'/20'

PARKING

F	Off-Street Parking Area Setback Encroachment	See Sec. 4.3.7.4
	Surface Parking between building and Primary Street/Side Street	Not Allowed/Allowed
	Surface Parking Screening	See Article 10, Division 10.5
	Vehicle Access	Access determined at Site Development Plan

DESIGN ELEMENTS

E-MU-2.5

BUILDING CONFIGURATION

	Street facing garage door width per Primary Structure (max)	20'
--	---	-----

~~Rooftop and/or Second Story Decks~~

~~See Section 4.3.5.1~~

GROUND STORY ACTIVATION

G	Transparency, Primary Street (min)	30%
H	Transparency, Side Street (min)	25%
I	Pedestrian Access, Primary Street	Entrance

USES

E-MU-2.5

Primary Uses shall be limited to Multi Unit Dwelling and allowable Group Living and Nonresidential uses. See Division 4.4 Uses and Parking

See Sections 4.3.5 - 4.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

DETACHED GARAGE

HEIGHT		E-SU-A	E-SU-B	E-SU-D	E-SU-Dx	E-SU-G	E-TU-B	E-TU-C	E-TH-2.5
		E-SU-A	E-SU-B	E-SU-D1	E-SU-D1x	E-SU-G1	E-TU-B	E-TU-C	E-MU-2.5
A	Stories (max)	1	1	1	1	1	1	1	1
A	Feet (max)	17'	17'	17'	17'	17'	17'	17'	17'
B	Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line	10'	10'	10'	10'	10'	10'	10'	10'
	Bulk Plane Slope from Side Interior and Side Street Zone Lot Line	45°	45°	45°	45°	45°	45°	45°	45°

SITING		E-SU-A	E-SU-B	E-SU-D	E-SU-Dx	E-SU-G	E-TU-B	E-TU-C	E-TH-2.5
ZONE LOT		E-SU-A	E-SU-B	E-SU-D1	E-SU-D1x	E-SU-G1	E-TU-B	E-TU-C	E-MU-2.5
	Exemption from Maximum Building Coverage (Lesser of)	50%/500 ft ²	50%/500 ft ²	50%/500 ft ²	50%/500 ft ²	50%/500 ft ²	50%/500 ft ²	50%/500 ft ²	50%/500 ft ²

An exemption from the maximum building coverage shall be given for a portion of the zone lot area occupied by the detached garage form. The exemption shall be in the amount of 50% of the area of the zone lot occupied by the detached garage building, up to a maximum credit of 500 ft². To qualify, the detached garage form shall comply with minimum 15' building separation, as measured according to Article 13, and at least 80% of the ground story GFA of the garage form shall be used for vehicle parking.

Additional Standards See Sections 4.3.4.3

SETBACKS

C	Setback from Primary Street Facing Facade of Primary Structure (min)					10'			
D	Side Street (min)					5'			
D	Side Interior (min), for structure entirely in rear 35% of zone lot*					0'			
D	Side Interior (min), for structure not entirely in rear 35% of zone lot					5'			
	Side Interior (min), for structure not entirely in rear 35% of zone lot, where Zone Lot Width is 30' or less					3'			
E	Rear, no alley (min)					5'			
E	Rear, where garage doors face alley (min)					5'			
E	Rear, where garage doors do not face alley (min)					0'			
	Vehicle Access								From alley; or Street access allowed when no alley present see Sec. 4.3.7.6 for exceptions

See Section 10.4.6 Vehicle Parking Design for standards that may be more restrictive

DESIGN ELEMENTS		E-SU-A	E-SU-B	E-SU-D	E-SU-Dx	E-SU-G	E-TU-B	E-TU-C	E-TH-2.5
BUILDING CONFIGURATION		E-SU-A	E-SU-B	E-SU-D1	E-SU-D1x	E-SU-G1	E-TU-B	E-TU-C	E-MU-2.5
	Building Footprint (max)	1,000 ft ²	1,000 ft ²	1,000 ft ²	1,000 ft ²	1,000 ft ²	864 ft ² **	864 ft ² **	864 ft ² per unit
F	Horizontal Dimension (max)	36'	36'	36'	36'	36'	36' per unit	36' per unit	no max
G	Allowed Number of Primary Street Facing Vehicular Access Doors in the front 50% of the lot depth (max)	3	3	3	3	3	3	3	3
G	Cumulative Width of All Primary Street Facing Vehicular Access Doors in the front 50% of the lot depth (max)	28'	28'	28'	28'	28'	28'	28'	no max

USES

All E-SU, -TU, -TH, -MU

Accessory Uses Only, excluding accessory dwelling unit where permitted.

See Division 4.4 for permitted Accessory Uses

See Sections 4.3.5 - 4.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

*Setbacks less than 5' may be subject to more restrictive building and fire code review - Side facing gable roof ends are not permitted where setbacks are less than 5'

**When used with a Primary Single Unit Dwelling Use, the permitted building footprint for a detached garage may be increased to 1,000 ft²

SECTION 4.4.4 DISTRICT SPECIFIC STANDARDS

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

USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt: # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	APPLICABLE USE LIMITATIONS										
		E-SU-A E-SU-B E-SU-D E-SU-D1 E-SU-Dx E-SU-D1x E-SU-G E-SU-G1	E-TU-B E-TU-C	E-TH-2.5 E-MU-2.5	E-RX-5	E-CC-3x E-CC-3	E-MX-2x E-MS-2x	E-MX-2A E-MS-2	E-MX-3A E-MX-3	E-MS-3 E-MS-5		
RESIDENTIAL PRIMARY USE CLASSIFICATION												
Household Living	Dwelling, Single Unit • No Parking Requirements	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Dwelling, Two Unit • Vehicle: 1/unit • Bicycle: No requirement	L-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	§ 11.2.1
	Dwelling, Multi-Unit • Vehicle: 1/unit • Bicycle: 1/5 units (80/20)	L-ZP	L-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	§ 11.2.2
	Dwelling, Live / Work • Vehicle: 1/unit • Bicycle: 1/5 units (80/20)	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.2.3
Group Living	Assisted Living Facility • Vehicle: .75/unit • Bicycle: No requirement	NP	NP	PIN	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Community Corrections Facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Nursing Home, Hospice • Vehicle: .75/unit • Bicycle: No requirement	NP	NP	NP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Residence for Older Adults • Vehicle: .75/unit • Bicycle: No requirement	L-ZP	L-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	§ 11.2.5
	Residential Care Use, Small or Large • Vehicle: .25/unit • Bicycle: No requirement	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	§ 11.2.6
	Rooming and Boarding House • Vehicle - MS only: 2 / 1,000 ft ² GFA • Vehicle: 4.5 / 1,000 ft ² GFA • Bicycle: No requirement	NP	NP	E-TH-2.5: NP E-MU-2.5: P-ZP	P-ZP	P-ZP	P-ZP	NP	NP	P-ZP	P-ZP	
	Shelter for the Homeless • Vehicle: .5 / 1,000 ft ² GFA • Bicycle: No requirement	NP	NP	NP	L-ZPIN	L-ZPIN	L-ZPIN	NP	NP	L-ZPIN	L-ZPIN	§ 11.2.7
	Student Housing • Vehicle: 1/unit • Bicycle: 1/5 units (80/20)	NP	NP	NP	P-ZP	P-ZP	P-ZP	NP	P-ZP	P-ZP	P-ZP	

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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										
		E-SU-A E-SU-B E-SU-D E-SU-D1 E-SU-Dx E-SU-D1x E-SU-G E-SU-G1	E-TU-B E-TU-C	E-TH-2.5 E-MU-2.5	E-CC-3x E-RX-5	E-CC-3	E-MX-2x E-MS-2x	E-MX-2A E-MX-2	E-MX-3A E-MX-3	E-MS-3 E-MS-5		
CIVIC, PUBLIC & INSTITUTIONAL PRIMARY USE CLASSIFICATION												
Basic Utilities	Utility, Major Impact* • Vehicle: .5/ 1,000 ft ² GFA • Bicycle: No requirement	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	§ 11.3.1
	Utility, Minor Impact* • Vehicle: .5/ 1,000 ft ² GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.3.2
Community/ Public Services	Community Center • Vehicle: .5 / 1,000 ft ² GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.3.3
	Day Care Center • Vehicle: 1/ 1,000 ft ² GFA • Bicycle: 1/ 10,000 ft ² GFA (0/100)	L-ZP	L-ZP	P-ZPIN	P-ZPIN	P-ZP	P-ZP	P-ZPIN	P-ZP	P-ZP	P-ZP	§ 11.3.4
	Postal Facility, Neighborhood • Vehicle - MS only: 2/1,000 ft ² GFA • Vehicle: 2.5/ 1,000 ft ² GFA • Bicycle: 1/ 20,000 ft ² GFA (60/40)	NP	NP	NP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Postal Processing Center • Vehicle: 1/ 1,000 ft ² GFA • Bicycle: 1/ 20,000 ft ² GFA (60/40)	NP	NP	NP	P-ZP	P-ZP	P-ZP	NP	NP	P-ZP	P-ZP	
	Public Safety Facility • Vehicle: 1/ 1,000 ft ² GFA • Bicycle: 1/ 10,000 ft ² GFA (0/100)	L-ZP	L-ZP	L-ZP	L-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	§ 11.3.5
	Hospital	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Correctional Institution	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Cultural/Special Purpose/Public Parks & Open Space	Cemetery*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Library • Vehicle: 1/ 1,000 ft ² GFA • Bicycle: 1/ 10,000 ft ² GFA (0/100)	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Museum • Vehicle: 1/ 1,000 ft ² GFA • Bicycle: 1/ 10,000 ft ² GFA (0/100)	NP	NP	NP	NP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	City Park*	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
	Open Space - Recreation* • Vehicle: .5/ 1,000 ft ² GFA • Bicycle: No requirement	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Open Space - Conservation* • No Parking Requirements	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	

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

USE CATEGORY	SPECIFIC USE TYPE											APPLICABLE USE LIMITATIONS		
	• Vehicle Parking Reqmt: # spaces per unit of measurement	E-SU-A												
		E-SU-B												
	• Bicycle Parking Reqmt: # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	E-SU-D												
		E-SU-D1												
		E-SU-Dx	E-TH-2.5								E-MX-2x	E-MX-2A	E-MX-3A	
		E-SU-D1x									E-MS-	E-MX-2	3A	E-MS-3
		E-SU-G	E-TU-B	E-MU-2.5	E-CC-3x	E-CC-3			E-MS-2x	E-MS-2	E-MX-3	E-MS-5		
		E-SU-G1	E-TU-C											

ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION

USE CATEGORY	SPECIFIC USE TYPE	L - Applicable to all Zone Districts										APPLICABLE USE LIMITATIONS	
		E-SU-D1, -D1x, -G1 only: L-ZP All other: NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP		
Accessory to Primary Residential Uses (Parking is Not Required for Accessory Uses Unless Specifically Stated in this Table or in an Applicable Use Limitation)	Unlisted Accessory Uses	L - Applicable to all Zone Districts										\$ 11.7; \$ 11.8.1	
	Accessory Dwelling Unit	E-SU-D1, -D1x, -G1 only: L-ZP All other: NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$ 11.7, § 11.8.2
	Domestic Employee	L	L	L	L	L	L	L	L	L	L	L	\$11.7; §11.8.3
	Garden*	L	L	L	L	L	L	L	L	L	L	L	\$ 11.7, § 11.8.4
	Keeping of Household Animals*	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	L/L-ZPIN	\$ 11.7; § 11.8.5
	Keeping and Off-Street Parking of Vehicles, Motorcycles, Trailers & Recreational Vehicles*	L	L	L	L	L	L	L	L	L	L	L	\$ 11.7; § 10.9
	Kennel or Exercise Run*	L	L	L	L	L	L	L	L	L	L	L	\$ 11.7; § 11.8.6
	Limited Commercial Sales, Services Accessory to Multi-Unit Dwelling Use	NP	NP	NP	L-ZP	Not Applicable - See Allowed Primary Uses						\$ 11.7; § 11.8.7	
	Second Kitchen Accessory to Single Unit Dwelling Use	L-ZP	L-ZP	L-ZP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	NP	NP	\$ 11.7; § 11.8.8
	Vehicle Storage, Repair and Maintenance*	L	L	L	L	L	L	L	L	L	L	L	\$ 11.7; § 10.9
Wind Energy Conversion Systems*	L-ZP/ZPSE	L-ZP/ZPSE	L-ZP/ZPSE	L-ZP/ZPSE	Not Applicable - See Allowed Primary Uses						\$ 11.7, § 11.5.8		
Yard or Garage Sales*	L	L	L	L	L	L	L	L	L	L	L	\$ 11.7; § 11.8.9	

HOME OCCUPATIONS ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION

Home Occupations	Child Care Home, Large	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	\$ 11.9; §11.9.3
	All Other Types	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$ 11.9; §11.9.4
(Parking is Not Required for Home Occupations Unless Specifically Stated in this Table or in an Applicable Use Limitations)	Unlisted Home Occupations	L-ZPIN - Applicable to all Zone Districts										\$ 11.9; § 11.9.5	

DIVISION 5.3 DESIGN STANDARDS

The following Intent Statements are intended to provide further information regarding intent and performance expectations for the district, site and building design standards.

SECTION 5.3.1 GENERAL INTENT

The Intent of this Division 5.3 Design Standards are to: [CORRECTED OUTLINE NUMBERING]

- 5.3.1.1 Implement the Denver Comprehensive Plan.
- 5.3.1.2 Implement the Zone District's Intent and Purpose
- 5.3.1.3 To continue Denver's physical character, including access to parks and parkways, tree lined streets, detached sidewalks, interconnected street networks, and convenient access to parks, open space, and transit.
- 5.3.1.4 Improve compatibility with and respect for the existing character and context of Denver and its neighborhoods.
- 5.3.1.5 Arrange building density, uses, heights, and scaling devices to reinforce the public transit centers and corridors, and to transition to adjoining areas.
- 5.3.1.6 Give prominence to the pedestrian realm as a defining element of neighborhood character.
- 5.3.1.7 Spatially define public streets and their associated open space as positive, usable features around which to organize and orient buildings in a manner that promotes pedestrian activity, a sense of security and community.
- 5.3.1.8 Provide human scale in buildings through use of detail, contrast, form, window and door placement, color and materials.
- 5.3.1.9 Provide easily identifiable pedestrian connections between private development, public rights of way and multiple modes of transit.
- 5.3.1.10 Configure the site so that a clear, safe, and attractive pedestrian system, with the transit facility as a component, is the primary public element to which buildings are oriented.
- 5.3.1.11 Arrange residential, employment, retail, service, and open space uses to be convenient to and compatible with each other and with transit.
- 5.3.1.12 Maximize pedestrian amenities near transit facilities and along the primary pedestrian connections to transit facilities.

SECTION 5.3.2 BUILDING FORM INTENT

5.3.2.1 Height

- A. 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
- B. Arrange building heights, and scaling devices to provide transitions to adjoining areas.

5.3.2.2 Siting

A. Required Build-To

- 1. Provide a consistent street edge to enhance character of the urban context.
- 2. Define streets to promote pedestrian activity and sense of place.

URBAN HOUSE

		U-SU-A	U-SU-B	U-SU-C				U-RH-2.5	
		U-SU-A1	U-SU-B1	U-SU-C1	U-SU-E	U-SU-H	U-TU-B	U-RH-2.5	
		U-SU-A2	U-SU-B2	U-SU-C2	U-SU-E1	U-SU-H1	U-TU-B2	U-TU-C	
HEIGHT									U-RH-3A
	Stories, front 65% / rear 35% of zone lot depth (max)	2.5/1	2.5/1	2.5/1	2.5/1	3/1	2.5/1	2.5/1	
A/B	Feet, front 65% / rear 35% of zone lot depth (max)	30'/17'	30'/17'	30'/17'	30'/17'	30'/17'	30'/17'	30'/17'	
	Feet, front 65% of zone lot depth, allowable height increase	1' for every 5' increase in lot width over 50' up to a maximum height of 35'							
	Feet, rear 35% of zone lot depth, allowable height increase	1' for every 3' increase in side setback up to a maximum height of 19'							
C/D	Bulk Plane Vertical Height at Side Interior and Side Street zone lot line in front 65% / rear 35% of Zone Lot Depth	17'/10'	17'/10'	17'/10'	17'/10'	17'/10'	17'/10'	17'/10'	
	Bulk Plane Slope from Side Interior and Side Street zone lot line	45°	45°	45°	45°	45°	45°	45°	

		U-SU-A, A1, A2	U-SU-B, B1, B2	U-SU-C, C1, C2	U-SU-E, E1	U-SU-H, H1	U-TU-B, B2	U-TU-C	U-RH-2.5
		U-TU-B, B2	U-TU-C	U-TU-C	U-TU-C	U-TU-C	U-TU-C	U-TU-C	U-RH-3A
SITING									
ZONE LOT									
	Zone Lot Size (min)	3,000 ft ²	4,500 ft ²	5,500 ft ²	7,000 ft ²	10,000 ft ²	4,500 ft ²	5,500 ft ²	3,000 ft ²
E	Zone Lot Width (min)	25'	35'	50'	50'	75'	35'	50'	25'

		All U-SU, TU, RH Districts			
SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH		30' or Less	31' to 40'	41' to 74'	75' or Greater
F	Primary Street, block sensitive setback required	yes	yes	yes	yes
F	Primary Street, where block sensitive setback does not apply (min)	20'	20'	20'	20'
G	Side Street (min)	3'	5'	5'	7.5'
H	Side Interior (min)	3'	3' min one side/ 10' min combined	5'	10'
I	Rear, alley/no alley (min)	12'/20'	12'/20'	12'/20'	12'/20'
	Building Coverage per Zone Lot, including all accessory structures (max)	50%	37.5%	37.5%	37.5%
PARKING BY ZONE LOT WIDTH					
	Parking and Drive Lot Coverage in Primary Street Setback (max)	2 Spaces and 320 ft ²	2 Spaces and 320 ft ²	33%	33%
	Vehicle Access	From alley; or Street access allowed when no alley present (See Sec. 5.3.7.6)			
J	DETACHED ACCESSORY STRUCTURES	see Sec. 5.3.4			

		U-SU-A	U-SU-B	U-SU-C				U-RH-2.5
		U-SU-A1	U-SU-B1	U-SU-C1	U-SU-E	U-SU-H	U-TU-B	U-RH-2.5
		U-SU-A2	U-SU-B2	U-SU-C2	U-SU-E1	U-SU-H1	U-TU-B2	U-TU-C
DESIGN ELEMENTS								
BUILDING CONFIGURATION								
	Attached Garage Allowed	(1) Shall not be located closer to the minimum Primary Street setback line than the Primary Street facing facade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. (2) May follow the Detached Garage building form Side Street, Side Interior and Rear setbacks						
	Primary Street Facing Attached Garage Door Width in first 50% of lot depth (max)	35% of the entire width of the Primary Street facing facade of the primary structure or 16', whichever is greater						
	<u>Rooftop and/or Second Story Decks</u>	<u>See Section 5.3.5.1</u>						
GROUND STORY ACTIVATION								
K	Pedestrian Access, Primary Street	Entry Feature						

USES		All U-SU, TU and RH Zone Districts						
		Primary Uses shall be limited to Single Unit Dwelling and allowable Group Living and Nonresidential uses. See Division 5.4 Uses and Parking						

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

DUPLEX

		U-SU-A2* U-SU-B2* U-SU-C2*			U-TU-B	U-RH-2.5	
HEIGHT		U-SU-A2*	U-SU-B2*	U-SU-C2*	U-TU-B2	U-TU-C	U-RH-3A
	Stories, front 65% / rear 35% of zone lot depth (max)	2.5/1	2.5/1	2.5/1	2.5/1	2.5/1	2.5/1
A/B	Feet, front 65% / rear 35% of lot depth (max)	30'/17'	30'/17'	30'/17'	30'/17'	30'/17'	30'/17'
	Feet, front 65% of zone lot depth, allowable height increase	1' for every 5' increase in lot width over 50' up to a maximum height of 35'					
	Feet, rear 35% of zone lot depth, allowable height increase	1' for every 3' increase in side setback up to a maximum height of 19'					
C/D	Bulk Plane Vertical Height at Side interior and Side street zone lot line in front 65% / rear 35% of zone lot depth	17'/10'	17'/10'	17'/10'	17'/10'	17'/10'	17'/10'
	Bulk Plane Slope from Side interior and Side Street zone lot line	45°	45°	45°	45°	45°	45°

		U-SU-A2* U-SU-B2* U-SU-C2*			U-TU-B	U-RH-2.5	
SITING		U-SU-A2*	U-SU-B2*	U-SU-C2*	U-TU-B2	U-TU-C	U-RH-3A
ZONE LOT							
	Zone Lot Size (min)	3,000 ft ²	4,500 ft ²	5,500 ft ²	4,500 ft ²	5,500 ft ²	4,500 ft ²
E	Zone Lot Width (min)	25'	35'	50'	35'	50'	35'

		U-SU-A2*, -B2*, -C2*; All U-TU, RH Districts			
SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH		30' or Less	31' to 40'	41' to 74'	75' or Greater
F	Primary Street, block sensitive setback required	yes	yes	yes	yes
F	Primary Street, where block sensitive setback does not apply (min)	20'	20'	20'	20'
G	Side Street (min)	3'	5'	5'	5'
H	Side Interior (min)	3'	3' min one side/ 10' min combined	5'	10'
I	Rear, alley/no alley (min)	12'/20'	12'/20'	12'/20'	12'/20'
	Building Coverage per Zone Lot, including all accessory structures (max)	50%	37.5%	37.5%	37.5%
PARKING BY ZONE LOT WIDTH					
	Parking and Drive Lot Coverage in Primary Street Setback (max)	50%	50%	33%	50%
	Vehicle Access	From alley; or Street access allowed when no alley present (See Section 5.3.7.6)			
J	DETACHED ACCESSORY STRUCTURES	See Sec. 5.3.4			

		U-SU-A2* U-SU-B2* U-SU-C2*			U-TU-B	U-RH-2.5	
DESIGN ELEMENTS		U-SU-A2*	U-SU-B2*	U-SU-C2*	U-TU-B2	U-TU-C	U-RH-3A
BUILDING CONFIGURATION							
	Attached Garage Allowed	(1) Shall not be located closer to the minimum Primary Street setback line than the Primary Street facing facade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. (2) May follow the Detached Garage building form standards Side Street, Side Interior and Rear setbacks					
	Primary Street Facing Attached Garage Door Width in first 50% of lot depth (max)	35% of the entire width of the Primary Street facing facade of the dwelling primary structure or 16', whichever is greater					
	<u>Rooftop and/or Second Story Decks</u>	<u>See Section 5.3.5.1</u>					
GROUND STORY ACTIVATION							
K	Pedestrian Access, Primary Street	Entry Feature					
USES		U-SU-A2*, -B2*, -C2*; All U-TU, RH Districts					
		Primary Uses shall be limited to Two Unit Dwelling and allowable Group Living and Nonresidential uses. See Division 5.4 Uses and Parking					

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

*Form is permitted ONLY on corner zone lots where at least one of the intersecting streets is a collector or arterial street, according to the functional street classifications adopted by the Public Works Department.

TANDEM HOUSE

HEIGHT		U-TU-B				U-RH-2.5	
		U-SU-A2*	U-SU-B2*	U-SU-C2*	U-TU-B2	U-TU-C	U-RH-3A
	Stories (max)	2.5	2.5	2.5	2.5	2.5	2.5
A/B	Feet, front 65% / rear 35% of zone lot depth (max)	30'/24'	30'/24'	30'/24'	30'/24'	30'/24'	30'/24'
	Feet, front 65% of lot depth, allowable height increase	1' for every 5' increase in lot width over 50' up to a maximum height of 35'					
C/D	Bulk Plane Vertical Height at Side interior and Side street zone lot line in front 65% of lot / rear 35% of zone lot depth	17'/10'	17'/10'	17'/10'	17'/10'	17'/10'	17'/10'
	Bulk Plane Slope from Side interior and Side Street zone lot line	45°	45°	45°	45°	45°	45°

SITING		U-TU-B				U-RH-2.5	
		U-SU-A2*	U-SU-B2*	U-SU-C2*	U-TU-B2	U-TU-C	U-RH-3A
ZONE LOT							
	Zone Lot Size (min)	3,000 ft ²	4,500 ft ²	5,500 ft ²	4,500 ft ²	5,500 ft ²	4,500 ft ²
E	Zone Lot Width (min)	25'	35'	50'	35'	50'	35'
	Number of Primary Structures per Zone Lot (max)	2	2	2	2	2	2

SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH		All U-SU, TU, RH Districts					
		30' or Less	31' to 40'	41' to 74'	75' or Greater		
F	Primary Street, block sensitive setback required	yes	yes	yes	yes		
F	Primary Street, where block sensitive setback does not apply (min)	20'	20'	20'	20'		
G	Side Street (min)	3'	5'	5'	5'		
H	Side Interior, for Primary Structure #1 (min one side/min combined)	3'/6'	5'/10'	5'/10'	5'/15'		
I	Side Interior, for Primary Structure #2 (min one side/min combined)**	3'/6'	5'/10'	5'/10'	5'/15'		
J	Rear, for Primary Structure #1, as a % of lot depth (min)	50%	50%	50%	50%		
K	Rear, for Primary Structure #2 (min)	5'	5'	5'	5'		
L	Minimum Spacing Between Primary Structures (min)	6'	6'	6'	6'		
	Building Coverage per Zone Lot, including all accessory structures (max)	50%	37.5%	37.5%	37.5%		
PARKING BY ZONE LOT WIDTH							
	Parking and Drive Lot Coverage in Primary Street Setback (max)	50%	50%	50%	50%		
	Vehicle Access	From alley; or Street access allowed when no alley present (See Section 5.3.7.6)					
DETACHED ACCESSORY STRUCTURES							
See Sec. 5.3.4							

DESIGN ELEMENTS		U-TU-B				U-RH-2.5	
		U-SU-A2*	U-SU-B2*	U-SU-C2*	U-TU-B2	U-TU-C	U-RH-3A
BUILDING CONFIGURATION							
M	Overall Structure Width (max)	36'	36'	36'	36'	36'	36'
N	Overall Structure Length (max)	42'	42'	42'	42'	42'	42'
	Attached Garage Allowed	(1) Shall not be located closer to the minimum Primary Street setback line than the Primary Street facing facade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. (2) May follow the Detached Garage building form Side Street, Side Interior and Rear setbacks					
	Primary Street Facing Attached Garage Door Width in first 50% of lot depth (max)	35% of the entire width of the Primary Street facing facade of the primary structure or 16', whichever is greater					
	Rooftop and/or Second Story Decks	See Section 5.3.5.1					

GROUND STORY ACTIVATION	
O	Pedestrian Access, Primary Street

USES	
	U-SU-A2*, -B2*, -C2*; All U-TU, RH Districts
	Primary Uses shall be limited to Single Unit Dwelling per primary structure. See Division 5.4 Uses and Parking

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

*Form is permitted ONLY on corner zone lots where at least one of the intersecting streets is a collector or arterial street, according to the functional street classifications adopted by the Public Works Department.

**Must be offset to be visible from the street if to the rear of Primary Structure #1 (side setbacks may be reversed from Primary Structure #1)

GARDEN COURT

HEIGHT

	U-RH-2.5	U-RH-3A
A Stories, front 65% / rear 35% of zone lot depth (max)	2.5/1	2.5/1
A Feet, front 65% / rear 35% of lot (max)	30'/19'	30'/19'
Feet, front 65% of lot depth, allowable height increase	1' for every 5' increase in lot width over 50' up to a maximum height of 35'	
B Side Wall Plate Height, for Pitched Roof, within 15' of Side Interior and Side Street (max)	25'	25'
Upper Story Setback, for Flat Roof, Above 25': Side, Interior and Side Street (min)	15	15

SITING

	U-RH-2.5	U-RH-3A
ZONE LOT		
Zone Lot Size (min)	6,000 ft ²	6,000 ft ²
Zone Lot Width (min)	50'	50'
Dwelling Units per Primary Residential Structure (max)	10	10
SETBACKS		
C Primary Street, block sensitive setback required	yes	yes
C Primary Street, where block sensitive setback does not apply (min)	20'	20'
D Side Street (min)	5'	5'
E Side Interior (min)	5'	5'
F Rear, alley/no alley (min)	12'/20'	12'/20'
PARKING		
Surface Parking between building and Primary Street/Side Street	Not Allowed/Allowed	
Vehicle Access	From alley; or From street when no alley present (See Sec. 5.3.7.6)	
G DETACHED ACCESSORY STRUCTURES	See Sec. 5.3.4	

DESIGN ELEMENTS

	U-RH-2.5	U-RH-3A
BUILDING CONFIGURATION		
Upper Story Stepback, for Flat Roof, Above 25': Primary Street (min)	10'	10'
H Street-Facing Courtyard Width (min)	15'	15'
I Street-Facing Courtyard Depth (min)	30'	30'
Garden Court Design Standards	See Sec. 5.3.5.2	
Attached Garage Allowed	May follow the Detached Garage building form Side Street, Side Interior and Rear setbacks	
<u>Rooftop and/or Second Story Decks</u>	<u>See Section 5.3.5.1</u>	

GROUND STORY ACTIVATION

J Pedestrian Access	Each dwelling unit shall have a ground story Entrance. A minimum of two dwelling units shall each have an Entrance facing the Primary Street and all other dwelling units shall have an Entrance that faces either the Primary Street or the interior courtyard.
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USES

	U-RH-2.5 and U-RH-3A
	Primary Uses shall be limited to Multi Unit Dwelling (3+) and allowable Group Living and Nonresidential uses. See Division 5.4 Uses and Parking

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

ROW HOUSE

HEIGHT		U-TU-B2*	U-RH-2.5	U-RH-3A
A	Stories, front 65% / rear 35% of zone lot depth (max)	2.5/2.5	2.5/1	2.5/1
A	Feet, front 65% / rear 35% of zone lot depth (max)	35'/35'	35'/19'	35'/19'
B	Side Wall Height, for Pitched Roof, within 15' of Side Interior and Side Street (max)	25'	25'	25'
	Upper Story Setback, for Flat Roof, Above 25': Side Interior and Side Street (min)	15'	15'	15'

SITING		U-TU-B2*	U-RH-2.5	U-RH-3A
ZONE LOT				
	Zone Lot Size (min/max)	6,000 ft ² / 9,375 ft ²	6,000 ft ² / na	6,000 ft ² / na
	Zone Lot Width (min)	50'	50'	50'
	Dwelling Units per Primary Residential Structure (max)	na	10	10
SETBACKS				
C	Primary Street, block sensitive setback required	yes	yes	yes
C	Primary Street where block sensitive setback does not apply (min)	20'	20'	20'
D	Side Street (min)	5'	5'	5'
E	Side Interior (min)	5'	5'	5'
F	Rear, alley/no alley (min)	12'/20'	12'/20'	12'/20'
PARKING				
	Surface Parking between building and Primary Street/Side Street	Not Allowed/Allowed		
	Vehicle Access	From alley; or From street when no alley present (See Sec. 5.3.7.6)		
G	DETACHED ACCESSORY STRUCTURES	See Sec. 5.3.4		

DESIGN ELEMENTS		U-TU-B2*	U-RH-2.5	U-RH-3A
BUILDING CONFIGURATION				
H	Upper Story Stepback, for Flat Roof, Above 25': Primary Street (min)	10'	10'	10'
	Street facing attached garage door width per Primary Structure (<u>max per unit</u>)	20'	20'	20'
	Attached Garage Allowed	May follow the Detached Garage building form Side Street, Side Interior and Rear setbacks		
	<u>Rooftop and/or Second Story Decks</u>	<u>See Section 5.3.5.1</u>		
GROUND STORY ACTIVATION				
I	Pedestrian Access	Each unit shall have a street-facing Entrance		
USES		U-TU-B2*, U-RH-2.5 and U-RH-3A		
		Primary Uses shall be limited to Multi Unit Dwelling (3+) and allowable Group Living and Nonresidential uses. See Division 5.4 Uses and Parking		

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

*Form is permitted ONLY on corner zone lots where at least one of the intersecting streets is a collector or arterial street, according to the functional street classifications adopted by the Public Works Department.

APARTMENT

HEIGHT		U-RH-3A*
A	Stories (max)	3
A	Feet (max)	38'
SITING		U-RH-3A*
ZONE LOT		
	Zone Lot Size (min/max)	6,000 ft ² / 16,000 ft ²
	Zone Lot Width (min)	50'
SETBACKS		
B	Primary Street, block sensitive setback required	yes
B	Primary Street, where block sensitive setback does not apply (min)	20'
C	Side Street (min)	10'
D	Side Interior (min)	5'
E	Rear, alley/no alley (min)	12'/20'
PARKING		
	Surface Parking between building and Primary Street/Side Street	Not Allowed/Allowed
	Vehicle Access	Shall be determined as part of Site Development Plan Review
DESIGN ELEMENTS		U-RH-3A*
BUILDING CONFIGURATION		
	Street facing garage door width per Primary Structure (max)	20'
	Rooftop and/or Second Story Decks	See Section 5.3.5.1
GROUND STORY ACTIVATION		
F	Pedestrian Access, Primary Street or Side Street	Entrance
USES		U-RH-3A*
		Primary Uses shall be limited to Multi Unit Dwelling and allowable Group Living and Nonresidential uses. See Division 5.4 Uses and Parking
	See Sections 5.3.5 - 5.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions	

*Form is permitted ONLY on corner zone lots where at least one of the intersecting streets is a collector or arterial street, according to the functional street classifications adopted by the Public Works Department.

DETACHED GARAGE

		U-SU-A	U-SU-B	U-SU-C					
		U-SU-A1	U-SU-B1	U-SU-C1	U-SU-E	U-SU-H	U-TU-B		U-RH-2.5
HEIGHT		U-SU-A2	U-SU-B2	U-SU-C2	U-SU-E1	U-SU-H1	U-TU-B2	U-TU-C	U-RH-3A
A	Stories (max)	1	1	1	1	1	1	1	1
A	Feet (max)	17'	17'	17'	17'	17'	17'	17'	17'
B	Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line	10'	10'	10'	10'	10'	10'	10'	10'
	Bulk Plane Slope from Side Interior and Side Street Zone Lot Line	45°	45°	45°	45°	45°	45°	45°	45°

SITING

All U-SU, -TU, -RH

ZONE LOT

Exemption from Maximum Building Coverage (Lesser of)	50%/500 ft ²
An exemption from the maximum building coverage shall be given for a portion of the zone lot area occupied by the detached garage form. The exemption shall be in the amount of 50% of the area of the zone lot occupied by the detached garage building, up to a maximum credit of 500 ft ² . To qualify, the detached garage form shall comply with minimum 15' building separation, as measured according to Article 13, and at least 80% of the ground story GFA of the garage form shall be used for vehicle parking.	

Additional Standards

See Sections 5.3.4.3

SETBACKS

C	Setback from Primary Street Facing Facade of Primary Structure (min)	10'
D	Side Street (min)	5'
D	Side Interior (min), for structure entirely in rear 35% of one lot *	0'
	Side Interior (min), for structure not entirely in rear 35% of zone lot	5'
	Side Interior (min), for structure not entirely in rear 35% of zone lot, where Zone Lot Width is 30' or less	3'
E	Rear, no alley (min)	5'
	Rear, alley, where garage doors face alley (min)	5'
	Rear, alley, where garage doors do not face alley* (min)	0'
	Vehicle Access	From alley; or Street access allowed when no alley present See Sec. 5.3.7.6 for exceptions

See Section 10.4.6 Vehicle Parking Design for standards that may be more restrictive

		U-SU-A	U-SU-B	U-SU-C					
		U-SU-A1	U-SU-B1	U-SU-C1	U-SU-E	U-SU-H	U-TU-B		U-RH-2.5
DESIGN ELEMENTS		U-SU-A2	U-SU-B2	U-SU-C2	U-SU-E1	U-SU-H1	U-TU-B2	U-TU-C	U-RH-3A

BUILDING CONFIGURATION

	Building Footprint (max)	1,000 ft ²	1,000 ft ²	1,000 ft ²	1,000 ft ²	1,000 ft ²	864 ft ² * per unit**	864 ft ² * per unit**	864 ft ² per unit**
F	Horizontal Dimension (max)	36'	36'	36'	36'	36'	36' per unit	36' per unit	no max
	Allowed Number of Primary Street Facing Vehicular Access Doors in the front 50% of the lot depth (max)	3	3	3	3	3	3	3	3
G	Cumulative Width of All Primary Street Facing Vehicular Access Doors in the front 50% of the lot depth (max)	28'	28'	28'	28'	28'	28'	28'	no max

USES

All U-SU, TU, RH

Accessory Uses Only, excluding accessory dwelling unit where permitted.
See Division 5.4 for permitted Accessory Uses

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

*Setbacks less than 5' may be subject to more restrictive building and fire code review - Side facing gable roof ends are not permitted where setbacks are less than 5'

**When used with the Urban House building form, the permitted building footprint for a detached garage may be increased to 1,000 ft²

SECTION 5.4.4 DISTRICT SPECIFIC STANDARDS

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

USE CATEGORY	SPECIFIC USE TYPE •Vehicle Parking Reqmt: # spaces per unit of measurement •Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	U-SU-A U-SU-A1 U-SU-A2 U-SU-B U-SU-B1 U-SU-B2 U-SU-C U-SU-C1 U-SU-C2 U-SU-E U-SU-E1 U-SU-H U-SU-H1	U-TU-B U-TU-B2 U-TU-C	U-RH-2.5 U-RH-3A	U-RX-5	U-MX-2x U-MS-2x	U-MX-2 U-MS-2	U-MX-3	U-MS-3 U-MS-5	APPLICABLE USE LIMITATIONS
RESIDENTIAL PRIMARY USE CLASSIFICATION										
Household Living	Dwelling, Single Unit •No Parking Requirements	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Dwelling, Two Unit •Vehicle: 1/unit •Bicycle: No requirement	L-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	§ 11.2.1
	Dwelling, Multi-Unit •Vehicle: 1/unit •Bicycle: 1/4 units (80/20)	L-ZP	L-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	§ 11.2.2
	Dwelling, Live / Work •Vehicle: 1/unit •Bicycle: 1/4 units (80/20)	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.2.3
Group Living	Assisted Living Facility •Vehicle: .75/unit •Bicycle: No requirement	NP	NP	P-ZPIN	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Community Corrections Facility	NP	NP	NP	NP	NP	NP	NP	NP	
	Nursing Home, Hospice •Vehicle: .75/unit •Bicycle: No requirement	NP	NP	NP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Residence for Older Adults •Vehicle: .75/unit •Bicycle: No requirement	L-ZP	L-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	§ 11.2.5
	Residential Care Use, Small or Large •Vehicle: .25/unit •Bicycle: No requirement	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	§ 11.2.6
	Rooming and Boarding House •Vehicle - MS only: 2/1,000 ft ² GFA •Vehicle: 4.5/ 1,000 ft ² GFA •Bicycle: No Requirement	NP	NP	NP	P-ZP	NP	NP	P-ZP	P-ZP	
	Shelter for the Homeless •Vehicle: .5/ 1,000 ft ² GFA •Bicycle: No requirement	NP	NP	NP	L-ZPIN	NP	NP	L-ZPIN	L-ZPIN	§ 11.2.7
	Student Housing •Vehicle: 1/unit •Bicycle: 1/4 units (80/20)	NP	NP	NP	P-ZP	NP	P-ZP	P-ZP	P-ZP	

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

USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	U-SU-A U-SU-A1 U-SU-A2 U-SU-B U-SU-B1 U-SU-B2 U-SU-C U-SU-C1 U-SU-C2 U-SU-E U-SU-E1 U-SU-H U-SU-H1	U-TU-B U-TU-B2 U-TU-C	U-RH-2.5 U-RH-3A	U-RX-5	U-MX-2x U-MS-2x	U-MX-2 U-MS-2	U-MX-3	U-MS-3 U-MS-5	APPLICABLE USE LIMITATIONS
CIVIC, PUBLIC & INSTITUTIONAL PRIMARY USE CLASSIFICATION										
Basic Utilities	Utility, Major Impact* • Vehicle: .5/ 1,000 ft ² GFA • Bicycle: No requirement	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	§ 11.3.1
	Utility, Minor Impact* • Vehicle: .5/ 1,000 ft ² GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.3.2
Community/ Public Services	Community Center • Vehicle: .5 / 1,000 ft ² GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.3.3
	Day Care Center • Vehicle: 1/ 1,000 ft ² GFA • Bicycle: 1/ 10,000 ft ² GFA (0/100)	L-ZP	L-ZP	P-ZPIN	P-ZPIN	P-ZPIN	P-ZP	P-ZP	P-ZP	§ 11.3.4
	Postal Facility, Neighborhood • Vehicle: 2.5/ 1,000 ft ² GFA • MS only: 2/1,000 ft ² GFA • Bicycle: 1/ 10,000 ft ² GFA (20/80)	NP	NP	NP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Postal Processing Center • Vehicle: 1/ 1,000 ft ² GFA • Bicycle: 1/ 10,000 ft ² GFA (20/80)	NP	NP	NP	P-ZP	NP	NP	P-ZP	P-ZP	
	Public Safety Facility • Vehicle: 1/ 1,000 ft ² GFA • Bicycle: 1/ 10,000 ft ² GFA (0/100)	L-ZP	L-ZP	L-ZP	L-ZP	P-ZP	P-ZP	P-ZP	P-ZP	§ 11.3.5
	Hospital	NP	NP	NP	NP	NP	NP	NP	NP	
	Correctional Institution	NP	NP	NP	NP	NP	NP	NP	NP	
Cultural/Special Purpose/Public Parks & Open Space	Cemetery*	NP	NP	NP	NP	NP	NP	NP	NP	
	Library • Vehicle: 1/ 1,000 ft ² GFA • Bicycle: 1/ 10,000 ft ² GFA (0/100)	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Museum • Vehicle: 1/ 1,000 ft ² GFA • Bicycle: 1/ 10,000 ft ² GFA (0/100)	NP	NP	NP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	City Park*	NP	NP	NP	NP	NP	NP	NP	NP	
	Open Space - Recreation* • Vehicle: .5/ 1,000 ft ² GFA • Bicycle: No requirement	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Open Space - Conservation* • No Parking Requirements	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	

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

USE CATEGORY	SPECIFIC USE TYPE	U-SU-A U-SU-A1 U-SU-A2 U-SU-B U-SU-B1 U-SU-B2 U-SU-C U-SU-C1 U-SU-C2 U-SU-E U-SU-E1 U-SU-H U-SU-H1	U-TU-B U-TU-B2 U-TU-C	U-RH-2.5 U-RH-3A	U-RX-5	U-MX-2x U-MS-2x	U-MX-2 U-MS-2	U-MX-3	U-MS-3 U-MS-5	APPLICABLE USE LIMITATIONS
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ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION

USE CATEGORY	Unlisted Accessory Uses	L - Applicable to all Zone Districts								§11.7; §11.8.1
	Accessory to Primary Residential Uses (Parking is Not Required for Accessory Uses Unless Specifically Stated in this Table or in an Applicable Use Limitation)	Accessory Dwelling Unit	U-SU-A1, -A2, -B1, -B2, -C1, -C2, -E1, -H1 only: L-ZP All others: NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP
Domestic Employee		L	L	L	L	L	L	L	L	§11.7; §11.8.3
Garden*		L	L	L	L	L	L	L	L	§11.7; §11.8.4
Keeping of Household Animals*		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
Keeping and Off-Street Parking of Vehicles, Motorcycles, Trailers & Recreational Vehicles*		L	L	L	L	L	L	L	L	§11.7; §10.9
Kennel or Exercise Run*		L	L	L	L	L	L	L	L	§11.7; §11.8.6
Limited Commercial Sales, Services Accessory to Multi-Unit Dwelling Use		NP	NP	NP	L-ZP	Not Applicable - See Allowed Primary Uses				§11.7; §11.8.7
Second Kitchen Accessory to Single Unit Dwelling Use		L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.7; §11.8.8
Vehicle Storage, Repair and Maintenance*		L	L	L	L	L	L	L	L	§11.7; §10.9
Wind Energy Conversion Systems*		L-ZPIN/ZPSE	L-ZPIN/ZPSE	L-ZPIN/ZPSE	L-ZPIN/ZPSE	Not Applicable - See Allowed Primary Uses				§11.7; §11.5.8
Yard and/or Garage Sales*	L	L	L	L	L	L	L	L	§11.7; §11.8.9	

HOME OCCUPATIONS ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION

Home Occupations (Parking is Not Required for Home Occupations Unless Specifically Stated in this Table or in an Applicable Use Limitations)	Child Care Home, Large	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	§11.9; §11.9.3
	All Other Types	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.9; §11.9.4
	Unlisted Home Occupations	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	§11.9; §11.9.5

DIVISION 6.3 DESIGN STANDARDS

The following Intent Statements are intended to provide further information regarding intent and performance expectations for the district, site and building design standards.

SECTION 6.3.1 GENERAL INTENT

The Intent of this Division 6.3 Design Standards are to: [\[CORRECTED OUTLINE NUMBERING\]](#)

- 6.3.1.1 Implement the Denver Comprehensive Plan.
- 6.3.1.2 Implement the Zone District's Intent and Purpose
- 6.3.1.3 To continue Denver's physical character, including access to parks and parkways, tree lined streets, detached sidewalks, interconnected street networks, and convenient access to parks, open space, and transit.
- 6.3.1.4 Improve compatibility with and respect for the existing character and context of Denver and its neighborhoods.
- 6.3.1.5 Arrange building density, uses, heights, and scaling devices to reinforce the public transit centers and corridors, and to transition to adjoining areas.
- 6.3.1.6 Give prominence to pedestrian realm as a defining element of neighborhood character.
- 6.3.1.7 Spatially define public streets and their associated open space as positive, usable features around which to organize and orient buildings in a manner that promotes pedestrian activity, a sense of security and community.
- 6.3.1.8 Provide human scale in buildings through use of detail, contrast, form, window and door placement, color and materials.
- 6.3.1.9 Provide easily identifiable pedestrian connections between private development, public rights of way and multiple modes of transit.
- 6.3.1.10 Configure the site so that a clear, safe, and attractive pedestrian system, with the transit facility as a component, is the primary public element to which buildings are oriented.
- 6.3.1.11 Arrange residential, employment, retail, service, and open space uses to be convenient to and compatible with each other and with transit.
- 6.3.1.12 Maximize pedestrian amenities near transit facilities and along the primary pedestrian connections to transit facilities.

SECTION 6.3.2 BUILDING FORM INTENT

The intent of the Building Form Design Standards are to:

6.3.2.1 Height

- A. 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.
- B. Arrange building heights, and scaling devices to provide transitions to adjoining areas.

6.3.2.2 Siting

A. Required Build-To

- 1. Provide a consistent street edge to enhance character of the context.
- 2. Define streets to promote pedestrian activity and sense of place.

GARDEN COURT

HEIGHT		G-RH-3	G-MU-3	G-MU-5
A	Stories (max)	see below	3	3
A	Feet (max)	see below	30'*	30'*
	Stories, front 80% / rear 20% of zone lot depth (max)	3/1	na	na
A	Feet, front 80% / rear 20% of zone lot depth (max)	30'*/19'	na	na
B	Side Wall Height, for Pitched Roof, within 15' of Side Interior and Side Street (max)	25'	na	na
	Upper Story Setback, for flat roof, Above 25': Side Street and Side Interior (min)	15'	na	na
*1' for every 5' increase in lot width over 50' up to a maximum height of 35'				
SITING		G-RH-3	G-MU-3	G-MU-5
ZONE LOT				
	Zone Lot Size (min)	6,000 ft ²	6,000 ft ²	6,000 ft ²
	Zone Lot Width (min)	50'	50'	50'
SETBACKS				
	Primary Street, block sensitive setback required	yes	yes	na
C	Primary Street, where block sensitive setback does not apply (min)	20'	10'	10'
D	Side Street (min)	5'	5'	5'
E	Side Interior (min)	5'	7.5'	7.5'
F	Rear, alley/no alley (min)	12'/20'	10'/20'	10'/20'
G	Required Separation Between Primary Structures (min)	10'	10'	10'
PARKING				
	Surface Parking between building and Primary Street/Side Street	Not Allowed/Allowed		
H	Off-Street Parking Area Setback Encroachment	See Sec. 6.3.7.4		
	Vehicle Access	From alley; or Street access allowed when no alley present (See Sec. 6.3.7.6)		
I	DETACHED ACCESSORY STRUCTURES	See Sec. 6.3.4		
DESIGN ELEMENTS		G-RH-3	G-MU-3	G-MU-5
BUILDING CONFIGURATION				
J	Street-Facing Courtyard Width (min)	15'	15'	15'
K	Street-Facing Courtyard Depth (min)	30'	30'	30'
	Garden Court Design Standards	See Sec. 6.3.5		
	Attached Garage Allowed	May follow the Detached Garage building form Side Street, Side Interior and Rear setbacks		
GROUND STORY ACTIVATION				
L	Pedestrian Access	Each dwelling unit shall have a ground story Entrance. A minimum of two dwelling units shall each have an Entrance facing the Primary Street and all other dwelling units shall have an Entrance that faces either the Primary Street or the interior courtyard.		
USES		G-RH-3, G-MU-3, G-MU-5		
		Primary Uses shall be limited to Multi Unit Dwelling (3+) and allowable Group Living and Nonresidential uses. See Division 6.4 Uses and Parking		

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

ROW HOUSE

HEIGHT		G-RH-3	G-MU-3; G-RO-3	G-MU-5	G-RO-5	G-MU-8, -12, -20
A	Stories (max)	see below	3	5	5	5
A	Feet (max)	see below	40'	65'	65'	65'
	Stories, front 80% / rear 20% of zone lot depth (max)	3/1	na	na	na	na
A	Feet, front 80% / rear 20% of zone lot depth (max)	30'*/19'	na	na	na	na
B	Side Wall Height, for Pitched Roof, within 15' of Side Interior and Side Street (max)	25'	na	na	na	na
I	Upper Story Setback, for flat roof, Above 25', Side Street and Side Interior	15'	na	na	na	na
*1' for every 5' increase in lot width over 50' up to a maximum height of 35'						

SITING		G-RH-3	G-MU-3; G-RO-3	G-MU-5	G-RO-5	G-MU-8, -12, -20
ZONE LOT						
	Zone Lot Size (min)	6,000 ft ²	6,000 ft ²	6,000 ft ²	6,000 ft ²	6,000 ft ²
	Zone Lot Width (min)	50'	50'	50'	50'	50'
REQUIRED BUILD-TO						
C	Primary Street (min % within min/max)	na	60% 10'/20'	60% 10'/20'	60% 10'/20'	60% 10'/20'
SETBACKS						
	Primary Street, block sensitive setback required	yes	yes	na	na	na
D	Primary Street, where block sensitive setback does not apply (min)	20'	10'	10'	10'	10'
E	Side Street (min)	5'	5'	5'	5'	5'
F	Side Interior (min)	5'	7.5'	7.5'	7.5'	7.5'
	Side Interior, adjacent to Protected District (min)	10'	10'	10'	10'	10'
G	Rear, alley/no alley (min)	10'/20'	10'/20'	10'/20'	10'/20'	10'/20'
PARKING						
	Surface Parking between building and Primary Street/Side Street				Not Allowed/Allowed	
	Off Street Parking Area Setback Encroachment				See Sec. 6.3.7.4	
	Vehicle Access	From alley; or Street access allowed when no alley present (See Sec. 6.3.7.6)				
H	DETACHED ACCESSORY STRUCTURES	See Sec. 6.3.4				

DESIGN ELEMENTS		G-RH-3	G-MU-3; G-RO-3	G-MU-5	G-RO-5	G-MU-8, -12, -20
BUILDING CONFIGURATION						
	Street-facing Garage Door Width per Primary Structure (max)	20'	20'	20'	20'	20'
J	Upper Story Setback Above 40', Side Interior (min)	na	na	15'	na	na
	Upper Story Setback Above 51', Side Interior (min)	na	na	na	15'	15'
K	Upper Story Setback Above 27', adjacent to Protected District: Side Interior (min)	na	25'	25'	25'	25'
L	Upper Story Setback Above 51', adjacent to Protected District: Side Interior (min)	na	na	40'	40'	40'
	Upper Story Setback Above 40', adjacent to Protected District: Rear, alley/Rear, no alley (min)	na	30'/40'	30'/40'	30'/40'	30'/40'
	Attached Garage Allowed	May follow the Detached Garage building form Side Street, Side Interior and Rear setbacks				
GROUND STORY ACTIVATION						
M	Transparency, Primary Street (min)	na	25%	25%	25%	25%
N	Transparency, Side Street (min)	na	25%	25%	25%	25%
O	Pedestrian Access	Each unit shall have a street-facing Entrance				
USES		G-RH-3; All G-MU and G-RO				
Primary Uses shall be limited to Multi Unit Dwelling (3+) and allowable Group Living and Nonresidential uses. See Division 6.4 Uses and Parking						

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

APARTMENT

		G-RO-3					
HEIGHT		G-MU-3	G-MU-5	G-RO-5	G-MU-8	G-MU-12	G-MU-20
A	Stories (max)	3	5	5	8	12	20
A	Feet (max)	40'	65'	65'	100'	140'	230'
	Feet, within 175' of Protected District (max)	na	na	na	75'	75'	75'
		G-RO-3					
SITING		G-MU-3	G-MU-5	G-RO-5	G-MU-8	G-MU-12	G-MU-20
ZONE LOT							
	Zone Lot Size (min)	6,000 ft ²	6,000 ft ²	6,000 ft ²	6,000 ft ²	6,000 ft ²	6,000 ft ²
	Zone Lot Width (min)	50'	50'	50'	50'	50'	50'
REQUIRED BUILD-TO							
B	Primary Street (min % within min/max)	60% 10'/20'	60% 10'/20'	60% 10'/20'	60% 10'/20'	60% 10'/20'	60% 10'/20'
SETBACKS							
	Primary Street, block sensitive setback required	yes	na	na	na	na	na
C	Primary Street, where block sensitive does not apply (min)	10'	10'	10'	10'	10'	10'
D	Side Street (min)	5'	5'	5'	5'	5'	5'
E	Side Interior (min)	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'
	Side Interior, adjacent to Protected District (min)	10'	10'	10'	10'	10'	10'
F	Rear, alley/no alley (min)	10'/20'	10'/20'	10'/20'	10'/20'	10'/20'	10'/20'
PARKING							
	Surface Parking between building and Primary Street/Side Street	Not Allowed/Allowed					
	Off Street Parking Area Setback Encroachment	See Sec. 6.3.7.4					
	Vehicle Access	Shall be determined as part of Site Development Plan Review					
		G-RO-3					
DESIGN ELEMENTS		G-MU-3	G-MU-5	G-RO-5	G-MU-8	G-MU-12	G-MU-20
BUILDING CONFIGURATION							
	Street-facing Garage Door Width per Primary Structure (max)	20'	20'	20'	20'	20'	20'
	Upper Story Setback Above 40', Side Interior (min)	na	15'	na	na	na	na
G	Upper Story Setback Above 51', Side Interior (min)	na	na	15'	15'	15'	15'
H	Upper Story Setback Above 75', Rear, alley/Rear, no alley and Side Interior (min)	na	na	na	20'/30'	20'/30'	20'/30'
I	Upper Story Setback Above 27', adjacent to Protected District: Side Interior (min)	25'	25'	25'	25'	25'	25'
J	Upper Story Setback Above 51', adjacent to Protected District: Side Interior (min)	na	40'	40'	40'	40'	40'
	Upper Story Setback Above 40', adjacent to Protected District: Rear, alley/Rear, no alley (min)	na	30'/40'	30'/40'	30'/40'	30'/40'	30'/40'
GROUND STORY ACTIVATION							
K	Transparency, Primary Street (min)	30%	30%	30%	30%	30%	30%
L	Transparency, Side Street (min)	25%	25%	25%	25%	25%	25%
M	Pedestrian Access, Primary Street	Entrance					
USES		G-RH-3; All G-MU and G-RO					
Primary Uses shall be limited to Multi Unit Dwelling (3+) and allowable Group Living and Nonresidential uses. See Division 6.4 Uses and Parking							

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

SECTION 6.4.4 DISTRICT SPECIFIC STANDARDS

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

USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)								APPLICABLE USE LIMITATIONS
		G-RH-3	G-MU-3 G-MU-5 G-MU-8	G-MU-12 G-MU-20	G-RO-3 G-RO-5	G-RX-5	G-MX-3	G-MS-3 G-MS-5	
RESIDENTIAL PRIMARY USE CLASSIFICATION									
Household Living	Dwelling, Single Unit • No Parking Requirements	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Dwelling, Two Unit • Vehicle: 1/unit • Bicycle: No requirement	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Dwelling, Multi-Unit • Vehicle: 1/unit • Bicycle: 1/ 4 units (80/20)	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Dwelling, Live / Work • Vehicle: 1/unit • Bicycle: 1/ 4 units (80/20)	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.2.3
Group Living	Assisted Living Facility • Vehicle: .75/unit • Bicycle: No requirement	P-ZPIN	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Community Corrections Facility	NP	NP	NP	NP	NP	NP	NP	
	Nursing Home, Hospice • Vehicle: .75/unit • Bicycle: No requirement	NP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Residence for Older Adults • Vehicle: .75/unit • Bicycle: No requirement	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Residential Care Use, Small or Large • Vehicle: .0125/unit • Bicycle: No requirement	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	§ 11.2.6
	Rooming and Boarding House • Vehicle - MS only: 2 / 1,000 ft ² GFA • Vehicle: 3.75/ 1,000 ft ² GFA • Bicycle: No requirement	NP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Shelter for the Homeless • Vehicle: .5/ 1,000 ft ² GFA • Bicycle: No requirement	NP	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	§ 11.2.7
	Student Housing • Vehicle: 1/unit • Bicycle: 1/ 4 units (80/20)	NP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
CIVIC, PUBLIC & INSTITUTIONAL PRIMARY USE CLASSIFICATION									
Basic Utilities	Utility, Major Impact* • Vehicle: .5/ 1,000 ft ² GFA • Bicycle: No requirement	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	§ 11.3.1
	Utility, Minor Impact* • Vehicle: .5/ 1,000 ft ² GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.3.2

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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							
		G-RH-3	G-MU-3 G-MU-5 G-MU-8	G-MU-12 G-MU-20	G-RO-3 G-RO-5	G-RX-5	G-MX-3	G-MS-3 G-MS-5	
Community/ Public Services	Community Center •Vehicle: .5 / 1,000 ft ² GFA •Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.3.3
	Day Care Center •Vehicle: 1/ 1,000 ft ² GFA •Bicycle: 1/ 10,000 ft ² GFA (0/100)	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Postal Facility, Neighborhood •Vehicle: 1.875/ 1,000 ft ² GFA •Bicycle: 1/ 10,000 ft ² GFA (20/80)	P-ZP	NP	NP	P-ZP	P-ZP	P-ZP	P-ZP	
	Postal Processing Center •Vehicle: 1/ 1,000 ft ² GFA •Bicycle: 1/ 10,000 ft ² GFA (20/80)	NP	NP	NP	NP	P-ZP	P-ZP	P-ZP	
	Public Safety Facility •Vehicle: 1/ 1,000 ft ² GFA •Bicycle: 1/ 10,000 ft ² GFA (0/100)	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	P-ZP	P-ZP	§ 11.3.5
	Hospital	NP	NP	NP	NP	NP	NP	NP	
	Correctional Institution	NP	NP	NP	NP	NP	NP	NP	
Cultural/Special Purpose/Public Parks & Open Space	Cemetery*	NP	NP	NP	NP	NP	NP	NP	
	Library •Vehicle: 1/ 1,000 ft ² GFA •Bicycle: 1/ 10,000 ft ² GFA (0/100)	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Museum •Vehicle: 1/ 1,000 ft ² GFA •Bicycle: 1/ 10,000 ft ² GFA (0/100)	NP	NP	NP	NP	P-ZP	P-ZP	P-ZP	
	City Park*	NP	NP	NP	NP	NP	NP	NP	
	Open Space - Recreation* •Vehicle: .375/ 1,000 ft ² GFA •Bicycle: No requirement	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Open Space - Conservation* •No Parking Requirements	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
Education	Elementary or Secondary School •Vehicle: 1/1,000 ft ² GFA •Bicycle: 1/ 10,000 ft ² GFA (0/100)	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.3.6
Education	University or College •Vehicle: 1/ 1,000 ft ² GFA •Bicycle: 1/ 10,000 ft ² GFA (0/100)	NP	L-ZP	L-ZP	NP	L-ZP	L-ZP	L-ZP	§ 11.3.6 ; § 11.3.7
	Vocational or Professional School •Vehicle: 1/ 1,000 ft ² GFA •Bicycle: 1/ 10,000 ft ² GFA (0/100)	NP	NP	NP	NP	L-ZP	L-ZP	L-ZP	§ 11.3.6

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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)	G-MU-12							APPLICABLE USE LIMITATIONS
		G-RH-3	G-MU-3 G-MU-5 G-MU-8	G-MU-20	G-RO-3 G-RO-5	G-RX-5	G-MX-3	G-MS-3 G-MS-5	
Office	Dental / Medical Office or Clinic • Vehicle: 1.875/ 1,000 ft ² GFA • Bicycle: 1/10,000 ft ² GFA (60/40)	NP	NP	NP	L-ZPIN	L-ZP	L-ZP	L-ZP	§ 11.4.7
	Office, All Others • Vehicle: 1.875/ 1,000 ft ² GFA • Bicycle: 1/10,000 ft ² GFA (60/40)	NP	NP	NP	P-ZP	P-ZP	P-ZP	P-ZP	
Retail Sales, Service & Repair (Not Including Vehicle or Equipment Sales, Service & Repair)	Animal Sales and Services, Household Pets Only • Vehicle: 1.875/ 1,000 ft ² GFA • Bicycle: 1/10,000 ft ² GFA (20/80)	NP	NP	NP	NP	L-ZP	L-ZP	L-ZP	§ 11.4.9
	Animal Sales and Services, All Others	NP	NP	NP	NP	NP	NP	NP	
	Body Art Establishment • Vehicle: 1.875/ 1,000 ft ² GFA • Bicycle: 1/10,000 ft ² GFA (20/80)	NP	NP	NP	NP	L-ZP	L-ZP	L-ZP	§ 11.4.10
	Food Sales or Market • Vehicle: 1.875/ 1,000 ft ² GFA • Bicycle: 1/10,000 ft ² GFA (20/80)	NP	NP	NP	NP	L-ZP	P-ZP	P-ZP	§ 11.4.11
Retail Sales, Service & Repair (Not Including Vehicle or Equipment Sales, Service & Repair)	Liquor Store, Including Drug-stores Licensed to Sell Liquor • Vehicle: 1.875/ 1,000 ft ² GFA • Bicycle: 1/10,000 ft ² GFA (20/80)	NP	NP	NP	NP	L-ZP	L-ZP	L-ZP	§ 11.4.12
	Pawn Shop • Vehicle: 1.875/ 1,000 ft² GFA • Bicycle: 1/10,000 ft² GFA (20/80)	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 ft ² GFA • Bicycle: 1/10,000 ft ² GFA (20/80)	NP	NP	NP	NP	NP	NP	P-ZP	
	Retail Sales, Service & Repair, All Others • Vehicle: 1.875/ 1,000 ft ² GFA • Bicycle: 1/10,000 ft ² GFA (20/80)	NP	NP	NP	NP	P-ZP	P-ZP	P-ZP	

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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	
		G-RH-3	G-MU-8	G-MU-5	G-MU-12	G-RO-3	G-RO-5	G-RX-5		G-MX-3
AGRICULTURE PRIMARY USE CLASSIFICATION										
Agriculture	Aquaculture*	NP	NP	NP	NP	NP	NP	NP	NP	
	Garden, Urban* • Vehicle: .5/ 1,000 ft ² GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.6.2
	Husbandry, Animal*	NP	NP	NP	NP	NP	NP	NP	NP	
	Husbandry, Plant*	NP	NP	NP	NP	NP	NP	NP	NP	
	Plant Nursery • Vehicle: .5/ 1,000 ft ² GFA • Bicycle: No requirement	NP	NP	NP	NP	NP	L-ZP	L-ZP	L-ZP	§ 11.6.3
ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION										
Accessory to Primary Residential Uses (Parking is Not Required for Accessory Uses Unless Specifically Stated in this Table or in an Applicable Use Limitation)	Unlisted Accessory Uses	L - Applicable to all Zone Districts							§ 11.7; § 11.8.1	
	Accessory Dwelling Unit	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.7; § 11.8.2
	Domestic Employee	L	L	L	L	L	L	L	L	§ 11.7.1; § 11.8.3
	Garden*	L	L	L	L	L	L	L	L	§ 11.7; § 11.8.4
	Keeping of Household Animals*	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
	Keeping and Off-Street Parking of Vehicles, Motorcycles, Trailers & Recreational Vehicles*	L	L	L	L	L	L	L	L	§ 11.7; § 10.9
	Kennel or Exercise Run*	L	L	L	L	L	L	L	L	§ 11.7; § 11.8.6
	Limited Commercial Sales, Services Accessory to Multi-Unit Dwelling Use	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	Not Applicable - See Allowed Primary Uses		§ 11.7; § 11.8.7
	Second Kitchen Accessory to Single Unit Dwelling Use	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.7; § 11.8.8
	Vehicle Storage, Repair and Maintenance*	L	L	L	L	L	L	L	L	§ 11.7; § 10.9.
Wind Energy Conversion Systems*	L-ZPIN/ZPSE	L-ZPIN/ZPSE	L-ZPIN/ZPSE	L-ZPIN/ZPSE	L-ZPIN/ZPSE	L-ZPIN/ZPSE	Not Applicable - See Allowed Primary Uses		§ 11.7; § 11.5.8	
Yard or Garage Sales*	L	L	L	L	L	L	L	L	§ 11.7; § 11.8.9	
HOME OCCUPATIONS ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION										
Home Occupations (Parking is Not Required for Home Occupations Unless Specifically Stated in this Table or in an Applicable Use Limitation)	Child Care Home, Large	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	§ 11.9; § 11.9.3
	All Other Types	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.9; § 11.9.4
	Unlisted Home Occupations	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	§ 11.9; § 11.9.5

DIVISION 7.3 DESIGN STANDARDS

The following Intent Statements are intended to provide further information regarding intent and performance expectations for the district, site and building design standards.

SECTION 7.3.1 GENERAL INTENT

The Intent of this Division 7.3 Design Standards are to: [CORRECTED OUTLINE NUMBERING]

- 7.3.1.1 Implement the Denver Comprehensive Plan.
- 7.3.1.2 Implement the Zone District's Intent and Purpose
- 7.3.1.3 To continue Denver's physical character, including access to parks and parkways, tree lined streets, detached sidewalks, interconnected street networks, and convenient access to parks, open space, and transit.
- 7.3.1.4 Improve compatibility with and respect for the existing character and context of Denver and its neighborhoods.
- 7.3.1.5 Arrange building density, uses, heights, and scaling devices to reinforce the public transit centers and corridors, and to transition to adjoining areas.
- 7.3.1.6 Give prominence to pedestrian realm as a defining element of neighborhood character.
- 7.3.1.7 Spatially define public streets and their associated open space as positive, usable features around which to organize and orient buildings in a manner that promotes pedestrian activity, a sense of security and community.
- 7.3.1.8 Provide human scale in buildings through use of detail, contrast, form, window and door placement, color and materials.
- 7.3.1.9 Provide easily identifiable pedestrian connections between private development, public rights of way and multiple modes of transit.
- 7.3.1.10 Configure the site so that a clear, safe, and attractive pedestrian system, with the transit facility as a component, is the primary public element to which buildings are oriented.
- 7.3.1.11 Arrange residential, employment, retail, service, and open space uses to be convenient to and compatible with each other and with transit.
- 7.3.1.12 Maximize pedestrian amenities near transit facilities and along the primary pedestrian connections to transit facilities.

SECTION 7.3.2 BUILDING FORM INTENT

7.3.2.1 Height

- A. 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.
- B. Arrange building heights, and scaling devices to provide transitions to adjoining areas.

SECTION 7.4.4 DISTRICT SPECIFIC STANDARDS

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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
		C-RX-5 C-RX-8 C-RX-12	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	
RESIDENTIAL PRIMARY USE CLASSIFICATION						
Household Living	Dwelling, Single Unit • No Parking Requirements	P-ZP	P-ZP	P-ZP	L-ZP	§11.2.4
	Dwelling, Two Unit • Vehicle - CCN districts only:1/unit • Vehicle: 0.75/unit • Bicycle: No requirement	P-ZP	P-ZP	P-ZP	L-ZP	§11.2.4
	Dwelling, Multi-Unit • Vehicle - CCN districts only:1/unit • Vehicle: 0.75/unit • Bicycle: 1/ 2 units (80/20)	P-ZP	P-ZP	P-ZP	L-ZP	§11.2.4
	Dwelling, Live / Work • Vehicle - CCN districts only:1/unit • Vehicle: 0.75/unit • Bicycle: 1/ 2 units (80/20)	L-ZP	L-ZP	L-ZP	L-ZP	§11.2.3; §11.2.4
Group Living	Assisted Living Facility • Vehicle: .75/unit • Bicycle: 1/10 units (50/50)	P-ZP	P-ZP	P-ZP	NP	
	Community Corrections Facility	NP	NP	NP	NP	
	Nursing Home, Hospice • Vehicle - CCN districts only:1/unit • Vehicle: .75/unit • Bicycle: 1/10 units (50/50)	P-ZP	P-ZP	P-ZP	P-ZP	
	Residence for Older Adults • Vehicle - CCN districts only:1/unit • Vehicle: .75/unit • Bicycle: 1/10 units (50/50)	P-ZP	P-ZP	P-ZP	P-ZP	
	Residential Care Use, Small or Large • Vehicle: No requirement • Bicycle: 1/10 units (50/50)	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	§11.2.6
	Rooming and Boarding House • Vehicle - MS only: 2/ 1,000 ft ² GFA • Vehicle: 2.5/ 1,000 ft ² GFA • Bicycle: No requirement	P-ZP	P-ZP	P-ZP	NP	
	Shelter for the Homeless • Vehicle: No requirement • Bicycle: No requirement	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	§ 11.2.7
	Student Housing • Vehicle - CCN districts only:1/unit • Vehicle: 0.75/unit • Bicycle: 1/ 2 units (80/20)	P-ZP	P-ZP	P-ZP	P-ZP	
CIVIC, PUBLIC & INSTITUTIONAL PRIMARY USE CLASSIFICATION						
Basic Utilities	Utility, Major Impact* • Vehicle: .5 / 1,000 ft ² GFA • Bicycle: No requirement	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	§ 11.3.1
	Utility, Minor Impact* • Vehicle: .5 / 1,000 ft ² GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.3.2

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		C-RX-5 C-RX-8 C-RX-12	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	
Community/ Public Services	Community Center • Vehicle: No requirement • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.3.3
	Day Care Center • Vehicle: 1/ 1,000 ft ² GFA • Bicycle: 1/ 10,000 ft ² GFA (0/100)	P-ZP	P-ZP	P-ZP	P-ZP	
	Postal Facility, Neighborhood • Vehicle - CCN districts only: 2.5/1,000 ft ² GFA • Vehicle: 1.25/ 1,000 ft ² GFA • Bicycle: 1/7,500 ft ² GFA (20/80)	P-ZP	P-ZP	P-ZP	P-ZP	
Community/ Public Services	Postal Processing Center • Vehicle: 1/ 1,000 ft ² GFA • Bicycle: 1/7,500 ft ² GFA(20/80)	NP	P-ZP	P-ZP	NP	
	Public Safety Facility • Vehicle: 1/ 1,000 ft ² GFA • Bicycle: 1/ 10,000 ft ² GFA (0/100)	L-ZP	P-ZP	P-ZP	P-ZP	§ 11.3.5
	Hospital Correctional Institution	NP NP	NP NP	NP NP	NP NP	
Cultural/Special Purpose/ Public Parks & Open Space	Cemetery*	NP	NP	NP	NP	
	Library • Vehicle: 1/ 1,000 ft ² GFA • Bicycle: 1/ 10,000 ft ² GFA (0/100)	P-ZP	P-ZP	P-ZP	P-ZP	
	Museum • Vehicle: 1/ 1,000 ft ² GFA • Bicycle: 1/ 10,000 ft ² GFA (0/100)	NP	P-ZP	P-ZP	P-ZP	
	City Park* • No Parking Requirements	NP	NP	NP	NP	
	Open Space - Recreation* • Vehicle: No requirement • Bicycle: No requirement	P-ZP	P-ZP	P-ZP	P-ZP	
	Open Space - Conservation* • No Parking Requirements	P-ZP	P-ZP	P-ZP	P-ZP	
Education	Elementary or Secondary School • Vehicle: 1/1,000 ft ² GFA • Bicycle: 1/10,000 ft ² GFA (0/100)	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.3.6
	University or College • Vehicle: 1/ 1,000 ft ² GFA • Bicycle: 1/ 10,000 ft ² GFA (0/100)	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.3.6; §11.3.7
	Vocational or Professional School • Vehicle: 1/ 1,000 ft ² GFA • Bicycle: 1/ 10,000 ft ² GFA (0/100)	NP	L-ZP	L-ZP	L-ZP	§ 11.3.6
Public and Religious Assembly	All Types • Vehicle: No requirement • Bicycle: No requirement	L-ZP	P-ZP	P-ZP	P-ZP	§ 11.3.8
COMMERCIAL SALES, SERVICES, & REPAIR PRIMARY USE CLASSIFICATION						
Adult Business	All Types	NP	NP	NP	NP	See Section 9.4.4, Use Overlay Districts, for adult business use allowance in the UO-1 District.

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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				APPLICABLE USE LIMITATIONS
		C-RX-5 C-RX-8 C-RX-12	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	
Arts, Recreation & Entertainment	Arts, Recreation and Entertainment Services, Indoor • Vehicle - Artist Studio: 0.3/1000 ft ² GFA • Vehicle - CCN districts only: 2.5/1,000 ft ² GFA • Vehicle - All Others: 1.25/ 1,000 ft ² GFA • Bicycle: 1/7,500 ft ² GFA (20/80)	P-ZP	P-ZP	P-ZP	P-ZP	
	Arts, Recreation and Entertainment Services, Outdoor* • Vehicle - CCN districts only: 2.5/1,000 ft ² GFA • Vehicle: 1.25/ 1,000 ft ² GFA • Bicycle: 1/7,500 ft ² GFA(20/80)	L-ZPIN	L-ZPSE	L-ZPSE	L-ZPIN	§ 11.4.2
	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	Not Applicable	Not Applicable	Not Applicable	§11.4.3
Parking of Vehicles	Parking, Garage • No Parking Requirements	P-ZP	P-ZP	P-ZP	L-ZP	§7.3.5.2
	Parking, Surface* • No Parking Requirements	NP	NP	NP	NP	
Eating & Drinking Establishments	All Types • Vehicle - MS only: 2/ 1,000 ft ² GFA • Vehicle: 2.5/ 1,000 ft ² GFA • Bicycle: 1/1,500 ft ² 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: 1/2 guest room or unit (80/20)	P-ZP	P-ZP	P-ZP	P-ZP	
	Lodging Accommodations, All Others • Vehicle: 0.5/ guest room or unit • Bicycle: 1/2 guest rooms or units (80/20)	P-ZP	P-ZP	P-ZP	P-ZP	
Office	Dental / Medical Office or Clinic • Vehicle - CCN districts only: 2/1,000 ft ² GFA • Vehicle: 1.25/ 1,000 ft ² GFA • Bicycle: 1/7,500 ft ² GFA (60/40)	L-ZP	L-ZP	L-ZP	L-ZP	§11.4.7
	Office, All Others • Vehicle - CCN districts only: 2/1,000 ft ² GFA • Vehicle: 1.25/ 1,000 ft ² GFA • Bicycle: 1/7,500 ft ² GFA (60/40)	P-ZP	P-ZP	P-ZP	P-ZP	

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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)	C-MX-3 C-MX-5 C-MX-8 C-MX-12 C-MX-16 C-MX-20				C-CCN-3 C-CCN-4 C-CCN-5 C-CCN-7 C-CCN-8 C-CCN-12	
		C-RX-5 C-RX-8 C-RX-12	C-MS-5 C-MS-8 C-MS-12				
Manufacturing and Production	Manufacturing, Fabrication & Assembly -- Custom • Vehicle: .5 / 1,000 ft ² GFA • Bicycle: No requirement	L-ZPIN	L-ZP	L-ZP	L-ZP	§11.5.6	
	Manufacturing, Fabrication & Assembly -- General • Vehicle: .5 / 1,000 ft ² GFA • Bicycle: No requirement	NP	NP	NP	NP		
	Manufacturing, Fabrication & Assembly -- Heavy	NP	NP	NP	NP		
Mining & Extraction and Energy Producing Systems	Oil, Gas -- Production, Drilling*	NP	NP	NP	NP		
	Sand or Gravel Quarry*	NP	NP	NP	NP		
	Wind Energy Conversion Systems* • No Parking Requirements	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	§11.5.9	
Transportation Facilities	Airport*	NP	NP	NP	NP		
	Helipad, Helistop, Heliport* • No Parking Requirements	L-ZPIN	L-ZP	L-ZP	NP	§11.5.10	
	Railroad Facilities*	NP	NP	NP	NP		
	Railway Right-of-Way* • No Parking Requirements	P-ZP	P-ZP	P-ZP	P-ZP		
	Terminal, Station or Service Facility for Passenger Transit System • Vehicle: .5 / 1,000 ft ² GFA • Bicycle: No requirement	P-ZP	P-ZP	P-ZP	P-ZP		
	Terminal, Freight, Air Courier Services	NP	NP	NP	NP		
Waste Related Services	Automobile Parts Recycling Business*	NP	NP	NP	NP		
	Junkyard*	NP	NP	NP	NP		
	Recycling Center	NP	NP	NP	NP		
	Recycling Collection Station	NP	NP	NP	NP		
	Recycling Plant, Scrap Processor	NP	NP	NP	NP		
	Solid Waste Facility	NP	NP	NP	NP		
Wholesale, Storage, Warehouse & Distribution	Automobile Towing Service Storage Yard*	NP	NP	NP	NP		
	Mini-storage Facility • Vehicle: .5 / 1,000 ft ² GFA • Bicycle: No requirement	NP	L-ZP	NP	NP	§11.5.12	
	Vehicle Storage, Commercial*	NP	NP	NP	NP		
	Wholesale Trade or Storage, General	NP	NP	NP	NP		
	Wholesale Trade or Storage, Light • Vehicle: .5 / 1,000 ft ² GFA • Bicycle: No requirement	NP	L-ZP/ZPIN/ ZPSE	L-ZP/ ZPIN/ ZPSE	NP	§11.5.14	

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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
		C-RX-5 C-RX-8 C-RX-12	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	
AGRICULTURE PRIMARY USE CLASSIFICATION						
Agriculture	Aquaculture*	NP	NP	NP	NP	
	Garden, Urban* • Vehicle: .5/ 1,000 ft ² GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.6.2
	Husbandry, Animal*	NP	NP	NP	NP	
	Husbandry, Plant*	NP	NP	NP	NP	
	Plant Nursery • Vehicle: .5/ 1,000 ft ² GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.6.3
ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION						
Accessory to Primary Residential Uses (Parking is Not Required for Accessory Uses Unless Specifically Stated in this Table or in an Applicable Use Limitation)	Unlisted Accessory Uses	L - Applicable to all Zone Districts				§11.7; §11.8.1
	Accessory Dwelling Unit	L-ZP	L-ZP	L-ZP	L-ZP	§11.7; §11.8.2
	Domestic Employee	L	L	L	L	§11.7; §11.8.3
	Garden*	L	L	L	L	§11.7; §11.8.4
	Keeping of Household Animals*	L/L-ZPIN	L/L-ZPIN	L/L-ZPIN	L/L-ZPIN	§11.7; §11.8.5
	Keeping and Off-Street Parking of Vehicles, Motorcycles, Trailers & Recreational Vehicles*	L	L	L	L	§11.7; §10.9
	Kennel or Exercise Run*	L	L	L	L	§11.7; §11.8.6
	Limited Commercial Sales, Services Accessory to Multi-Unit Dwelling Use	L-ZP	Not Applicable - See Allowed Primary Uses			§11.7; §11.8.7
	Second Kitchen Accessory to Single Unit Dwelling Use	NP	NP	NP	NP	
	Vehicle Storage, Repair and Maintenance*	L	L	L	L	§11.7; §10.9
Wind Energy Conversion Systems*	L-ZPIN/ ZPSE	Not Applicable - See Allowed Primary Uses			§11.7; §11.5.8	
Yard and/or Garage Sales*	L	L	L	L	§11.7; §11.8.9	
HOME OCCUPATIONS ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION						
Home Occupations (Parking is Not Required for Home Occupations Unless Specifically Stated in this Table or in an Applicable Use Limitations)	Child Care Home, Large	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	§11.9; §11.9.3
	All Other Types	L-ZP	L-ZP	L-ZP	L-ZP	§11.9; §11.9.4
	Unlisted Home Occupations	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	§11.9; §11.9.5

SECTION 8.9.4 DISTRICT SPECIFIC STANDARDS

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USE CATEGORY	SPECIFIC USE TYPE Parking Ratios Shown in Table Apply in D-GT & D-AS Districts Only • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)						APPLICABLE USE LIMITATIONS
		D-C	D-TD	D-LD	D-GT D-AS	D-CV	
RESIDENTIAL PRIMARY USE CLASSIFICATION							
Household Living	Dwelling, Single Unit D-GT & D-AS: • No Parking Requirements	P-ZP	P-ZP	P-ZP	P-ZP	NP	
	Dwelling, Two Unit • Vehicle: 0.75/unit • Bicycle: No requirement	P-ZP	P-ZP	P-ZP	P-ZP	NP	
	Dwelling, Multi-Unit D-GT & D-AS: • Vehicle: 0.75/unit • Bicycle: 1/ 2 units (80/20)	P-ZP	P-ZP	P-ZP	P-ZP	NP	
	Dwelling, Live / Work D-GT & D-AS: Districts: • Vehicle: 0.75/unit • Bicycle: 1/ 2 units (80/20)	L-ZP	L-ZP	L-ZP	L-ZP	NP	§ 11.2.3
Group Living	Assisted Living Facility D-GT & D-AS: Districts: • Vehicle: .75/unit • Bicycle: 1/10 units (50/50)	P-ZP	P-ZP	P-ZP	P-ZP	NP	
	Community Corrections Facility D-GT & D-AS: Districts: • Vehicle: No requirement • Bicycle: 1/10 units (50/50)	L-ZPIN	L-ZPIN	L-ZPIN	NP	NP	§ 8.9.5.1
	Nursing Home, Hospice D-GT & D-AS: Districts: • Vehicle: .75/unit • Bicycle: 1/10 units (50/50)	P-ZP	P-ZP	P-ZP	P-ZP	NP	
	Residence for Older Adults D-GT & D-AS: Districts: • Vehicle: No requirement • Bicycle: 1/10 units (50/50)	P-ZP	P-ZP	P-ZP	P-ZP	NP	
	Residential Care Use, Small or Large D-GT & D-AS: Districts: • Vehicle: :No requirement • Bicycle: 1/10 units (50/50)	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	§ 11.2.6
	Rooming and Boarding House D-GT & D-AS: Districts: • Vehicle: 2.5/ 1,000 s.f. GFA • Bicycle: No requirement	NP	NP	NP	NP	NP	
	Shelter for the Homeless D-GT & D-AS: Districts: • Vehicle: No requirement • Bicycle: No requirement	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	§ 11.2.7
	Student Housing D-GT & D-AS: Districts: • Vehicle: 0.75/unit • Bicycle: 1/ 2 units (80/20)	P-ZP	P-ZP	P-ZP	P-ZP	NP	

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		D-C	D-TD	D-LD	D-GT D-AS	D-CV	
CIVIC, PUBLIC & INSTITUTIONAL PRIMARY USE CLASSIFICATION							
Basic Utilities	Utility, Major Impact* D-GT & D-AS: Districts: • Vehicle: .5 / 1,000 s.f. GFA • Bicycle: No requirement	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	§ 11.3.1
	Utility, Minor Impact* D-GT & D-AS: Districts: • Vehicle: .5 / 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.3.2
Community/ Public Services	Community Center D-GT & D-AS: Districts: • No Parking Requirements • Vehicle: No requirement • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.3.3
	Day Care Center D-GT & D-AS: Districts: • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Postal Facility, Neighborhood D-GT & D-AS: Districts: • Vehicle: 1.25/ 1,000 s.f. GFA • Bicycle: 1/7,500 s.f. GFA (20/80)	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Postal Processing Center D-GT & D-AS: Districts: Vehicle: 1/ 1,000 s.f. GFA Bicycle: 1/7,500 s.f. GFA(20/80)	P-ZP	P-ZP	P-ZP	P-ZP	NP	
	Public Safety Facility D-GT & D-AS: Districts: • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Hospital	P-ZP	P-ZP	NP	NP	NP	
	Correctional Institution	NP	NP	NP	NP	NP	

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		D-C	D-TD	D-LD	D-GT D-AS	D-CV	
Cultural/Special Purpose/Public Parks & Open Space	Cemetery*	NP	NP	NP	NP	NP	
	Library D-GT & D-AS: Districts: • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Museum D-GT & D-AS: Districts: • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	City Park* D-GT & D-AS: Districts: No Parking Requirements	NP	NP	NP	NP	NP	
	Open Space - Recreation* D-GT & D-AS: Districts: • No Parking Requirements • Vehicle: No requirement • Bicycle: No requirement	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Open Space - Conservation* D-GT & D-AS: Districts: • No Parking Requirements	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
Education	Elementary or Secondary School D-GT & D-AS: Districts: • Vehicle- Elementary: 1/1,000 s.f. GFA • Bicycle-Elementary: 1/ 10,000 s.f. GFA (0/100) • Vehicle- Secondary: 1/1,000 s.f. GFA • Bicycle: 1/ 5,000 s.f. GFA (0/100)	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.3.6
	University or College D-GT & D-AS: Districts: • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.3.6; § 11.3.7
	Vocational or Professional School D-GT & D-AS: Districts: • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.3.6
Public and Religious Assembly	All Types D-GT & D-AS: Districts: • No Parking Requirements • Vehicle: No requirement • Bicycle: No requirement	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
COMMERCIAL SALES, SERVICES, & REPAIR PRIMARY USE CLASSIFICATION							
Adult Business	All Types	NP	NP	NP	NP	NP	See Section 9.4.4, Use Overlay Districts, for adult business use allowance in the UO-1 District.

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		D-C	D-TD	D-LD	D-GT D-AS	D-CV	
Arts, Recreation & Entertainment	Arts, Recreation and Entertainment Services, Indoor D-GT & D-AS: Districts: • Vehicle - Artist Studio: 0.3/1000 ft ² GFA • Vehicle - All Others: 1.25/ 1,000 s.f. GFA • Bicycle: 1/7,500 s.f. GFA (20/80)	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Arts, Recreation and Entertainment Services, Outdoor* D-GT & D-AS: Districts: • Vehicle: 1.25/ 1,000 s.f. GFA • Bicycle: 1/7,500 s.f. GFA (20/80)	L-ZP	L-ZP	L-ZPIN	L-ZPIN	L-ZPIN	§ 11.4.2
	Sports and/or Entertainment Arena or Stadium*	NP	NP	NP	NP	NP	
Nonresidential Uses in Existing Business Structures In Residential Zones		Not Applicable					
Parking of Vehicles	Parking, Garage D-GT & D-AS: Districts: • No Parking Requirements	L-ZP	L-ZP	NP	L-ZP	NP	§ 11.4.4
	Parking, Surface* D-GT & D-AS: Districts: • No Parking Requirements	L-ZP	L-ZP	NP	L-ZP	NP	§ 11.4.5
Eating & Drinking Establishments	All Types D-GT & D-AS: Districts: • Vehicle: 2.5/ 1,000 s.f. GFA • Bicycle: 1/1,000 s.f. GFA (0/100)	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
Lodging Accommodations	Bed and Breakfast Lodging D-GT & D-AS: Districts: • Vehicle - MS only: 2/ 1,000 s.f. GFA • Vehicle: 0.875/guest room or unit • Bicycle: 1/2 guest room or unit (80/20)	P-ZP	P-ZP	P-ZP	P-ZPIN	NP	
	Lodging Accommodations, All Others D-GT & D-AS: Districts: • Vehicle: 0.875/ guest room or unit • Bicycle: 1/2 guest rooms or units (80/20)	P-ZP	P-ZP	P-ZP	P-ZPIN	NP	
Office	Dental / Medical Office or Clinic D-GT & D-AS: Districts: • Vehicle: 1.25/ 1,000 s.f. GFA • Bicycle: 1/7,500 s.f. GFA (20/80)	L-ZP	L-ZP	L-ZP	L-ZP	NP	§11.4.7
	Office, All Others D-GT & D-AS: Districts: • Vehicle: 1.25/ 1,000 s.f. GFA • Bicycle: 1/7,500 s.f. GFA (20/80)	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	

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		D-C	D-TD	D-LD	D-GT D-AS	D-CV	
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 • Bicycle: 1/7,500 s.f. GFA (20/80)	L-ZP	L-ZP	L-ZP	L-ZP	NP	\$11.4.9
	Animal Sales and Services, All Others • No Parking Requirements	P-ZP	P-ZP	NP	NP	NP	
	Body Art Establishment D-GT & D-AS: Districts: • Vehicle: 1.25/ 1,000 s.f. GFA • Bicycle: 1/7,500 s.f. GFA (20/80)	L-ZP	L-ZP	L-ZP	L-ZP	NP	\$11.4.10
	Food Sales or Market D-GT & D-AS: Districts: • Vehicle: 1.25/ 1,000 s.f. GFA • Bicycle: 1/7,500 s.f. GFA (20/80)	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
Retail Sales, Service & Repair (Not Including Vehicle or Equipment Sales, Service & Repair)	Liquor Store, Including Drugstores Licensed to Sell Liquor D-GT & D-AS: Districts: • Vehicle: 1.25/ 1,000 s.f. GFA • Bicycle: 1/7,500 s.f. GFA(20/80)	L-ZP	L-ZP	L-ZP	L-ZP	NP	\$11.4.12
	Pawn Shop D-GT & D-AS: Districts: • Vehicle: 1.25/ 1,000 s.f. GFA • Bicycle: 1/7,500 s.f. GFA(20/80)	L-ZP	L-ZP	NP	L-ZPIN	NP	\$11.4.13
	Retail Sales, Service & Repair -- Outdoor*	NP	NP	NP	NP	NP	
	Retail Sales, Service & Repair - Firearms Sales	NP	NP	NP	NP	NP	
	Retail Sales, Service & Repair, All Others D-GT & D-AS: Districts: • Vehicle: 1.25/ 1,000 s.f. GFA • Bicycle: 1/7,500 s.f. GFA (20/80)	P-ZP	P-ZP	P-ZP	P-ZP	NP	
Vehicle / Equipment Sales, Rentals, Service & Repair	Automobile Emissions Inspection Facility D-GT & D-AS: Districts: • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	NP	L-ZP	NP	\$ 11.4.15
	Automobile Services, Light D-GT & D-AS: Districts: • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	NP	NP	NP	L-ZPIN	NP	\$11.4.16; \$11.4.17
	Automobile Services, Heavy	NP	NP	NP	NP	NP	
	Automobile / Motorcycle / Light Truck Sales, Rentals, Leasing; Pawn Lot or Vehicle Auctioneer* D-GT & D-AS: Districts: • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZPIN	NP	\$11.4.19
	Heavy Vehicle/ Equipment Sales, Rentals & Service*	NP	NP	NP	NP	NP	

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		D-C	D-TD	D-LD	D-GT D-AS	D-CV	
INDUSTRIAL, MANUFACTURING & WHOLESALE PRIMARY USE CLASSIFICATION							
Communications and Information	Antennas Not Attached to a Tower* •No Parking Requirements	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.5.2
	Communication Services D-GT & D-AS: Districts: • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	L-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	\$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	\$11.5.2
	Telecommunication Facilities -- All Others* •No Parking Requirements	L- ZPIN	L- ZPIN	L- ZPIN	L- ZPIN	L- ZPIN	\$11.5.2
Industrial Services	Contractors, Special Trade - General D-GT & D-AS: Districts: • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	NP	\$11.5.3
	Contractors, Special Trade - Heavy/ Contractor Yard*	NP	NP	NP	NP	NP	
	Food Preparation and Sales, Commercial D-GT & D-AS: Districts: • Vehicle: .5 / 1,000 s.f. GFA • Bicycle: No requirement	P-ZP	P-ZP	P-ZP	P-ZP	NP	
Industrial Services	Laboratory, Research, Development and Technological Services D-GT & D-AS: Districts: • Vehicle: .5 / 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	NP	\$11.5.4
	Service/Repair, Commercial D-GT & D-AS: Districts: • Vehicle: .5 / 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	NP	\$11.5.5
Manufacturing and Production	Manufacturing, Fabrication & Assembly -- Custom D-GT & D-AS: Districts: • Vehicle: .5 / 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	NP	\$11.5.6
	Manufacturing, Fabrication & Assembly -- General D-GT & D-AS: Districts: • Vehicle: .5 / 1,000 s.f. GFA • Bicycle: No requirement	L-ZP/ ZPSE	L-ZP/ ZPSE	L- ZPIN/ ZPSE	L- ZPIN/ ZPSE	NP	\$11.5.7
	Manufacturing, Fabrication & Assembly -- Heavy	NP	NP	NP	NP	NP	
Mining & Extraction and Energy Producing Systems	Oil, Gas -- Production, Drilling*	NP	NP	NP	NP	NP	
	Sand or Gravel Quarry*	NP	NP	NP	NP	NP	
	Wind Energy Conversion Systems* D-GT & D-AS: Districts: •No Parking Requirements	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	\$11.5.9

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

USE CATEGORY	SPECIFIC USE TYPE Parking Ratios Shown in Table Apply in D-GT & D-AS Districts Only • 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)	D-C	D-TD	D-LD	D-GT		APPLICABLE USE LIMITATIONS
					D-AS	D-CV	
Transportation Facilities	Airport*	NP	NP	NP	NP	NP	
	Helipad, Helistop, Heliport* • No Parking Requirements	L-ZP	L-ZP	NP	L-ZP	L-ZP	§11.5.10
	Railroad Facilities* D-GT & D-AS: Districts: • Vehicle: .5 / 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	NP	L-ZP	L-ZP	§8.9.5.2
	Railway Right-of-Way* • No Parking Requirements	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Terminal, Station or Service Facility for Passenger Transit System D-GT & D-AS: Districts: • Vehicle: .5 / 1,000 s.f. GFA • Bicycle: No requirement	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Terminal, Freight, Air Courier Services D-GT & D-AS: Districts: • Vehicle: .5 / 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZPIN	L-ZP	§ 8.9.5.3
Waste Related Services	Automobile Parts Recycling Business*	NP	NP	NP	NP	NP	
	Junkyard*	NP	NP	NP	NP	NP	
	Recycling Center	NP	NP	NP	NP	NP	
	Recycling Collection Station	NP	NP	NP	NP	NP	
	Recycling Plant, Scrap Processor	NP	NP	NP	NP	NP	
	Solid Waste Facility	NP	NP	NP	NP	NP	
Wholesale, Storage, Warehouse & Distribution	Automobile Towing Service Storage Yard*	NP	NP	NP	NP	NP	
	Mini-storage Facility D-GT & D-AS: Districts: • Vehicle: .5 / 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	NP	§11.5.12
	Vehicle Storage, Commercial* D-GT & D-AS: Districts: • Vehicle: .5 / 1,000 s.f. GFA • Bicycle: No requirement	L-ZP/ ZPSE	L-ZP/ ZPSE	L-ZP/ ZPSE	L-ZP/ ZPSE	L-ZP/ ZPSE	§ 11.5.13
	Wholesale Trade or Storage, General	NP	NP	NP	NP	NP	
	Wholesale Trade or Storage, Light D-GT & D-AS: Districts: • Vehicle: .5 / 1,000 s.f. GFA • Bicycle: No requirement	P-ZP	P-ZP	P-ZP	P-ZP	NP	

GENERAL

HEIGHT

	I-MX-3	I-MX-5	I-MX-8	I-A	I-B
A Stories (max)	3	5	8	na	na
Feet (max)	45'	70'	110'	na	na
Feet within 175' of a Protected District (max)	na	na	75'	75'	75'

SITING

ZONE LOT

	I-MX-3	I-MX-5	I-MX-8	I-A	I-B
Floor Area Ratio (FAR) (max)	na	na	na	2.0	2.0

USE

Use Restrictions	na				
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REQUIRED BUILD-TO

B Primary Street (min % within min/max)	50% (0/10')	50% (0/10')	50% (0/10')	na	na
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SETBACKS

C Primary Street (min)	0'	0'	0'	20' 10'	20' 10'
D Side Street (min)	0'	0'	0'	Can reduce to 5' on lot less than 100ft in width on the long side of the block	Can reduce to 5' on lot less than 100ft in width on the long side of the block
E Side Interior (min)	0'	0'	0'	0'	0'
Side Interior, adjacent to Protected District (min)	10'	10'	10'	10'	10'
F Rear (min)	0'	0'	0'	0'	0'
Rear Setback adjacent to Protected District alley, no alley (min)	5'/10'	5'/10'	5'/10'	10'	10'

PARKING

Surface Parking between building and Primary Street/Side Street	Not Allowed/Allowed			Allowed/Allowed	
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Surface Parking Screening	See Sec. 10.5.4.4				
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Surface Parking Setback Encroachment	See Sec. 9.1.3.7.D				
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DESIGN ELEMENTS

	I-MX-3	I-MX-5	I-MX-8	I-A	I-B
G Upper Story Setback Above 27'; adjacent to Protected District: alley/no alley and Side Interior (min)	20'/25'	20'/25'	20'/25'	20'/25'	20'/25'
H Upper Story Setback Above 51'; adjacent to Protected District: alley/no alley and Side Interior (min)	na	35'/40'	35'/40'	35'/40'	35'/40'

GROUND STORY ACTIVATION

I Transparency, Primary Street (min)	40%	40%	40%	na	na
Transparency, Side Street (min)	25%	25%	25%	na	na
Pedestrian Access, Primary Street	Entrance			na	na

See Sections 9.1.3.5 - 9.1.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

INDUSTRIAL

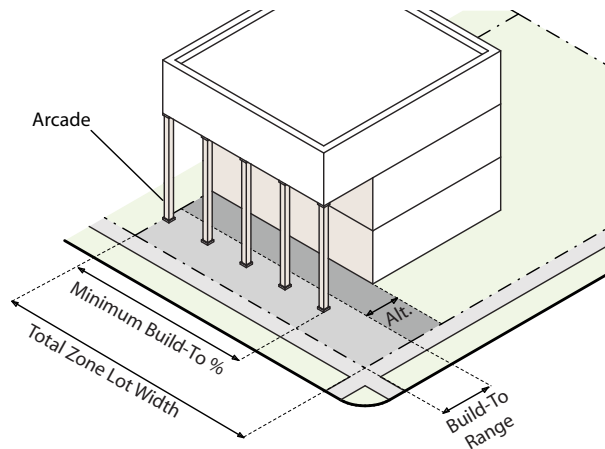
HEIGHT		I-MX-3	I-MX-5	I-MX-8	I-A	I-B
A	Stories (max)	3	5	8	na	na
A	Feet (max)	45'	70'	110'	na	na
	Feet within 175' of a Protected District (max)	na	na	75'	75'	75'

SITING		I-MX-3	I-MX-5	I-MX-8	I-A	I-B
ZONE LOT						
	Floor Area Ratio (FAR) (max)	na	na	na	2.0	2.0
USE						
	Use Restrictions	Vehicle/Equipment Sales, Rentals, Service & Repair Use Category Uses and Industrial, Manufacturing & Wholesale Primary Use Classification Uses Only			na	na
SETBACKS						
B	Primary Street (min)	0'	0'	0'	20'	20'
C	Side Street (min)	0'	0'	0'	10'	10'
		Can reduce to 5' on lot less than 100ft in width on the long side of the block				
D	Side Interior (min)	0'	0'	0'	0'	0'
	Side Interior, adjacent to Protected District (min)	10'	10'	10'	10'	10'
E	Rear (min)	0'	0'	0'	0'	0'
	Rear Setback adjacent to Protected District (min)	10'	10'	10'	10'	10'
PARKING						
	Surface Parking Setback Encroachment				See Sec 9.1.3.7.D	
	Surface Parking Screening				See Sec 10.5.4.4	

DESIGN ELEMENTS		I-MX-3	I-MX-5	I-MX-8	I-A	I-B
F	Upper Story Setback Above 27', adjacent to Protected District: alley/no alley and side, interior (min)	20'/25'	20'/25'	20'/25'	20'/25'	20'/25'
G	Upper Story Setback Above 51', adjacent to Protected District: alley/no alley and side, interior (min)	na	35'/40'	35'/40'	35'/40'	35'/40'
GROUND STORY ACTIVATION						
	Transparency, Primary Street (min)	na	na	na	na	na
	Transparency, Side Street (min)	na	na	na	na	na
	Pedestrian Access, Primary Street	Pedestrian Connection			na	na

See Sections 9.1.3.5 - 9.1.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

- d. The average depth of the arcade is no more than 2/3 of its average clear height as measured from the front face of the columns
- e. The interior wall of the arcade must meet the required Ground Story Activation Standards or Alternatives.

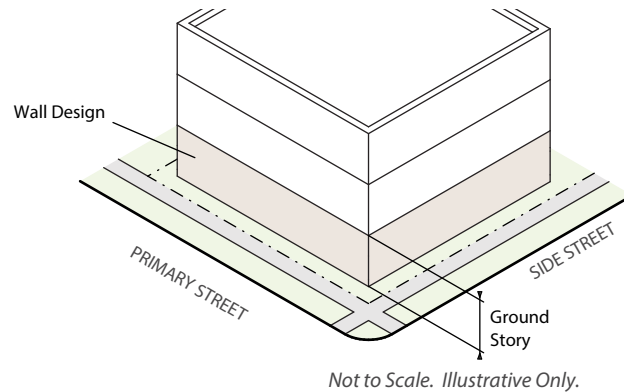


B. Ground Story Activation Transparency Alternatives

1. Allowance

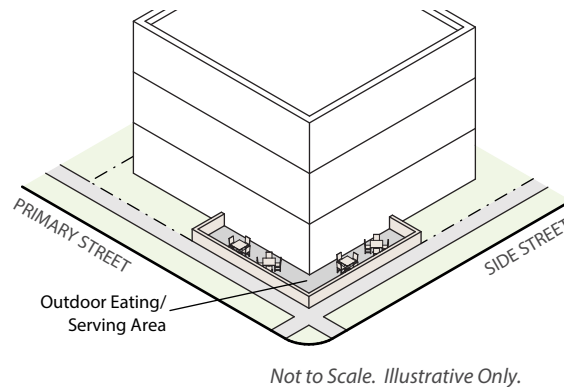
In all I-MX Zone Districts, the following alternatives may be used singularly or in combination and may count toward required transparency no more than as described in the table below, provided all alternatives meet the design standards described in Section 9.1.3.5.B.2.:

TRANSPARENCY ALTERNATIVES							
ZONE DISTRICT	ZONE LOT LINE DESIGNATION	WINDOWS OUTSIDE THE ZONE (MAX)	DISPLAY CASES AND AUTOMATED TELLER/ TICKET MACHINES (MAX)	WALL DESIGN (MAX)	OUTDOOR EATING / SERVING AREAS (MAX)	PERMANENT ART (MAX)	COMBINATION OF ALTERNATIVES (MAX)
I-MX	Primary Street	40%	40%	50%	60%	40%	80%
	Side Street	40%	40%	100%, provided the entirety of the length and height of the wall is considered..	80%	40%	80%



d. Outdoor Eating/Serving Areas

Accessory outdoor eating/serving areas shall be located between the building and the Primary Street or Side Street zone lot line depending on which zone lot line the alternative is being applied toward.



e. Permanent Art

Non-Commercial art or graphic design shall be of sufficient scale and orientation to be perceived from the public right of way and rendered in materials or media appropriate to an exterior, urban environment and permanently integrated into the building wall.

C. [correction to outline numbering] Entrance Alternative

In all I-MX Zone Districts an alternative to an Entrance is permitted. The Entrance Alternative shall provide a clear and obvious, publicly accessible route connecting the Primary Street to the primary uses within the building. An Entrance Alternative shall be one of the following:

1. [correction to outline numbering] Courtyard or Plaza
 - a. Shall be accessible to public during business hours
 - b. Shall be within 2' of grade at edge of public right-of-way
 - c. 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.
 - d. Maximum dimension shall not exceed 3 times the minimum dimension
 - e. Required public Entrance shall be visible from the public right-of-way.
 - f. Perimeter walls of court or plaza shall meet primary facade transparency standards.
2. [correction to outline numbering] Covered Walkway

- a. **[correction to outline numbering]** Arcades or Pergola/Trellis that meet the following:
 - i. Shall be accessible to public during business hours
 - ii. Shall provide continuous covered access to required Entrance from the public right-of-way
 - iii. Required public Entrance shall be visible from the public right-of-way

9.1.3.6 Design Standard Exceptions

A. Height Exceptions

- 1. **Intent**
 To allow unoccupied features to exceed maximum height for utility purposes and/or limited recreation or building amenities in the higher intensity zone districts/larger forms.
- 2. **Applicability and Standards:**
 The following unoccupied building features are allowed to exceed height in feet, bulk plane and upper story setbacks as described below:

UNOCCUPIED BUILDING FEATURES	ZONE DISTRICTS	THE AGGREGATE SHALL NOT EXCEED 33-1/3 PERCENT OF THE AREA OF THE SUPPORTING ROOF	SHALL BE SET BACK FROM THE PERIMETER OF THE BUILDING A MINIMUM OF ONE FOOT HORIZONTALLY FOR EVERY ONE FOOT OF VERTICAL HEIGHT	MAY EXCEED MAXIMUM HEIGHT IN FEET BY:	MAY PROJECT THROUGH THE BULK PLANE	MAY ENCROACH INTO THE UPPER STORY SETBACK
Eaves	All I- Zone Districts	No	No	Not allowed	Any distance	Any distance
Spires, towers, flagpoles, antennas, chimneys, flues and vents	All I- Zone Districts	No	No	28'	Any distance	Any distance
Cooling towers and enclosures for tanks	All 5-Story or greater I-MX- Zone Districts, I-A, I-B	No	Yes	28'	Not allowed	Not allowed
Elevator penthouses unoccupied shade structures, stair enclosures, and enclosed or unenclosed mechanical equipment including vertical or sloped screen walls for such equipment.	I-MX-3	Yes	Yes	12'	Not allowed	Not allowed
Elevator penthouses, unoccupied shade structures, stair enclosures and mechanical equipment including any vertical or sloped screen walls	All 5-Story or greater I-MX- Zone Districts, I-A, I-B	Yes	Yes	28'	Not allowed	Not allowed
Parapet Wall and/or Safety Railing	All 5-Story or greater I-MX- Zone Districts, I-A, I-B	No	No	Any distance	Not allowed	Not allowed
Flush-mounted solar panels	All I- Zone Districts	No	No	Any distance	Any distance	Any distance
Evaporative coolers	All I- Zone Districts	No	Yes	Any distance	Any distance	Any distance
Accessory water tanks	All I- Zone Districts	No	Yes	28'	Any distance	Any distance

9.1.4.5 District Specific Standards

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 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)	APPLICABLE ZONING DISTRICTS			APPLICABLE USE LIMITATIONS
		I-MX-3 I-MX-5 I-MX-8	I-A	I-B	
RESIDENTIAL PRIMARY USE CLASSIFICATION					
Household Living	Dwelling, Single Unit • No Parking Requirements	P-ZP	L-ZP	L-ZP	§9.1.5.1
	Dwelling, Two Unit • Vehicle - I-MX only: 1/unit • Vehicle: 1.25/unit • Bicycle: No requirement	P-ZP	L-ZP	L-ZP	§9.1.5.2
	Dwelling, Multi-Unit • Vehicle - I-MX only: 1/unit • Vehicle: 1.25/unit • Bicycle: 1/ 5 units (80/20)	P-ZP	L-ZP	L-ZP	§9.1.5.3
	Dwelling, Live / Work • Vehicle - I-MX only: 1/unit • Vehicle: 1.25/unit • Bicycle: 1/ 5 units (80/20)	L-ZP	L-ZP	L-ZP	§11.2.3
Group Living	Assisted Living Facility	NP	NP	NP	
	Community Corrections Facility • Vehicle - I-MX only: 0.125/unit • Vehicle: .25/unit • Bicycle: No requirement	L-ZP/ZPIN	L-ZP/ZPIN	L-ZP/ZPIN	§9.1.5.4
	Nursing Home, Hospice	NP	NP	NP	
	Residence for Older Adults • Vehicle: .75/unit • Bicycle: No requirement	P-ZP	NP	NP	
	Residential Care Use, Small or Large • Vehicle - I-MX only: 0.125/unit • Vehicle: .25/unit • Bicycle: No requirement	L-ZPIN	NP	NP	§ 11.2.6
	Rooming and Boarding House • Vehicle: 3.75/ 1,000 s.f. GFA • Bicycle: No requirement	P-ZP	NP	NP	
	Shelter for the Homeless • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	L-ZPIN	L-ZPIN	L-ZPIN	§ 11.2.7
	Student Housing • Vehicle - I-MX only: 1/unit • Vehicle: 1.25/unit • Bicycle: 1 / 5 units (80/20)	P-ZP	NP	NP	
CIVIC, PUBLIC & INSTITUTIONAL PRIMARY USE CLASSIFICATION					
Basic Utilities	Utility, Major Impact* • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	L-ZPSE	L-ZPSE	L-ZPSE	§ 11.3.1
	Utility, Minor Impact* • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	§ 11.3.2

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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)	I-MX-3 I-MX-5 I-MX-8			I-A	I-B	APPLICABLE USE LIMITATIONS
Community/ Public Services	Community Center • Vehicle: .5 / 1,000 s.f. GFA • Bicycle: No requirement	P-ZP		P-ZP	P-ZP		
	Day Care Center • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)	P-ZP		P-ZP	P-ZP		
	Postal Facility, Neighborhood • Vehicle - I-MX only: 1.875/ 1,000 s.f. GFA • Vehicle: 2.5/ 1,000 s.f. GFA • Bicycle: 1/ 20,000 s.f. GFA (20/80)	P-ZP		P-ZP	P-ZP		
	Postal Processing Center • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 20,000 s.f. GFA (20/80)	P-ZP		P-ZP	P-ZP		
	Public Safety Facility • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)	P-ZP		P-ZP	P-ZP		
	Hospital	NP		NP	NP		
	Correctional Institution	NP		NP	NP		
Cultural/Special Purpose/Public Parks & Open Space	Cemetery* • No Parking Requirements	L-ZP		L-ZP	L-ZP	§9.1.5.5	
	Library • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)	P-ZP		P-ZP	NP		
	Museum • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)	P-ZP		P-ZP	P-ZP		
	City Park* • No Parking Requirements	NP		NP	NP		
	Open Space - Recreation* • Vehicle - I-MX only: 0.375/ 1,000 s.f. GFA • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	P-ZP		P-ZP	P-ZP		
	Open Space - Conservation* • No Parking Requirements	P-ZP		P-ZP	P-ZP		
Education	Elementary or Secondary School • Vehicle - I-MX only: 1/ 1,000 s.f. GFA • Vehicle - High School, I-A and I-B: 2/1,000 s.f. GFA • Bicycle - High School, I-A and I-B: 1/ 20,000 s.f. GFA (0/100) • Vehicle - All Others, I-A and I-B: 1/ 1,000 s.f. GFA • Bicycle - All Others, I-A and I-B: 1/ 10,000 s.f. GFA (0/100)	L-ZP		L-ZP	NP	§ 11.3.6	
	University or College • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)	L-ZP		L-ZP	L-ZP	§ 11.3.6	
	Vocational or Professional School • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)	L-ZP		L-ZP	L-ZP	§ 11.3.6	
Public and Religious Assembly	All Types • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	P-ZP		P-ZP	NP		

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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)	I-MX-3 I-MX-5 I-MX-8			I-A	I-B	APPLICABLE USE LIMITATIONS
COMMERCIAL SALES, SERVICES, & REPAIR PRIMARY USE CLASSIFICATION							
Adult Business	All Types	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 • Vehicle - Artist Studio: 0.3/1000 ft ² GFA • Vehicle - All Others - I-MX only: 1.875/ 1,000 s.f. GFA • Vehicle - All Others: 2.5/ 1,000 s.f. GFA • Bicycle: 1/20,000 s.f. GFA(20/80)	P-ZP	P-ZP	P-ZP			
	Arts, Recreation and Entertainment Services, Outdoor* • Vehicle - I-MX only: 1.875/ 1,000 s.f. GFA • Vehicle: 2.5/ 1,000 s.f. GFA • Bicycle: 1/20,000 s.f. GFA (20/80)	L-ZP	L-ZP	L-ZP			\$11.4.2
	Sports and/or Entertainment Arena or Stadium* • Vehicle: 2.5/ 1,000 s.f. GFA • Bicycle: 1/20,000 s.f. GFA(20/80)	L-ZP	L-ZP	L-ZP			\$9.1.5.6
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)		Not Applicable					
Parking of Vehicles	Parking, Garage • No Parking Requirements	P-ZP	P-ZP	P-ZP			
	Parking, Surface* • No Parking Requirements	P-ZP	P-ZP	P-ZP			
Eating & Drinking Establishments	All Types • Vehicle - I-MX only: 3.75/ 1,000 s.f. GFA • Vehicle: 5/ 1,000 s.f. GFA • Bicycle: 1/5,000 s.f. GFA (0/100)	P-ZP	P-ZP	P-ZP			
Lodging Accommodations	Bed and Breakfast Lodging • Vehicle - I-MX only: 1/guest room or unit • Vehicle: 1.25/guest room or unit • Bicycle: 1/5 guest room or unit (80/20)	P-ZP	NP	NP			
	Lodging Accommodations, All Others • Vehicle - I-MX only: 1/guest room or unit • Vehicle: 1.25/guest room or unit • Bicycle: 1/5 guest rooms or units (80/20)	P-ZP	P-ZP	P-ZP			
Office	Dental / Medical Office or Clinic • Vehicle - I-MX only: 1.875/ 1,000 s.f. GFA • Vehicle: 2.5/ 1,000 s.f. GFA • Bicycle: 1/20,000 s.f. GFA (60/40)	L-ZP	L-ZP	L-ZP			\$11.4.7
	Office, All Others • Vehicle - I-MX only: 1.875/ 1,000 s.f. GFA • Vehicle: 2/ 1,000 s.f. GFA • Bicycle: 1/20,000 s.f. GFA (60/40)	P-ZP	P-ZP	P-ZP			

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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			
		I-MX-3 I-MX-5 I-MX-8	I-A	I-B	
INDUSTRIAL, MANUFACTURING & WHOLESALE PRIMARY USE CLASSIFICATION					
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	§9.1.5.8
	Food Preparation and Sales, Commercial •Vehicle: .3/ 1,000 s.f. GFA •Bicycle: No requirement	P-ZP	P-ZP	P-ZP	
	Laboratory, Research, Development and Technological Services •Vehicle: .3/ 1,000 s.f. GFA •Bicycle: No requirement	L-ZP	L-ZP	L-ZP	§11.5.4
	Service/Repair, Commercial •Vehicle: .3/ 1,000 s.f. GFA •Bicycle: No requirement	L-ZP	L-ZP	L-ZP	§11.5.5
Manufacturing and Production	Manufacturing, Fabrication & Assembly -- Custom •Vehicle: .3/ 1,000 s.f. GFA •Bicycle: No requirement	L-ZP	P-ZP	P-ZP	§11.5.6
	Manufacturing, Fabrication & Assembly -- General •Vehicle: .3/ 1,000 s.f. GFA •Bicycle: No requirement	L-ZP/ZPSE	L-ZP	L-ZP	§11.5.7
	Manufacturing, Fabrication & Assembly -- Heavy •Vehicle: .3/ 1,000 s.f. GFA •Bicycle: No requirement	NP	L-ZP	L-ZP	§11.5.8
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	§9.1.5.10
	Sand or Gravel Quarry* •Vehicle: .3/ 1,000 s.f. GFA •Bicycle: No requirement	NP	L-ZP	L-ZP	§9.1.5.11
	Wind Energy Conversion Systems* •No Parking Requirements	L-ZP	L-ZP	L-ZP	§11.5.9

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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			
		I-MX-3 I-MX-5 I-MX-8	I-A	I-B	
AGRICULTURE PRIMARY USE CLASSIFICATION					
Agriculture	Aquaculture* • Vehicle: .5 / 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	\$11.6.1
	Garden, Urban* • Vehicle: .5 / 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	\$11.6.2
	Husbandry, Animal* • Vehicle: .5 / 1,000 s.f. GFA • Bicycle: No requirement	NP	NP	L-ZP	\$9.1.5.20
	Husbandry, Plant* • Vehicle: .5 / 1,000 s.f. GFA • Bicycle: No requirement	NP	L-ZP	L-ZP	\$9.1.5.21
	Plant Nursery • Vehicle: .5 / 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP*	L-ZP*	\$9.1.5.22
ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION					
Accessory to Primary Residential Uses In the I-A and I-B Zone Districts, see Sections 9.1.5.1 through 9.1.5.3 for additional limitations on accessory uses. (Parking is Not Required for Accessory Uses Unless Specifically Stated in this Table or in an Applicable Use Limitation)	Unlisted Accessory Uses [moved]	L - Applicable in all Zone Districts			\$11.7; \$11.8.1
	Accessory Dwelling Unit	L-ZP	NP	NP	\$11.7; \$11.8.2
	Domestic Employee	L	NP	NP	\$11.8.3
	Garden*	L	L	L	\$11.7; \$11.8.4
	Keeping of Household Animals*	L / L-ZPIN	L / L-ZPIN	L / L-ZPIN	\$11.7; \$11.8.5
	Keeping and Off-Street Parking of Vehicles, Motorcycles, Trailers & Recreational Vehicles*	L	NP	NP	\$11.7; \$10.9
	Kennel or Exercise Run*	L	L	L	\$11.7; \$11.8.6
	Limited Commercial Sales, Services Accessory to Multi-Unit Dwelling Use	Not Applicable - See Allowed Primary Uses	NP	NP	\$11.7; \$11.8.7
	Second Kitchen Accessory to Single Unit Dwelling Use	L-ZP	L-ZP	L-ZP	\$11.8.8
	Vehicle Storage, Repair and Maintenance*	L	L	L	\$11.7; \$10.9
	Wind Energy Conversion Systems*	Not Applicable - See Allowed Primary Uses			
Yard or Garage Sales*	L	L	L	\$11.7; \$11.8.9	

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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			
		I-MX-3 I-MX-5 I-MX-8	I-A	I-B	
HOME OCCUPATIONS ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION					
Home Occupations	Child Care Home, Large	L-ZPIN	L-ZPIN	L-ZPIN	\$11.9; \$11.9.3
	All Other Types	L-ZP	L-ZP	L-ZP	\$11.9; \$11.9.4
	Unlisted Home Occupations	L - ZPIN - Applicable in all Zone Districts			\$11.9; \$11.9.5
ACCESSORY TO PRIMARY NONRESIDENTIAL USES USE CLASSIFICATION					
Accessory to Primary Nonresidential Uses (Parking is Not Required for Accessory Uses Unless Specifically Stated in this Table or in an Applicable Use Limitation)	Unlisted Accessory Uses [moved]	L - Applicable in all Zone Districts			\$11.7; \$11.10.1
	Amusement Devices Accessory to Eating/ Drinking Establishments, College/University and Theater Uses	L-ZP	L-ZP	L-ZP	\$11.7; \$11.10.2
	Automobile Rental Services Accessory to Certain Retail Uses*	Not Applicable - See Allowed Primary Uses			\$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	Not Applicable - See Allowed Primary Uses	L	L	\$11.7
	Car Wash Bay Accessory to Automobile Services	L-ZP	L-ZP	L-ZP	\$11.7; \$11.10.5
	College Accessory to a Place for Religious Assembly	Not Applicable - See Allowed Primary Uses			\$11.7; \$11.10.6
	Conference Facilities Accessory to Hotel Use	L	L	L	\$11.7; \$11.10.7
	Drive Through Facility Accessory to Eating/Drinking Establishments and to Retail Sales, Service, and Repair Uses*	L-ZP	L-ZP	L-ZP	\$11.7; \$11.10.8
	Garden*	L	L	L	\$11.7; \$11.10.9
	Keeping of Animals	L/L-ZP/ L-ZPIN	L/L-ZP/ L-ZPIN	L/L-ZP/ L-ZPIN	\$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	\$11.7; \$11.10.11
	Outdoor Eating and Serving Area Accessory to Eating/Drinking Establishment Use*	L-ZP/ZPSE	L-ZP/ZPSE	L-ZP/ZPSE	\$11.7; \$11.10.12
	Outdoor Entertainment Accessory to an Eating/ Drinking Establishment Use*	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	\$11.7; \$11.10.13
	Outdoor Retail Sale and Display*	L-ZP	L-ZP/ZPSE	L-ZP/ZPSE	\$11.7; \$11.10.14
	Outdoor Storage, General*	L-ZP	L-ZP	L-ZP	\$11.7; \$11.10.15
	Outdoor Storage, Limited*	L-ZP	P-ZP	P-ZP	\$11.7; \$11.10.16
Rental or Sales of Adult Material Accessory to a Permitted Bookstore Use	L	NP	NP	\$11.7; \$11.10.17	

9.2.7.5 District Specific Standards

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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			
		CMP-H CMP-H2	CMP-EI CMP-EI2	CMP-ENT	
RESIDENTIAL PRIMARY USE CLASSIFICATION					
Household Living	Dwelling, Single Unit • No Parking Requirements	NP	P-ZP	NP	
	Dwelling, Two Unit • Vehicle: 0.75/unit • Bicycle: No requirement	NP	P-ZP	NP	
	Dwelling, Multi-Unit • Vehicle: 0.75/unit • Bicycle: 1/ 2 units (80/20)	P-ZPIN	EI: P-ZP EI2: P-ZPIN	P-ZP	
	Dwelling, Live / Work • Vehicle: 0.75/unit • Bicycle: 1/ 2 units (80/20)	NP	NP	NP	
Group Living	Assisted Living Facility • Vehicle: 0.75/unit • Bicycle: No requirement	P-ZP	P-ZP	NP	
	Community Corrections Facility • Vehicle: No requirement • Bicycle: No requirement	NP	NP	NP	
	Nursing Home, Hospice • Vehicle: 0.75/unit • Bicycle: No requirement	P-ZP	P-ZPIN	NP	
	Residence for Older Adults • Vehicle: 0.75/unit • Bicycle: No requirement	P-ZP	P-ZP	NP	
	Residential Care Use, Small or Large • Vehicle: .25/unit • Bicycle: No requirement	L-ZPIN	L-ZPIN	L-ZPIN	§ 11.2.6
	Rooming and Boarding House • Vehicle: 2.5/ 1,000 s.f. GFA • Bicycle: No requirement	P-ZP	P-ZP	P-ZP	
	Shelter for the Homeless • No Parking Requirements • Vehicle: No requirement • Bicycle: No requirement	NP	L-ZP	NP	§ 11.2.7
	Student Housing • Vehicle: 1.25/unit • Bicycle: 1 / 5 units (100/0)	P-ZPIN	P-ZPIN	P-ZP	

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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)	CMP-H	CMP-EI	CMP-ENT	APPLICABLE USE LIMITATIONS
		CMP-H2	CMP-EI2		
CIVIC, PUBLIC & INSTITUTIONAL PRIMARY USE CLASSIFICATION					
Basic Utilities	Utility, Major Impact* • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	L-ZPSE	L-ZPSE	L-ZPSE	§ 11.3.1
	Utility, Minor Impact* • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	§ 11.3.2
Community/ Public Services	Community Center • No Parking requirements	L-ZP	L-ZP	P-ZP	§ 11.3.3
	Day Care Center • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)	P-ZP	P-ZP	P-ZP	
	Postal Facility, Neighborhood • Vehicle: 1.25/ 1,000 s.f. GFA • Bicycle: 1/ 7,500 s.f. GFA (20/80)	NP	NP	NP	
Community/ Public Services	Postal Processing Center • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 7,500 s.f. GFA (20/80)	NP	NP	NP	
	Public Safety Facility • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)	P-ZP	P-ZP	P-ZP	
	Hospital	P-ZP	NP	NP	
	Correctional Institution • No Parking Requirements	NP	NP	NP	
Cultural/Special Purpose/ Public Parks & Open Space	Cemetery* • No Parking Requirements	NP	NP	NP	
	Library • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)	NP	P-ZP	P-ZP	
	Museum • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)	NP	P-ZP	P-ZP	
	City Park* • No Parking Requirements	NP	NP	NP	
	Open Space - Recreation* • No Parking Requirements	P-ZP	P-ZP	P-ZP	
	Open Space - Conservation* • No Parking Requirements	P-ZP	P-ZP	P-ZP	
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)	P-ZP	P-ZP	NP	
	University or College • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)	P-ZP	P-ZP	NP	
	Vocational or Professional School • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)	P-ZP	P-ZP	NP	
Public and Religious Assembly	All Types • No Parking Requirements	P-ZP	P-ZP	P-ZP	

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USE CATEGORY	SPECIFIC USE TYPE <ul style="list-style-type: none"> • 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) 	CMP-H	CMP-EI	CMP-ENT	APPLICABLE USE LIMITATIONS
		CMP-H2	CMP-EI2		
Retail Sales, Service & Repair (Not Including Vehicle or Equipment Sales, Service & Repair)	Animal Sales and Services, Household Pets Only <ul style="list-style-type: none"> • Vehicle: 1.25/ 1,000 s.f. GFA • Bicycle: 1/7,500 s.f. GFA (20/80) 	NP	NP	NP	
	Animal Sales and Services, All Others <ul style="list-style-type: none"> • Vehicle: 1.25/ 1,000 s.f. GFA • Bicycle: 1/7,500 s.f. GFA (20/80) 	NP	NP	NP	
	Body Art Establishment <ul style="list-style-type: none"> • Vehicle: 1.25/ 1,000 s.f. GFA • Bicycle: 1/7,500 s.f. GFA (20/80) 	NP	NP	NP	
	Food Sales or Market <ul style="list-style-type: none"> • Vehicle: 1.25/ 1,000 s.f. GFA • Bicycle: 1/7,500 s.f. GFA (20/80) 	NP	NP	NP	
	Liquor Store, Including Drugstores Licensed to Sell Liquor <ul style="list-style-type: none"> • Vehicle: 1.25/ 1,000 s.f. GFA • Bicycle: 1/7,500 s.f. GFA (20/80) 	NP	NP	NP	
	Pawn Shop <ul style="list-style-type: none"> • Vehicle: 1.25/ 1,000 s.f. GFA • Bicycle: 1/7,500 s.f. GFA (20/80) 	NP	NP	NP	
	Retail Sales, Service & Repair -- Outdoor* <ul style="list-style-type: none"> • Vehicle: 1.25/ 1,000 s.f. GFA • Bicycle: 1/7,500 s.f. GFA (20/80) 	NP	NP	NP	
	Retail Sales, Service & Repair - Firearms Sales <ul style="list-style-type: none"> • Vehicle: 1.25/ 1,000 s.f. GFA • Bicycle: 1/7,500 s.f. GFA (20/80) 	NP	NP	NP	
	Retail Sales, Service & Repair, All Others <ul style="list-style-type: none"> • Vehicle: 1.25/ 1,000 s.f. GFA • Bicycle: 1/7,500 s.f. GFA (20/80) 	PIN	NP	P-ZP	
Vehicle / Equipment Sales, Rentals, Service & Repair	Automobile Emissions Inspection Facility <ul style="list-style-type: none"> • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement 	NP	NP	NP	
	Automobile Services, Light <ul style="list-style-type: none"> • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement 	NP	NP	NP	
	Automobile Services, Heavy <ul style="list-style-type: none"> • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement 	NP	NP	NP	
	Automobile / Motorcycle / Light Truck Sales, Rentals, Leasing; Pawn Lot or Vehicle Auctioneer* <ul style="list-style-type: none"> • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement 	NP	NP	NP	
	Heavy Vehicle/ Equipment Sales, Rentals & Service* <ul style="list-style-type: none"> • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement 	NP	NP	NP	

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		CMP-H2	CMP-EI2		
INDUSTRIAL, MANUFACTURING & WHOLESALE PRIMARY USE CLASSIFICATION					
Communications and Information	Antennas Not Attached to a Tower* • No Parking Requirements	L-ZP	L-ZP	L-ZP	§ 11.5.2
	Communication Services • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	P-ZP	P-ZP	P-ZP	§11.5.1
	Telecommunications Towers* • No Parking Requirements	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	§11.5.2
	Telecommunication Facilities -- All Others* • No Parking Requirements	L-ZP	L-ZP	L-ZP	§11.5.2
Industrial Services	Contractors, Special Trade - General • Vehicle: .5/1,000 s.f. GFA • Bicycle: No requirement	NP	NP	NP	
	Contractors, Special Trade - Heavy/ Contractor Yard* • Vehicle: .5/1,000 s.f. GFA • Bicycle: No requirement	NP	NP	NP	
	Food Preparation and Sales, Commercial • Vehicle: .5/1,000 s.f. GFA • Bicycle: No requirement	NP	NP	NP	
	Laboratory, Research, Development and Technological Services • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	P-ZPIN	EI: P-ZPIN EI2: NP	L-ZP	§11.5.4
	Service/Repair, Commercial • Vehicle: .5/1,000 s.f. GFA • Bicycle: No requirement	NP	NP	NP	
Manufacturing and Production	Manufacturing, Fabrication & Assembly -- Custom • Vehicle: .5/1,000 s.f. GFA • Bicycle: No requirement	NP	NP	NP	
	Manufacturing, Fabrication & Assembly -- General • Vehicle: .5/1,000 s.f. GFA • Bicycle: No requirement	NP	NP	NP	
	Manufacturing, Fabrication & Assembly -- Heavy • Vehicle: .5/1,000 s.f. GFA • Bicycle: No requirement	NP	NP	NP	
Mining & Extraction and Energy Producing Systems	Oil, Gas -- Production, Drilling* • Vehicle: .5/1,000 s.f. GFA • Bicycle: No requirement	NP	NP	NP	
	Sand or Gravel Quarry* • Vehicle: .5/1,000 s.f. GFA • Bicycle: No requirement	NP	NP	NP	
	Wind Energy Conversion Systems* • No Parking Requirements	L-ZP	L-ZP	L-ZP	§11.5.8

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		CMP-H CMP-H2	CMP-EI CMP-EI2	CMP-ENT	
Transportation Facilities	Airport* <ul style="list-style-type: none"> • Vehicle: .3/1,000 s.f. GFA • Bicycle: No requirement 	NP	NP	NP	
	Helipad, Helistop, Heliport* <ul style="list-style-type: none"> • No Parking Requirements 	L-ZP	L-ZP	L-ZP	§11.5.10 CMP-H,H2: See Sec. 9.2.3.2 for Process
Transportation Facilities	Railroad Facilities* <ul style="list-style-type: none"> • No Parking Requirements 	NP	NP	NP	
	Railway Right-of-Way* <ul style="list-style-type: none"> • No Parking Requirements 	P-ZP	P-ZP	P-ZP	
	Terminal, Station or Service Facility for Passenger Transit System <ul style="list-style-type: none"> • Vehicle: .5/1,000 s.f. GFA • Bicycle: No requirement 	NP	NP	NP	
	Terminal, Freight, Air Courier Services <ul style="list-style-type: none"> • Vehicle: .5/1,000 s.f. GFA • Bicycle: No requirement 	NP	NP	NP	
Waste Related Services	Automobile Parts Recycling Business <ul style="list-style-type: none"> • Vehicle: .5/1,000 s.f. GFA • Bicycle: No requirement 	NP	NP	NP	
	Junkyard* <ul style="list-style-type: none"> • Vehicle: .5/1,000 s.f. GFA • Bicycle: No requirement 	NP	NP	NP	
	Recycling Center <ul style="list-style-type: none"> • Vehicle: .5/1,000 s.f. GFA • Bicycle: No requirement 	NP	NP	NP	
	Recycling Collection Station <ul style="list-style-type: none"> • Vehicle: .5/1,000 s.f. GFA • Bicycle: No requirement 	NP	NP	NP	
	Recycling Plant, Scrap Processor <ul style="list-style-type: none"> • Vehicle: .5/1,000 s.f. GFA • Bicycle: No requirement 	NP	NP	NP	
	Solid Waste Facility <ul style="list-style-type: none"> • Vehicle: .5/1,000 s.f. GFA • Bicycle: No requirement 	NP	NP	NP	
Wholesale, Storage, Warehouse & Distribution	Automobile Towing Service Storage Yard* <ul style="list-style-type: none"> • Vehicle: .5/1,000 s.f. GFA • Bicycle: No requirement 	NP	NP	NP	
	Mini-storage Facility <ul style="list-style-type: none"> • Vehicle: .5/1,000 s.f. GFA • Bicycle: No requirement 	NP	NP	NP	
	Vehicle Storage, Commercial* <ul style="list-style-type: none"> • Vehicle: .5/1,000 s.f. GFA • Bicycle: No requirement 	NP	NP	NP	
	Wholesale Trade or Storage, General <ul style="list-style-type: none"> • Vehicle: .5/1,000 s.f. GFA • Bicycle: No requirement 	NP	NP	NP	
	Wholesale Trade or Storage, Light <ul style="list-style-type: none"> • Vehicle: .5/1,000 s.f. GFA • Bicycle: No requirement 	NP	NP	NP	

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		CMP-H CMP-H2	CMP-EI CMP-EI2	CMP-ENT	
AGRICULTURE PRIMARY USE CLASSIFICATION					
Agriculture	Aquaculture* • Vehicle: .5 / 1,000 s.f. GFA • Bicycle: No requirement	NP	NP	NP	
	Garden, Urban* • Vehicle: .5 / 1,000 s.f. GFA • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	§11.6.12
	Husbandry, Animal*	NP	NP	NP	
	Husbandry, Plant*	NP	NP	NP	
	Plant Nursery • Vehicle: .5 / 1,000 s.f. GFA • Bicycle: No requirement	NP	NP	L-ZP	§11.6.3
ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION					
Accessory to Primary Residential Uses (Parking is Not Required for Accessory Uses Unless Specifically Stated in this Table or in an Applicable Use Limitation)	Unlisted Accessory Uses <u>moved</u>	L - Applicable to all Zone Districts			§11.7; §11.8.1
	Accessory Dwelling Unit • Vehicle: 1 / Unit • Bicycle: No requirement	L-ZP	L-ZP	L-ZP	§11.7; §11.8.2
	Domestic Employee	L	L	L	§11.8.3
	Garden*	L	L	L	§11.7; §11.8.4
	Keeping of Household Animals*	L / L-ZPIN	L / L-ZPIN	L / L-ZPIN	§11.7; §11.8.5
	Keeping and Off-Street Parking of Vehicles, Motorcycles, Trailers & Recreational Vehicles* Kennel or Exercise Run*	NP	NP	NP	§11.7; §10.9
	Limited Commercial Sales, Services Accessory to Multi-Unit Dwelling Use	L-ZP	L-ZP	L-ZP	§11.7; §11.8.7
	Second Kitchen Accessory to Single Unit Dwelling Use	L-ZP	L-ZP	L-ZP	§11.7; §11.8.8
	Vehicle Storage, Repair and Maintenance Accessory to a Dwelling Use*	L	L	L	§11.7; §10.9
	Wind Energy Conversion Systems*	Not Applicable - See Allowed Primary Uses			
	Yard or Garage Sales*	L	L	L	§11.7; §11.8.9
HOME OCCUPATIONS ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION					
Home Occupations	Child Care Home, Large	L-ZPIN	L-ZPIN	L-ZPIN	§11.9; §11.9.3
	All Other Types	L-ZP	L-ZP	L-ZP	§11.9; §11.9.4
	Unlisted Home Occupations	L-ZPIN - Applicable to all Zone Districts			§11.9; §11.9.5

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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			
		CMP-H CMP-H2	CMP-EI CMP-EI2	CMP-ENT	
ACCESSORY TO PRIMARY NONRESIDENTIAL USES USE CLASSIFICATION					
Accessory to Primary Non-residential Uses (Parking is Not Required for Accessory Uses Unless Specifically Stated in this Table or in an Applicable Use Limitation)	Unlisted Accessory Uses [moved]	L - Applicable to all Zone Districts			§11.7; §11.10.1
	Amusement Devices Accessory to Eating / Drinking Establishments, College / University and Theater Uses	L-ZP	L-ZP	L-ZP	§11.7; §11.10.2
	Automobile Rental Services Accessory to Certain Retail Uses*	L	L	L	§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	§ 11.7; § 11.10.4
	Car Wash Bay Accessory to Automobile Services	L-ZP	L-ZP	L-ZP	§11.7; §11.10.5
	College Accessory to a Place for Religious Assembly	L	L	NP	§11.7; §11.10.6
	Conference Facilities Accessory to Hotel Use	L	L	L	§11.7; §11.10.7
	Drive Through Facility Accessory to Eating / Drinking Establishments and to Retail Sales, Service, and Repair Uses*	L-ZP	L-ZP	L-ZP	§11.7; §11.10.8
	Garden*	L	L	L	§11.7; §11.10.9
	Keeping of Animals	L/L-ZP/ L-ZPIN	L/L-ZP/ L-ZPIN	L/L-ZP/ L-ZPIN	§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	§11.7; §11.10.11
	Outdoor Eating and Serving Area Accessory to Eating / Drinking Establishments Use*	L-ZP	L-ZP	L-ZP	§11.7; §11.10.12
	Outdoor Entertainment Accessory to Eating / Drinking Establishments Use*	L-ZPIN/ ZPSE	L-ZPIN/ZPSE	L-ZPIN/ ZPSE	§11.7; §11.10.13
	Outdoor Retail Sale and Display*	L-ZP	L-ZP	L-ZP	§11.7; §11.10.14
	Outdoor Storage, General*	NP	NP	NP	
	Outdoor Storage, Limited*	L-ZP	L-ZP	L-ZP	§11.7; §11.10.16
Rental or Sales of Adult Material Accessory to a Permitted Bookstore Retail Sales Use	L	L	L	§11.7; §11.10.17	

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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			
		CMP-H CMP-H2	CMP-EI CMP-EI2	CMP-ENT	
TEMPORARY USE CLASSIFICATION					
Temporary Uses	Unlisted Temporary Uses [moved]	L - Applicable in all Zone Districts			§11.11.1
	Ambulance Service - Temporary	Not Applicable - See Allowed Primary Uses			§11.11.2
	Amusement / Entertainment - Temporary*	L-ZP	L-ZP	L-ZP	§11.11.3
	Bazaar, Carnival, Circus or Special Event*	L-ZP	L-ZP	L-ZP	§11.11.4
	Building or Yard for Construction Materials*	L-ZP	L-ZP	L-ZP	§11.11.5
	Concrete, Asphalt, and Rock Crushing Facility*	L-ZP	L-ZP	L-ZP	§11.11.6
	Fence for Demolition or Construction Work	L-ZP	L-ZP	L-ZP	§11.11.7
	Health Care Center	P-ZP	P-ZP	P-ZP	§11.11.8
	Noncommercial Concrete Batching Plant*	L-ZP	L-ZP	L-ZP	§11.11.9
	Outdoor Retail Sales - Pedestrian / Transit Mall*	L-ZP	L-ZP	L-ZP	§11.11.10
	Outdoor Retail Sales*	L-ZP	L-ZP	L-ZP	§11.11.11
	Outdoor Sales, Seasonal*	L-ZP	L-ZP	L-ZP	§11.11.12
	Parking Lot Designated for a Special Event*	L-ZP	L-ZP	L-ZP	§11.11.13
	Retail Food Establishment, Mobile*	L-ZP	L-ZP	L-ZP	§11.11.14
	Temporary Construction Office	L-ZP	L-ZP	L-ZP	§11.11.15
	Temporary Office - Real Estate Sales	L-ZP	L-ZP	L-ZP	§11.11.16
	Tent for Religious Services	L-ZP	L-ZP	L-ZP	§11.11.17

9.3.4.5 District Specific Standards

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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			
		OS-A	OS-B	OS-C	
RESIDENTIAL PRIMARY USE CLASSIFICATION					
Household Living	Dwelling, Single Unit	See Section 9.3.4.1 for permitted uses	NP	NP	
	Dwelling, Two Unit		NP	NP	
	Dwelling, Multi-Unit		NP	NP	
	Dwelling, Live / Work		NP	NP	
Group Living	Assisted Living Facility		NP	NP	
	Community Corrections Facility		NP	NP	
	Nursing Home, Hospice		NP	NP	
	Residence for Older Adults		NP	NP	
	Residential Care Use, Small or Large		NP	NP	
	Rooming and Boarding House		NP	NP	
	Shelter for the Homeless		NP	NP	
	Student Housing		NP	NP	
CIVIC, PUBLIC & INSTITUTIONAL PRIMARY USE CLASSIFICATION					
Basic Utilities	Utility, Major Impact* • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	See Section 9.3.4.1 for permitted uses	L-ZPSE	L-ZPSE	§ 11.3.1
	Utility, Minor Impact* • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement		L-ZP	NP	§ 11.3.2
Community/ Public Services	Community Center • Vehicle: .5 / 1,000 s.f. GFA • Bicycle: No requirement	See Section 9.3.4.1	L-ZP	NP	§ 11.3.3
	Day Care Center • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)		P-ZP	NP	
	Postal Facility, Neighborhood • Vehicle: 2.5/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (60/40)		NP	NP	
	Postal Processing Center • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (60/40)		NP	NP	
	Public Safety Facility • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)		P-ZP	NP	
	Hospital		NP	NP	
	Correctional Institution		NP	NP	

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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
		OS-A	OS-B	OS-C	
Cultural/Special Purpose/Public Parks & Open Space	Cemetery* • No <u>Parking Requirements</u>	See Section 9.3.4.1	L-ZP	NP	§ 9.3.5.1; § 9.3.5.2
	Library • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)		L-ZP	NP	§ 9.3.5.2
	Museum • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)		L-ZP	NP	§ 9.3.5.2
	City Park* • <u>No Parking Requirements</u>	P-ZP	NP	NP	
	Open Space - Recreation* • Vehicle: 0.5/ 1,000 s.f. GFA • <u>Bicycle</u> : No requirement	See Section 9.3.4.1	L-ZP	NP	§9.3.5.2
	Open Space - Conservation* • No <u>Parking Requirements</u>		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)	See Section 9.3.4.1	L-ZP	NP	§ 11.3.6
	University or College		NP	NP	
	Vocational or Professional School		NP	NP	
Public and Religious Assembly	All Types • Vehicle: 0.5/ 1,000 s.f. GFA • <u>Bicycle</u> : No requirement		P-ZP	NP	

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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
		OS-A	OS-B	OS-C	
COMMERCIAL SALES, SERVICES, & REPAIR PRIMARY USE CLASSIFICATION					
Adult Business	All Types	See Section 9.3.4.1	NP	NP	See Section 9.4.4, Use Overlay Districts, for adult business use allowance in the UO-1 District.
Arts, Recreation & Entertainment	Arts, Recreation and Entertainment Services, Indoor • Vehicle - Artist Studio: 0.3/1000 ft ² GFA • Vehicle - All Others: 2.5/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (60/40)		L-ZP	NP	§ 9.3.5.3
	Arts, Recreation and Entertainment Services, Outdoor* • Vehicle: 2.5/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (60/40)		L-ZPSE	NP	§ 9.3.5.3; §11.4.2
	Sports and/or Entertainment Arena or Stadium* • Vehicle: 1/ 1,000 s.f. GFA • Bicycle: 1/ 10,000 s.f. GFA (0/100)		L-ZPSE	NP	§9.3.5.4
Nonresidential Uses in Existing Business Structures In Residential Zones			Not Applicable		
Parking of Vehicles	Parking, Garage • No Parking Requirements		P-ZP	NP	
	Parking, Surface* • No requirement		NP	NP	
Eating & Drinking Establishments	All Types	NP	NP		

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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			
		OS-A	OS-B	OS-C	
INDUSTRIAL, MANUFACTURING & WHOLESALE PRIMARY USE CLASSIFICATION					
Communications and Information	Antennas Not Attached to a Tower* • No Parking Requirements	See Section 9.3.4.1	L-ZP	NP	\$ 11.5.2
	Communication Services		NP	NP	
	Telecommunications Towers* • No Parking Requirements		L-ZP/ ZPIN/ ZPSE	NP	\$11.5.2
	Telecommunications Tower - Alternative Structure • No Parking Requirements		L-ZP/L- ZPIN	NP	\$11.5.2
	Telecommunication Facilities -- All Others* • No Parking Requirements		L-ZPIN	NP	\$11.5.2
Industrial Services	Contractors, Special Trade - General		NP	NP	
	Contractors, Special Trade - Heavy/Contractor Yard*		NP	NP	
	Food Preparation and Sales, Commercial		NP	NP	
	Laboratory, Research, Development and Technological Services		NP	NP	
	Service/Repair, Commercial		NP	NP	
Manufacturing and Production	Manufacturing, Fabrication & Assembly -- Custom	NP	NP		
	Manufacturing, Fabrication & Assembly -- General	NP	NP		
	Manufacturing, Fabrication & Assembly -- Heavy	NP	NP		
Mining & Extraction and Energy Producing Systems	Oil, Gas -- Production, Drilling*	NP	NP		
	Sand or Gravel Quarry*	NP	NP		
	Wind Energy Conversion Systems* • No Parking Requirements	L-ZP	NP	\$11.5.8	
Transportation Facilities	Airport*	NP	NP		
	Helipad, Helistop, Heliport*	NP	NP		
	Railroad Facilities*	NP	NP		
	Railway Right-of-Way* • No Parking Requirements	P-ZP	P-ZP		
	Terminal, Station or and Service Facility for Passenger Transit System	NP	NP		
	Terminal, Freight, Air Courier Services	NP	NP		

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		OS-A	OS-B	OS-C	
ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION					
Accessory to Primary Residential Uses (Parking is Not Required for Accessory Uses Unless Specifically Stated in this Table or in an Applicable Use Limitation)	Unlisted Accessory Uses [moved]	See Section 9.3.4.1	na-NP	NP	
	Accessory Dwelling Unit		NP	NP	
	Domestic Employee		NP	NP	
	Garden*		NP	NP	
	Keeping of Household Animals*		NP	NP	
	Keeping and Off-Street Parking of Vehicles, Motorcycles, Trailers & Recreational Vehicles*		NP	NP	
	Kennel or Exercise Run*		NP	NP	
	Limited Commercial Sales, Services Accessory to Multi-Unit Dwelling Use		NP	NP	
	Second Kitchen Accessory to Single Unit Dwelling Use		NP	NP	
	Vehicle Storage, Repair and Maintenance*		NP	NP	
	Wind Energy Conversion Systems*		Not Applicable - See Allowed Primary Uses		
	Yard or Garage Sales*		NP	NP	
HOME OCCUPATIONS ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION					
Home Occupations	Child Care Home, Large	See Section 9.3.4.1	NP	NP	
	All Other Types		NP	NP	
	Unlisted Home Occupations		NP	NP	

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ACCESSORY TO PRIMARY NONRESIDENTIAL USES USE CLASSIFICATION					
Accessory to Primary Nonresidential Uses	Unlisted Accessory Uses [moved]	L - Applicable to all Zone Districts		\$11.7; §11.10.1	
	Amusement Devices Accessory to Eating/Drinking Establishments, College/University and Theater Uses	NP	NP		
	Automobile Rental Services Accessory to Certain Retail Uses*	NP	NP		
	Book or gift store; media recording and production facilities accessory to public libraries, museums, places of religious assembly, colleges or universities	L	NP	§ 11.7; § 11.10.4	
	Car Wash Bay Accessory to Automobile Services	NP	NP		
	College accessory to a Place for Religious Assembly	NP	NP		
	Conference Facilities Accessory to Hotel Use	NP	NP		
	Drive Through Facility Accessory to Eating/Drinking Establishments and to Retail Sales, Service, and Repair Uses*	NP	NP		
	Garden*	L	L	\$11.7; §11.10.9	
	Keeping of Animals	L/L-ZP/ L-ZPIN	L/L-ZP/ L-ZPIN	\$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	NP	\$11.7; §11.10.11	
	Outdoor Eating and Serving Area Accessory to Eating/Drinking Establishment Use*	NP	NP		
	Outdoor Entertainment Accessory to an Eating/Drinking Establishment Use*	NP	NP		
	Outdoor Retail Sale and Display*	NP	NP		
	Outdoor Storage, General*	NP	NP		
	Outdoor Storage, Limited*	NP	NP		
	Rental or Sales of Adult Material Accessory to a Permitted Bookstore Retail Sales Use	NP	NP		

See Section 9.3.4.1

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		OS-A	OS-B	OS-C	
TEMPORARY USE CLASSIFICATION					
Temporary Uses	Unlisted Temporary Uses [moved]	See Section 9.3.4.1	L-ZP	L-ZP	§11.11.1
	Ambulance Service - Temporary		NP Not Applicable - See Allowed Primary Uses	NP	
	Amusement / Entertainment - Temporary*		L-ZP	NP	§11.11.3
	Bazaar, Carnival, Circus or Special Event*		L-ZP	NP	§11.11.4
	Building or yard for construction materials*		L-ZP	NP	§11.11.5
	Concrete, Asphalt, and Rock Crushing Facility*		L-ZP	NP	§11.11.6
	Fence for Demolition or Construction Work		L-ZP	NP	§11.11.7
	Health Care Center		NP	NP	
	Noncommercial Concrete Batching Plant*		L-ZP	NP	§11.11.9
	Outdoor Retail Sales - Pedestrian / Transit Mall*		NP	NP	
	Outdoor Retail Sales*		NP	NP	
	Outdoor Sales, Seasonal*		L-ZP	NP	§11.11.12
	Parking Lot Designated for a Special Event*		L-ZP	NP	§11.11.13
	Retail Food Establishment, Mobile*		L-ZP	NP	§11.11.14
	Temporary Construction Office		L-ZP	NP	§11.11.15
	Temporary Office - Real Estate Sales		NP	NP	
	Tent for Religious Services		L-ZP	NP	§11.11.17

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USE CATEGORY	SPECIFIC USE TYPE	DIA		O-1	APPLICABLE USE LIMITATIONS IN THE O-1 ZONE DISTRICT ONLY
CIVIC, PUBLIC & INSTITUTIONAL PRIMARY USE CLASSIFICATION					
Basic Utilities	Utility, Major Impact* •Vehicle: .5/ 1,000 ft ² GFA •Bicycle: No requirement			L-ZPSE	§ 11.3.1
	Utility, Minor Impact* •Vehicle: .5/ 1,000 ft ² GFA •Bicycle: No requirement			L-ZP	§ 11.3.2
Community/ Public Services	Community Center •Vehicle: .5 / 1,000 ft ² GFA •Bicycle: No requirement			L-ZP	§ 11.3.3
	Day Care Center •Vehicle: 1/ 1,000 ft ² GFA •Bicycle: 1/ 10,000 ft ² GFA (0/100)			P-ZPIN	
	Postal Facility, Neighborhood			NP	
	Postal Processing Center			NP	
	Public Safety Facility •Vehicle: 1/ 1,000 ft ² GFA •Bicycle: 1/ 10,000 ft ² GFA (0/100)			P-ZP	
	Hospital			NP	
	Correctional Institution •Vehicle: .25/unit •Bicycle: No requirement			P-ZP	
Cultural/Special Purpose/Pub- lic Parks & Open Space	Cemetery* •No Parking Requirements			P-ZP	
	Library •Vehicle: 1/ 1,000 ft ² GFA •Bicycle: 1/ 10,000 ft ² GFA (0/100)			P-ZP	
	Museum •Vehicle: 1/ 1,000 ft ² GFA •Bicycle: 1/ 10,000 ft ² GFA (0/100)			P-ZP	
	City Park*			NP	
	Open Space - Recreation* •Vehicle: .5/ 1,000 ft ² GFA •Bicycle: No requirement			P-ZP	
	Open Space - Conservation* •No Parking Requirements			P-ZP	
Education	Elementary or Secondary School •Vehicle-High School: 2/1,000 ft ² GFA •Bicycle-High School: 1/ 20,000 ft ² GFA (0/100) •Vehicle-All Others: 1/1,000 ft ² GFA •Bicycle-All Others: 1/ 10,000 ft ² GFA (0/100)			P-ZP	
	University or College			NP	
	Vocational or Professional School			NP	
Public and Religious Assembly	All Types			NP	

See Section 9.5.5.1 for permitted uses and required parking

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USE CATEGORY	SPECIFIC USE TYPE			APPLICABLE USE LIMITATIONS IN THE O-1 ZONE DISTRICT ONLY	
		DIA	O-1		
COMMERCIAL SALES, SERVICES, & REPAIR PRIMARY USE CLASSIFICATION					
Adult Business	All Types	See Section 9.5.5.1 for permitted uses and required parking	NP	See Section 9.4.4, Use Overlay Districts, for adult business use allowance in the UO-1 District.	
Arts, Recreation & Entertainment	Arts, Recreation and Entertainment Services, Indoor		NP		
	Arts, Recreation and Entertainment Services, Outdoor* • Vehicle: 2.5/ 1,000 ft ² GFA • Bicycle: 1/20,000 ft ² GFA (20/80)		L-ZP	§ 11.4.2	
	Sports and/or Entertainment Arena or Stadium*		NP		
Nonresidential Uses in Existing Business Structures In Residential Zones				Not Applicable	
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		
	Body Art Establishment		NP		
	Food Sales or Market		NP		
	Liquor Store, Including Drugstores Licensed to Sell Liquor		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		

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USE CATEGORY	SPECIFIC USE TYPE	APPLICABLE USE LIMITATIONS IN THE O-1 ZONE DISTRICT ONLY		
		DIA	O-1	
INDUSTRIAL, MANUFACTURING & WHOLESALE PRIMARY USE CLASSIFICATION				
Communications and Information	Antennas Not Attached to a Tower* •No Parking Requirements	See Section 9.5.5.1 for permitted uses and required parking	L-ZP	§ 11.5.2
	Communication Services		NP	
	Telecommunications Towers* •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* •No Parking Requirements		L-ZPIN	§11.5.2
Industrial Services	Contractors, Special Trade - General		NP	
	Contractors, Special Trade - Heavy/Contractor Yard*		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	§9.5.6.1	
	Sand or Gravel Quarry*	NP		
	Wind Energy Conversion Systems*	NP		

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USE CATEGORY	SPECIFIC USE TYPE	APPLICABLE USE LIMITATIONS		
		DIA	O-1	
ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION				
Accessory to Primary Residential Uses (Parking is Not Required for Accessory Uses Unless Specifically Stated in this Table or in an Applicable Use Limitation)	Unlisted Accessory Uses moved	See Section 9.5.5.1 for permitted uses and required parking	L	\$11.7; \$11.8.1
	Accessory Dwelling Unit		NP	
	Domestic Employee		L	\$11.7; §11.8.3
	Garden*		L	\$11.7; §11.8.4
	Keeping of Household Pets*		NP	
	Keeping and Off-Street Parking of Vehicles, Motorcycles, Trailers & Recreational Vehicles*		NP	
	Kennel or Exercise Run*		NP	
	Limited Commercial Sales, Services Accessory to Multi-Unit Dwelling Use		NP	
	Second Kitchen Accessory to Single Unit Dwelling Use		NP	
	Vehicle Storage, Repair and Maintenance*		NP	
	Wind Energy Conversion Systems*		Not Applicable - See Allowed Primary Uses	
	Yard or Garage Sales*		NP	
HOME OCCUPATIONS ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION				
Home Occupations	Child Care Home, Large (7-12)	See Section 9.5.5.1 for permitted uses and required parking	NP	
	All Other Types		NP	
	Unlisted Home Occupations		NP	

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USE CATEGORY	SPECIFIC USE TYPE	DIA	O-1	APPLICABLE USE LIMITATIONS IN THE O-1 ZONE DISTRICT ONLY
ACCESSORY TO PRIMARY NONRESIDENTIAL USES USE CLASSIFICATION				
Accessory to Primary Nonresidential Uses Accessory to Primary Nonresidential Uses	Unlisted Accessory Uses [moved]	See Section 9.5.5.1 for permitted uses and required parking	L	§11.7; §11.10.1
	Amusement Devices Accessory to Eating/Drinking Establishments, College/University and Theater Uses		NP	
	Automobile Rental Services Accessory to Certain Retail Uses*		NP	
	Book or gift store; media recording and production facilities accessory to public libraries, museums, places of religious assembly, colleges or universities		L	§ 11.7; § 11.10.4
	Car Wash Bay Accessory to Automobile Services		NP	
	College accessory to a Place for Religious Assembly		NP	
	Conference Facilities Accessory to Hotel Use		NP	
	Drive Through Facility Accessory to Eating/Drinking Establishments and to Retail Sales, Service, and Repair Uses*		NP	
	Garden*		L	§11.7; §11.10.9
	Keeping of Animals		L/L-ZP/ L-ZPIN	§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*		NP	
	Outdoor Eating and Serving Area Accessory to Eating/Drinking Establishment Use*		NP	
	Outdoor Entertainment Accessory to an Eating/Drinking Establishment Use*		NP	
	Outdoor Retail Sale and Display*		L-ZP	§11.7; §11.10.14
	Outdoor Storage, Limited*		NP	
	Outdoor Storage, General*		NP	
	Rental or Sales of Adult Material Accessory to a Permitted Bookstore Retail Sales Use		NP	

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USE CATEGORY	SPECIFIC USE TYPE	DIA	O-1	APPLICABLE USE LIMITATIONS IN THE O-1 ZONE DISTRICT ONLY
TEMPORARY USE CLASSIFICATION				
Temporary Uses	Unlisted Temporary Uses [moved]	See Section 9.5.5.1 for permitted uses and required parking	L	\$11.11.1
	Ambulance Service - Temporary		L-ZP Not Applicable - See Allowed Primary Uses	\$11.11.2
	Amusement / Entertainment - Temporary*		NP	
	Bazaar, Carnival, Circus or Special Event*		L-ZP	\$11.11.4
	Building or yard for construction materials*		L-ZP	\$11.11.5
	Concrete, Asphalt, and Rock Crushing Facility*		L-ZP	\$11.11.6
	Fence for Demolition or Construction Work		L-ZP	\$11.11.7
	Health Care Center		NP	
	Noncommercial Concrete Batching Plant*		L-ZP	\$11.11.9
	Outdoor Retail Sales - Pedestrian / Transit Mall*		NP	
	Outdoor Retail Sales*		NP	
	Outdoor Sales, Seasonal*		L-ZP	\$11.11.12
	Parking Lot Designated for a Special Event*		L-ZP	\$11.11.13
	Retail Food Establishment, Mobile*		NP	
	Temporary Construction Office		L-ZP	\$11.11.15
	Temporary Office - Real Estate Sales		L-ZP	\$11.11.16
	Tent for Religious Services		NP	

TOWN HOUSE

HEIGHT		M-RX-5A M-GMX
A	Stories (max)	5
A	Feet (max)	65'
SITING		M-RX-5A M-GMX
ZONE LOT		
	Zone Lot Size (min)	na
	Dwelling Units per Primary Residential Structure (min/max)	3/na
REQUIRED BUILD-TO		
C	Primary Street (min % within min/max)	50% 0'/80'
SETBACKS		
E	Primary Street (min)	10'
F	Side Street (min)	10'
G	Side, interior (min)	5'
	Side, interior, adjacent to Protected District (min)	10'
H	Rear, alley/no alley (min)	10'/20'
PARKING		
	Off Street Parking Area Setback Encroachment	See Section 9.7.7.4
	Vehicle Access	From alley; or Street access allowed when no alley present (See Sec 9.7.7.6)
ACCESSORY STRUCTURES		
I	Detached Accessory Structures Allowed	See Sec. 9.7.4
DESIGN ELEMENTS		M-RX-5A M-GMX
BUILDING CONFIGURATION		
	Primary Street-Facing Attached Garage Door Width (max per unit)	16'
GROUND STORY ACTIVATION		
L	Transparency, Ground Story, Primary Street (min)*	20%
M	Pedestrian Access	Entrance or Pedestrian Connection
See Sections 9.7.5 - 9.7.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions		
* Applies only to street-facing portions of building facade located within 80' of the Primary and/or Side Street		

9.7.9.5 District Specific Standards

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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 M-IMX-5 M-IMX-8 M-IMX-12 M-GMX
		M-RH-3	M-RX-5 M-RX-5A	M-CC-5	M-MX-5		
RESIDENTIAL PRIMARY USE CLASSIFICATION							
Household Living	Dwelling, Single Unit • No Parking Requirements	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Dwelling, Two Unit • Vehicle: 1/unit • Bicycle: No requirement	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Dwelling, Multi-Unit • Vehicle: 1/unit • Bicycle: 1/4 units (80/20)	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Dwelling, Live / Work • Vehicle: 1/unit • Bicycle: 1/4 units (80/20)	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.2.3
Group Living	Assisted Living Facility • Vehicle: .75/unit • Bicycle: No requirement	P-ZPIN	P-ZP	P-ZP	P-ZP	NP	
	Community Corrections Facility • Vehicle: .0.125/unit • Bicycle: No requirement	NP	NP	NP	NP	NP	
	Nursing Home, Hospice • Vehicle: .75/unit • Bicycle: No requirement	NP	P-ZP	P-ZP	P-ZP	NP	
	Residence for Older Adults • Vehicle: .75/unit • Bicycle: No requirement	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Residential Care Use, Small or Large • Vehicle: .0.125/unit • Bicycle: No requirement	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	§ 11.2.6
	Rooming and Boarding House • Vehicle: 3.75/ 1,000 s.f. GFA • Bicycle: No requirement	NP	P-ZP	P-ZP	P-ZP	P-ZP	
	Shelter for the Homeless • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	NP	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	§ 11.2.7
	Student Housing • Vehicle: 1/unit • Bicycle: 1/4 units (80/20)	NP	P-ZP	P-ZP	P-ZP	P-ZP	

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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
		M-RH-3	M-RX-5 M-RX-5A	M-CC-5	M-MX-5	M-IMX-5 M-IMX-8 M-IMX-12 M-GMX	
CIVIC, PUBLIC & INSTITUTIONAL PRIMARY USE CLASSIFICATION							
Basic Utilities	Utility, Major Impact* •Vehicle: .5/ 1,000 s.f. GFA •Bicycle: No requirement	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	P-ZPSE	§ 11.3.1
	Utility, Minor Impact* •Vehicle: .5/ 1,000 s.f. GFA •Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.3.2
Community/ Public Services	Community Center •Vehicle: .5 / 1,000 s.f. GFA •Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	P-ZP	§ 11.3.3
	Day Care Center •Vehicle: 1/ 1,000 s.f. GFA •Bicycle: 1/ 10,000 s.f. GFA (0/100)	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Postal Facility, Neighborhood •Vehicle: 1.875/ 1,000 s.f. GFA •Bicycle: 1/ 10,000 s.f. GFA (60/40)	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Postal Processing Center •Vehicle: 1/ 1,000 s.f. GFA •Bicycle: 1/ 10,000 s.f. GFA (0/100)	NP	P-ZP	P-ZP	P-ZP	P-ZP	
	Public Safety Facility •Vehicle: 1/ 1,000 s.f. GFA •Bicycle: 1/ 10,000 s.f. GFA (0/100)	L-ZP	L-ZP	P-ZP	P-ZP	P-ZP	§ 11.3.5
	Hospital	NP	NP	NP	NP	NP	
	Correctional Institution	NP	NP	NP	NP	NP	
Cultural/Special Purpose/Public Parks & Open Space	Cemetery*	NP	NP	NP	NP	NP	
	Library •Vehicle: 1/ 1,000 s.f. GFA •Bicycle: 1/ 10,000 s.f. GFA (0/100)	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Museum •Vehicle: 1/ 1,000 s.f. GFA •Bicycle: 1/ 10,000 s.f. GFA (0/100)	NP	P-ZP	P-ZP	P-ZP	P-ZP	
	City Park* •No Parking Requirements	NP	NP	NP	NP	NP	
	Open Space - Recreation* •Vehicle: .375/ 1,000 s.f. GFA •Bicycle: No requirement	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Open Space - Conservation* •No Parking Requirements	P-ZP	P-ZP	P-ZP	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	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.3.6
	University or College •Vehicle: 1/ 1,000 s.f. GFA •Bicycle: 1/ 10,000 s.f. GFA (0/100)	NP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.3.6
	Vocational or Professional School •Vehicle: 1/ 1,000 s.f. GFA •Bicycle: 1/ 10,000 s.f. GFA (0/100)	NP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.3.6
Public and Religious Assembly	All Types •Vehicle: .5/ 1,000 s.f. GFA •Bicycle: No requirement	L-ZP	L-ZP	P-ZP	P-ZP	P-ZP	§ 11.3.8

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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)						M-IMX-5 M-IMX-8 M-IMX-12 M-GMX	APPLICABLE USE LIMITATIONS
		M-RH-3	M-RX-5 M-RX-5A	M-CC-5	M-MX-5			
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 • Bicycle: 1/10,000 s.f. GFA (60/40)	NP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.4.9	
	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	§ 9.7.10.1.B.1	
	Body Art Establishment • Vehicle: 1.875/ 1,000 s.f. GFA • Bicycle: 1/10,000 s.f. GFA (60/40)	NP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.4.10	
	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	§ 11.4.11	
	Liquor Store, Including Drugstores Licensed to Sell Liquor • Vehicle: 1.875/ 1,000 s.f. GFA • Bicycle: 1/10,000 s.f. GFA (60/40)	NP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.4.12	
	Pawn Shop • Vehicle: 1.875/ 1,000 s.f. GFA • Bicycle: 1/10,000 s.f. GFA (60/40)	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	§ 11.4.14	
	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		
Vehicle / Equipment Sales, Rentals, Service & Repair	Automobile Emissions Inspection Facility • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	NP	NP	NP	NP	P-ZP		
	Automobile Services, Light • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	NP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.4.16; § 11.4.17	
	Automobile Services, Heavy Vehicle: .5/ 1,000 s.f. GFA Bicycle: No requirement	NP	NP	L-ZP/ZPSE	NP	L-ZP/ZPSE	§ 11.4.16; § 11.4.18	
	Automobile / Motorcycle / Light Truck Sales, Rentals, Leasing; Pawn Lot or Vehicle Auctioneer* • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	NP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.4.19	
	Heavy Vehicle/ Equipment Sales, Rentals & Service* • Vehicle: .5/ 1,000 s.f. GFA • Bicycle: No requirement	NP	NP	P-ZPSE	NP	L-ZP	§ 11.4.20	

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		M-RH-3	M-RX-5 M-RX-5A	M-CC-5	M-MX-5	M-IMX-5 M-IMX-8 M-IMX-12 M-GMX	
Transportation Facilities	Airport*	NP	NP	NP	NP	NP	
	Helipad, Helistop, Heliport* •No Parking Requirements	L-ZPIN	L-ZPIN	L-ZP	L-ZP	L-ZP	§ 11.5.10
	Railroad Facilities*	NP	NP	NP	NP	P-ZP	
	Railway Right-of-Way* •No Parking Requirements	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Terminal, Station or Service Facility for Passenger Transit System •Vehicle: .5/ 1,000 s.f. GFA •Bicycle: No requirement	L-ZP	P-ZP	P-ZP	P-ZP	P-ZP	§ 11.5.11
	Terminal, Freight, Air Courier Services	NP	NP	NP	NP	L-ZP	§ 9.7.10.2.C
Waste Related Services	Automobile Parts Recycling Business*	NP	NP	NP	NP	NP	
	Junkyard*	NP	NP	NP	NP	NP	
	Recycling Center	NP	NP	NP	NP	L-ZPIN	§ 9.7.10.2.D
	Recycling Collection Station	NP	NP	NP	NP	P-ZP	
	Recycling Plant, Scrap Processor	NP	NP	NP	NP	NP	
	Solid Waste Facility	NP	NP	NP	NP	NP	
Wholesale, Storage, Warehouse & Distribution	Automobile Towing Service Storage Yard*	NP	NP	NP	NP	NP	
	Mini-storage Facility •Vehicle: .5/ 1,000 s.f. GFA •Bicycle: No requirement	NP	NP	P-ZP	L-ZP	P-ZP	§ 11.5.12
	Vehicle Storage, Commercial* Vehicle: .5/ 1,000 s.f. GFA Bicycle: No requirement	NP	NP	NP	NP	NP	
Wholesale, Storage, Warehouse & Distribution	Wholesale Trade or Storage, General •Vehicle: .5/ 1,000 s.f. GFA •Bicycle: No requirement	NP	NP	P-ZPIN	NP	P-ZP	
	Wholesale Trade or Storage, Light •Vehicle: .5 / 1,000 s.f. GFA •Bicycle: No requirement	NP	NP	L-ZP/ZPIN/ ZPSE	L-ZP/ZPIN/ ZPSE	P-ZP/ZPIN/ZPSE	§ 11.5.14
AGRICULTURE PRIMARY USE CLASSIFICATION							
Agriculture	Aquaculture*	NP	NP	NP	NP	L-ZP	§11.6.1
	Garden, Urban* •Vehicle: .5 / 1,000 s.f. GFA •Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.6.2
	Husbandry, Animal*	NP	NP	NP	NP	NP	
	Husbandry, Plant*	NP	NP	NP	NP	NP	
	Plant Nursery •Vehicle: .5 / 1,000 s.f. GFA •Bicycle: No requirement	NP	L-ZP	L-ZP	L-ZP	L-ZP*	§9.5.6.2

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		M-RH-3	M-RX-5 M-RX-5A	M-CC-5	M-MX-5	M-IMX-5 M-IMX-8 M-IMX-12 M-GMX	
ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION							
Accessory to Primary Residential Uses (Parking is Not Required for Accessory Uses Unless Specifically Stated in this Table or in an Applicable Use Limitation)	Unlisted Accessory Uses [moved]	L - Applicable in all Zone Districts					§11.7; §11.8.1
	Accessory Dwelling Unit	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.7; § 11.8.2
	Domestic Employee	L	L	L	L	L	§ 11.7; § 11.8.3
	Garden*	L	L	L	L	L	§ 11.7; § 11.8.4
	Keeping of Household Animals*	L / L-ZPIN	L / L-ZPIN	L / L-ZPIN	L / L-ZPIN	L / L-ZPIN	§ 11.7; § 11.8.5
	Keeping and Off-Street Parking of Vehicles, Motorcycles, Trailers & Recreational Vehicles*	L	L	L	L	L	§ 11.7; § 10.9
	Kennel or Exercise Run*	L	L	L	L	L	§ 11.7; § 11.8.6
	Limited Commercial Sales, Services Accessory to Multi-Unit Dwelling Use	NP	L-ZP	Not Applicable - See Allowed Primary Uses			§ 11.7; § 11.8.7
	Second Kitchen Accessory to Single Unit Dwelling Use	L-ZP	L-ZP	L-ZP	L-ZP	NP	§ 11.7; § 11.8.8
	Vehicle Storage, Repair and Maintenance*	L	L	L	L	L	§ 11.7; § 10.9
	Wind Energy Conversion Systems*	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	Not Applicable - See Allowed Primary Uses			§ 11.7; § 11.5.8
Yard or Garage Sales*	L	L	L	L	L	§ 11.7; § 11.8.9	
HOME OCCUPATIONS ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION							
Home Occupations (Parking is Not Required for Home Occupations Unless Specifically Stated in this Table or in an Applicable Use Limitation)	Child Care Home, Large	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	§ 11.9; §11.9.3.6
	All Other Types	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.9
	Unlisted Home Occupations	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	§ 11.9; § 11.9.4;

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		M-RH-3	M-RX-5 M-RX-5A	M-CC-5	M-MX-5	M-IMX-5 M-IMX-8 M-IMX-12 M-GMX	
TEMPORARY USE CLASSIFICATION							
Temporary Uses (Parking is Not Required for Temporary Uses Un- less Specifically Stated in this Table or in an Ap- plicable Use Limitations)	Unlisted Temporary Uses [moved]	L - Applicable in all Zone Districts					§11.11.1
	Ambulance Service - Temporary	NP	L-ZP	Not Applicable - See Allowed Primary Uses			§11.11.2
	Amusement / Entertainment - Tempo- rary*	NP	NP	NP	NP	L-ZP	§11.11.3
	Bazaar, Carnival, Circus or Special Event*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.4
	Building or yard for construction materials*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.5
	Concrete, Asphalt, and Rock Crushing Facility*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.6
	Fence for Demolition or Construction Work	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.7
	Health Care Center	L-ZP	L-ZP	P-ZP	P-ZP	P-ZP	§11.11.8
	Noncommercial Concrete Batching Plant*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.9
	Outdoor Retail Sales - Pedestrian / Transit Mall*	NP	NP	NP	NP	L-ZP	§11.11.10
	Outdoor Retail Sales*	NP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.11
	Outdoor Sales, Seasonal*	NP	L-ZPIN	L-ZP	L-ZP	L-ZP	§11.11.12
	Parking Lot Designated for a Special Event*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.13
	Retail Food Establishment, Mobile*	NP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.14
	Temporary Construction Office	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.15
	Temporary Office - Real Estate Sales	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§11.11.16
	Tent for Religious Services	NP	NP	NP	NP	L-ZP	§11.11.17

SECTION 11.2.6 RESIDENTIAL CARE USE, SMALL OR LARGE

11.2.6.1 All Zone Districts

In all Zone Districts, where permitted with limitations:

A. Intent

The intent of these limitations for Residential Care uses is:

1. To develop zoning regulations that apply to housing for special populations and which are humane, equitable and enforceable through the regulation of institutions and facilities only, and not individuals;
2. To support and reinforce the viability and continuation of neighborhoods and communities that provide healthy environments for all their residents;
3. To prevent the “institutionalization” of residential neighborhoods by concentrating Residential Care uses so as to allow all residents, including the special populations, to reap the benefits of residential surroundings;
4. To increase location opportunities for critically needed Residential Care facilities, thereby helping to integrate special populations into the mainstream of society;
5. To comply with the principles, policies and regulations of federal and state fair housing legislation;
6. To establish an ongoing, effective process of communication between local neighborhood residents, the operators of Residential Care facilities and city agencies that regulate such facilities;
7. To encourage and coordinate the use by the regulatory city agencies, as well as by all involved licensing agencies, of common categories and definitions of Residential Care facilities for special populations; and
8. To promote the dispersing of facilities and beds for special populations thereby preventing individuals from being forced into neighborhoods with concentrations of treatment facilities and beds and thus perpetuating isolation resulting from institutionalization.

B. Designation of Contact Person

The applicant or operator of a Residential Care use shall designate a staff member who shall be available on a continuous basis to receive questions and concerns from interested neighbors. Any issues not satisfactorily resolved through the applicant and facility staff shall be reported to the Zoning Administrator.

C. Continuation of Certain Existing Uses

1. An institution or any other use operating as a Residential Care use and existing as of April 1, 1993, shall be classified as a legal, nonconforming use and may continue its operation providing it has a valid zoning permit.
2. Any exterior additions or exterior structural modifications that increase the gross floor area of an existing structure shall require the approval of a zoning permit according to Section 12.4.2, Zoning Permit Review with Informational Notice.
3. Any increase in the number of permitted residents shall require the approval of a zoning permit according to Section 12.4.2, Zoning Permit Review with Informational Notice.
4. Any change in the type of resident of a Residential Care use allowed under the provisions of this section shall meet all applicable requirements except the requirements set forth in Section 11.2.56.1.D.3.

4. Minimum lot dimensions

The proposed use shall have a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet.

5. Limitations on external effects

Such use shall comply with the limitations on external effects as established for permitted uses in the district in which it is located.

6. Special requirements for Large Residential Care Uses

Certain Large Residential Care uses shall be subject to the following special requirements. In case of conflict with the general requirements of this section, the provisions of this subsection shall apply:

- a. Large Residential Care use in all SU, TU, TH, or RH Zone Districts, other than a Community Corrections Facility or a Shelter for the Homeless, shall be located only in a structure existing on May 24, 1993, and shall be limited to a maximum number of 20 residents. Such structure shall not be enlarged as long as it is used for a Large Residential Care use. In a RO or MU Zone District, Large Residential Care uses, other than a Community Corrections Facility or a Shelter for the Homeless, shall be limited to a maximum of 40 residents.
- b. **Community Corrections Facility** – See Sections 8.9.5.1., Community Corrections Facility, and 9.1.5.4, Community Corrections Facility, for additional limitations applicable to Community Correction Facility uses, which are a specific type of Large Residential Care Use.
- c. **Shelter for the Homeless** -- See Section 11.2.67, Shelter for the Homeless, for additional limitations applicable to Shelter for the Homeless uses, which are a specific type of Large Residential Care Use.

E. Limitations for Small Residential Care Use

All Small Residential Care uses shall comply with the following limitations:

1. Owner and operational limitations

- a. The applicant is the owner or has the written approval of the owner of the property.
- b. The applicant and the operator have obtained or will obtain upon granting of the permit any licenses or certifications required by the state and/or the city.

2. Building and site limitations

Locating the proposed use in the neighborhood shall not substantially or permanently injure the appropriate use of nearby conforming property, and shall not cause or add to the institutionalization of residential neighborhoods that would prevent all residents, including the special populations, from being able to reap the benefits of residential surroundings.

3. Upon issuance of a permit for a Small Residential Care use, the applicant and the operator shall only be required to comply with:

- a. Division 10.4, Parking and Loading;
- b. Section 11.2.56.1.C.2, Continuation of Certain Existing Uses - Requirement for ZPIN Review for Floor Area Increases in Existing Structures;
- c. Section 11.2.56.1.C.3, Continuation of Certain Existing Uses - Requirement for ZPIN Review for Increases in Number of Permitted Residents;
- d. Section 11.2.56.1.D.4, Minimum lot dimensions; and
- e. Section 11.2.56.1.D.5, Limitations on external effects.

4. No conditions on the number of staff may be placed on the permit for transitional housing except for a condition requiring at least one staff person on-site.

F. Compliance with Denver Building and Fire Code

All Residential Care uses shall comply with applicable provisions of the Denver Building and Fire Code.

G. Approvals Personal to Applicant/Operator

The permit for an approved Residential Care use shall automatically expire at such time as the operator specified in the permit no longer operates the Residential Care use at the subject property.

SECTION 11.2.7 SHELTER FOR THE HOMELESS

11.2.7.1 All Zone Districts Except SU, TU, TH, RH, MS/MX-2x, and MS/MX-2 Zone Districts

In all Zone Districts, where permitted with limitations:

A. Limitations for Large Residential Care Use Apply

Shelter for the Homeless is a specific type of Large Residential Care use and is subject to all of the requirements of Section 11.2.56.1.D, Limitations for Large Residential Care Use. In addition, all Shelters for the Homeless shall comply with following special requirements. In case of conflict with the requirements of Section 11.2.56.1.D, Limitations for Large Residential Care Use, the provisions of this subsection shall apply.

B. Number of Beds

The number of beds in the shelter shall not exceed 200. Notwithstanding the preceding sentence, for shelters having a zoning permit as of January 1, 2005, allowing 200 beds or more, the maximum number of beds in the shelter shall not exceed 350. There shall be no more than 950 beds in permanent homeless shelters in any one council district.

C. Increase in Shelter Resident Population

Except for an increase in the number of beds up to 350, pursuant to Section 11.2.67.1.B, Number of Beds, and notwithstanding the restriction of Section 11.2.56.1.C.2, Continuation of Certain Existing Uses - Requirement for ZPIN Review for Floor Area Increases in Existing Structures, and Section 11.2.56.1.C.3, Continuation of Certain Existing Uses - Requirement for ZPIN Review for Increases in Number of Permitted Residents, the permanent increase in the number of Shelter for the Homeless residents or in the amount of floor area of such shelter exceeding 10 percent shall require the approval of a zoning permit according to Section 12.4.2, Zoning Permit with Informational Notice.

D. Operations

1. Overnight sleeping accommodations shall be in undivided sleeping space, offered for little or no financial compensation, and shall be operated in a manner that encourages short-term occupancy by residents.
2. Such facility may include accessory support services but shall not be operated in such a manner that changes its primary function to a use classified as follows: community corrections facility, hospital, assisted living facility, nursing home, rehabilitation center for the handicapped, or residence for older adults.
3. Waiting areas shall be placed and supervised so that the operation of the shelter will not normally create obstructions or problems in the use of adjacent public rights-of-way.
4. Restroom facilities shall be made available to shelter residents while the shelter is closed. Such facilities may include restroom facilities provided by the city.

E. Spacing Required From a School

Proposed shelters for the homeless shall be located more than 500 feet from a school meeting all the requirements of the compulsory education laws of the state.

F. Alternative Limitations for Shelters Allowed in Religious Assembly Buildings or Buildings Owned by Nonprofit Corporations or Governmental Entities

1. Shelters operated within and by a religious assembly church need not comply with the provisions of this Section's Residential Care Use limitations provided the following limitations are satisfied:
 - a. Such shelter may be operated for up to 120 days in either consecutive or nonconsecutive order per calendar year with any number of residents, or it may be operated throughout the entire year with one of the following: a maximum of 8 residents or any number of persons bearing to each other a relationship as stated in the definition of "household" in Division 11.2, Use Definitions.
 - b. If such limitation is exceeded, the shelter must comply only with the requirements of Section 11.2.56.1.D.3, Spacing, density, site and other limitations, and need not comply with any other requirements of this Section's Residential Care Use limitations.
2. Temporary shelters operated in buildings owned by nonprofit corporations or by governmental entities need not comply with the provisions of Paragraph 1.a. above provided the following limitation is satisfied. The Zoning Administrator shall have the power to issue a cease and desist order or otherwise close temporary shelters not meeting these limitations:
 - a. Such temporary Shelter for the Homeless may be operated for up to 120 days in either consecutive or nonconsecutive order per calendar year with a maximum of 100 residents. If such limitation is exceeded, the temporary shelter must comply only with the requirements of section 11.2.56.1.D.3, Spacing, density, site and other limitations, and need not comply with any other requirements of Section 11.2.56, Residential Care Use, Small or Large.
 - b. Prior to opening a temporary Shelter for the Homeless in buildings owned by non-profit corporations or by governmental entities, the operator of the temporary Shelter for the Homeless shall submit to the Zoning Administrator evidence:
 - i. That the Denver Department of Human Services is involved in the proposed temporary shelter;
 - ii. That a public meeting relating to opening the temporary shelter was held;
 - iii. That at least 7 days prior to the public meeting, notice of such public meeting was given to those neighborhood organizations registered according to D.R.M.C., Section 12-94, whose boundaries encompass or are within 700 feet of the proposed use and to the City Council member in whose district the proposed Temporary Shelter will be located, and flyers announcing the public meeting were distributed at least 3 days prior to such public meeting to all properties within 3 blocks of the proposed temporary shelter; and
 - iv. That a community oversight committee has been created, consisting of the City Council member in whose district the proposed temporary Shelter for the Homeless is located and at least 4 persons who reside within 1,500 feet of the proposed temporary Shelter for the Homeless, to address neighborhood issues relating to the ongoing operations of the temporary Shelter for the Homeless. The community oversight committee may encourage appropriate parties to enter into a community agreement to address such issues.

11.2.7.2 Suspension of Limitations in Emergency

The Zoning Administrator has the authority to suspend the terms of this Section 11.2.67's limitations for Shelters for the Homeless in emergency, life threatening situations as determined by the Zoning Administrator in consultation with the Manager.

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 allowed 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, 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 allowed.

11.3.1.3 I-A, -B Zone Districts; All Downtown Neighborhood Context Zone Districts

In the I-A, -B Zone Districts and all Downtown Neighborhood Context 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

Above-ground facilities include high-voltage transmission lines (115 kilovolts or more), electric substations, gas metering stations, and other similar 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, -B Zone Districts

In the I-A, -B 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.

DIVISION 11.7 ACCESSORY USE LIMITATIONS

The Use and Parking Tables in Articles 3 through 9 reference any limitations applicable to allowed primary, accessory, or temporary uses. This Division contains general standards applicable to all accessory uses across multiple Zone Districts and neighborhood contexts.

SECTION 11.7.1 GENERAL PROVISIONS APPLICABLE TO ALL ACCESSORY USES

11.7.1.1 General Allowance for Accessory Uses

- A. Accessory uses shall be clearly incidental, subordinate, customary to, and commonly associated with operation of a primary use. Accessory uses may be incidental to a primary use permitted without limitations, or a permitted use with limitations.
- B. The Use and Parking Tables in Articles 3 through 9 list specific accessory uses allowed in each zone district; applicable limitations may further restrict the type or operations of an accessory use.

11.7.1.2 Limitations Applicable to All Accessory Uses

A. General Limitations

All accessory uses, except accessory dwelling unit uses, shall comply with all of the following general limitations. Accessory dwelling units, where permitted, shall comply with the specific conditions stated in Section 11.8.2, Accessory Dwelling Units, instead of these general limitations.

1. Such use shall be clearly incidental and customary to and commonly associated with the operation of the primary use.
2. Such accessory use shall be operated and maintained under the same ownership and on the same zone lot as the primary use; provided, however, that in all Mixed Use Commercial Zone Districts, lessees or concessionaires may operate the accessory use; and provided further that in nonresidential structures owned and operated by a place for religious assembly in a Residential Zone District, non-profit lessees or concessionaires may operate the accessory use.
3. Such use shall not include residential occupancy in a detached accessory structure offered for rent or for other commercial gain. Residential occupancy in a detached accessory structure is allowed by members of a household occupying the primary structure, or domestic employees and the immediate families of such employees.
4. The area of specific accessory uses shall be calculated as follows:
 - a. **Pool tables.** The area occupied shall be calculated by adding 3 feet to each dimension of such pool table to include the area of play.
 - b. **Pinball, video games and other similar Amusement Devices.** The area occupied shall be calculated by adding three feet to the area directly in front of the device.
 - c. **Dance floors.** The area shall be the sum total of all of the areas of the dance floor and any stage or area used for the playing or performance of recorded or live music.

B. Limitations in the Primary Structure

1. Applicability

This Section 11.7.1.2.B's limitations on accessory uses in the primary structure shall apply to all accessory uses. A limitation in this Section 11.7.31.2.B shall not apply when it conflicts with a limitation specific to an accessory use found in Divisions 11.8, Uses Ac-

B. Animals Allowed With a Zoning Permit

The Zoning Administrator may allow the accessory keeping of animals of a type or number other than allowed in Section 11.8.65.1.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 limitations:

1. Section 12.4.2, Zoning Permit Review with Informational Notice, is required.
2. The Zoning Administrator may not approve the keeping of animals otherwise prohibited by federal, state, or other city law.
3. The animal shall be kept solely as a pet; a hobby; for educational, research, rehabilitation or propagation purposes; or for the production of food products for personal consumption by the resident.
4. Slaughtering of the animals as part of keeping such animals is prohibited.
5. 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.

11.8.5.2 Related Animal-Keeping Provisions

Related provisions governing the keeping of animals are found in D.R.M.C., Chapter 8 (Animals).

SECTION 11.8.6 KENNEL OR EXERCISE RUN

11.8.6.1 All Zone Districts

In all Zone Districts, where permitted with limitations:

- A. Outdoor kennels and exercise runs shall not exceed 200 square feet in area;
- B. The use shall be located not less than 20 feet from any habitable building on an adjacent zone lot;
- C. The use shall be located in the rear one-half of the zone lot;
- D. The use shall be visually screened from adjacent residential property by a solid fence or wall; and
- E. The number of animals allowed on-site shall comply with the limit on the number and kinds of animals stated in Section 11.8.6, Keeping of Household Animals, of this Code.

SECTION 11.8.7 LIMITED COMMERCIAL SALES, SERVICE ACCESSORY TO MULTI-UNIT DWELLING USE

11.8.7.1 All Zone Districts

In all Zone Districts, where permitted with limitations:

A. Specific Accessory Uses Allowed

One or more of the following Commercial Sales or Service uses may be operated as accessory to a primary Multi-Unit Dwelling use in a single structure containing 50,000 square feet or more gross floor area, provided a zoning permit is obtained according to Section 12.4.1, Zoning Permit Review, before the establishment of such accessory use or activity:

1. Banking and Financial Services.
2. Retail Sales, Repair, Service uses, provided such use contains no greater than 10,000 square feet of gross floor area.

- b. This use shall not include the uses nursing home, hospice or residence for older adults.
- c. An assisted living facility shall not be considered a Residential Care use.
- d. A facility that otherwise meets this definition but has 8 or fewer residents shall be considered a Residential Care use, small, and not an assisted living facility.

2. Community Corrections Facility

A structure which provides a residence for three or more persons who have been placed in a community corrections program of correctional supervision, including a program to facilitate transition to a less-structured or independent residential arrangement; and residents of such facilities shall be those persons placed in the community corrections program by the judicial or correctional departments of the city, the state or the federal government. A community corrections facility shall be considered a Large Residential Care use.

3. Nursing Home, Hospice

An establishment licensed by the state department of public health, which establishment maintains and operates continuous day and night facilities providing room and board, personal services and skilled nursing care, including hospices, specifically excluding, however, hospitals. A nursing home, hospice shall not be considered a Residential Care use.

4. Residence for Older Adults

A single unit dwelling or multi-unit dwelling housing a number of unrelated mobile older adults (individuals fifty-five (55) or more years of age) in excess of the number of unrelated persons allowed per dwelling unit, receiving fewer services than a special care home or assisted living facility. A residence for older adults shall not be considered a Residential Care use.

5. Residential Care Use

a. Definition

A specific type of group living use where the residents are provided supervised medical, psychological, or developmental care or treatment on a daily, regular basis.

b. Types of Residential Care Uses

“Residential care use” is limited to the following specific types of group living uses:

- i. Transitional housing:** A residential structure housing a number of unrelated persons in excess of the number of unrelated persons allowed per dwelling unit in the Zone District, where such persons are provided with individual bedrooms, where the primary service offered at the facility is related to transitioning into permanent housing and all services provided are not sufficient to constitute a “special care home” and where occupancy of such housing is primarily made available for more than 30 days and less than 2 years. Transitional housing shall be considered a Small Residential Care use.
- ii. Shelter for the homeless:** See definition of “shelter for the homeless” in subsection 11.12.2.2.A.67.
- iii. Community corrections facility:** See definition of “community corrections facility” in subsection 11.12.2.2.A.2.
- iv. Special care home:** A special care home is a residential structure housing a number of unrelated persons in excess of the number of unrelated persons allowed per dwelling unit in the Zone District in which the dwelling unit is located, where such persons are living as a single housekeeping unit and are receiving more than 12 hours per day of on-premises treatment, supervision, custodial care or special care due to physical condition or illness, mental

- b. Artist Studio**
A place where any of the commercial activities or a combination of commercial activities listed below occur:

 - i. Art Gallery.
 - 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, ~~marital~~ 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:

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.
- B. 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 ~~12.2.7~~12.2.8, Summary Table of Authority and Notice, regarding:

- A. Official Map Amendments (Rezoning)
- B. Text Amendments
- C. General Development Plans (GDPs)
- D. 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;

public hearing has been given, the applicant may request modifications to the application at the public hearing, which the review- or decision-making body may accept as conditions of approval.

12.3.3.11 Withdrawal of Pending Applications

- A. Except where otherwise expressly provided (e.g., see Section 12.3.3.12, Inactive Applications), only the applicant may withdraw an application. The applicant shall request the withdrawal in writing, and after such withdrawal, the Manager will not take further action on the application. To re-initiate review after withdrawal, the applicant shall resubmit the application, which in all respects shall be treated as a new application for purposes of review, scheduling, and payment of fees.
- B. Withdrawal from consideration of an application from a public meeting or hearing agenda is discretionary with the applicable review or decision-making body.

12.3.3.12 Inactive Applications

Except as otherwise expressly stated in this Code or in any supplementary rules or regulations for administering this Article 12, the following provisions shall apply to inactive applications:

- A. The Manager shall notify the applicant in writing that an application is considered inactive and will be automatically withdrawn unless the applicant takes action to revive the application according to the Manager's direction within thirty (30) days, if at any point in a review process either:
 - 1. The Manager has notified the applicant that additional or corrected materials are required, and the applicant has not submitted such materials or responded with a request for a reasonable extension within 45 days after the date of such notification; or
 - 2. As applicable, the applicant has not responded to a staff report, or has not agreed to a date for a required meeting or hearing before the Planning Board, City Council, or Board of Adjustment, or has not given proper public notice as required by this Code, or has not taken other affirmative steps within a reasonable time frame that is within the applicant's control and is necessary to advance the application for a final determination.
- B. No further processing of an inactive application shall occur until the deficiencies are corrected and the application revived. If the applicant does not correct the deficiencies or take other substantial action to address the deficiency within the 30-day correction period, the inactive application shall be considered automatically withdrawn. Any re-submittal of the application thereafter by the applicant will be treated as a new application for purposes of review, scheduling, and payment of application processing fees.

SECTION 12.3.4 PUBLIC NOTICE REQUIREMENTS

12.3.4.1 General Provisions and Intent

All applications that require public hearings before the Planning Board, the Board of Adjustment, or the City Council shall be subject to this Section's public notice of hearing requirements. In addition, certain applications require public notice of receipt of such application and/or notice of the final decision or appeal opportunities. Public notice is intended to provide an the opportunity for public participation or public information regarding land use and development applications under this Code.

12.3.4.2 Types of Public Notice

There are two types of public notice addressed by this Section:

A. Notice of Public Hearings

When required by Section ~~12.2.7~~[12.2.8](#), Summary Table of Authority and Notice, "Notice of Public Hearings" provides the public with advance notice of a required hearing at which a review-

or decision-making body will take action on an application under this Code. Such notice may be provided in writing (mailed), by posting (signs), or by publication.

B. Informational Notice

When required by Section [12-2-712.2.8](#), Summary Table of Authority and Notice, “Informational Notice” provides the public with notice of Community Planning and Development’s receipt of an application for review (e.g., a zoning permit or site development plan), and/or the approving authority’s final decision on such application and available avenues for appeal. Such notice may be provided in writing (mailed) and/or by posting (signs).

12.3.4.3 Public Notice – When Required

Required public notices are summarized in the table shown in Section [12-2-712.2.8](#), Summary Table of Authority and Notice. More detailed information may be included with each specific zoning procedure described in Division 4 of this Article 12.

12.3.4.4 Notice of Public Hearing

A. Written Notice of Public Hearings

When required by Section [12-2-712.2.8](#), Summary Table of Authority and Notice, written notice of a public hearing shall be provided in compliance with the following standards:

1. Written Notice of Planning Board Public Hearings

No later than 15 days before a required Planning Board public hearing on an application, 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. Written Notice of City Council Public Hearings

No later than 21 days before a required City Council public hearing on an application, 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.

3. General Requirements

- a. 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.
- b. Notification shall include, where applicable, the location and general description of the proposed action; the process to be followed, including the date, time and place of the scheduled public hearing and/or public meeting.

4. Minor Defects in Notice Do Not Impair Hearing

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 hearing and the location of the subject property shall be strictly construed. If questions arise at the hearing regarding the adequacy of notice, the review or decision-making body shall make a finding regarding whether there was substantial compliance with the notice requirements of this Code before proceeding with the hearing.

B. Posted Notice of Public Hearings

When required by Section ~~12-2-712.2.8~~, Summary Table of Authority and Notice, posted notice of a required public hearing shall be provided in compliance with the following standards:

1. No later than 15 days prior to the required Planning Board public hearing, and no later than 21 days prior to the required City Council public hearing, the applicant shall be responsible for posting signs on the subject property providing public notice thereof.
2. Posted notice shall be in number, size, location, and content as prescribed by the Manager and shall indicate the time and place of the public meeting or hearing, and any other information prescribed by the Manager.
3. The applicant shall take all reasonable efforts to assure that posted signs remain on the site in the number and location prescribed by the Manager, and in good condition to maintain legibility, during the posting period.
4. Posted notices shall be removed by the applicant from the subject property no later than 15 days after the public hearing has been held. Failure to do so shall constitute a violation of this Code.

C. Published Notice of City Council Public Hearing

No later than 21 days prior to the required City Council public hearing, the Office of the City Council, together with the Denver City Clerk's Office, shall publish notice of the time and place of a required public hearing before the City Council in the official newspaper.

12.3.4.5 Informational Notice – General Provisions

A. Written Notice of Receipt of Application

When required by Section ~~12-2-712.2.8~~, Summary Table of Authority and Notice, written notice of receipt of application shall be provided in compliance with the following standards:

1. Official Map Amendment (Rezoning) - Timing of Notice

For an official map amendment (rezoning) application, Community Planning and Development shall cause written informational notice to be provided no later than receipt of the applicant's revised rezoning application after completion of the first round of review according to the review and referral step outlined in Section 12.4.10.74.D, Review and Referral by the Manager. Community Planning and Development shall cause written informational notice to be sent to the city council members in whose district the subject property is located, to the at-large city council members, and to those neighborhood organizations registered according to D.R.M.C. Section 12-94, whose boundaries encompass or are within 200 feet of the proposed development.

2. All Other Applications - Timing of Notice

Except for an official map amendment (rezoning) application, no later than 10 days after receipt of a complete application, Community Planning and Development shall cause written informational notice to be sent to the city council members in whose district the subject property is located, to the at-large city council members, and to those neighborhood organizations registered according to D.R.M.C. Section 12-94, whose boundaries encompass or are within 200 feet of the proposed development.

3. Notice to Landmark Preservation Commission

If the subject property falls within an area designated as a structure or district for preservation according to the Chapter 30 (Landmarks) of the Denver Revised Municipal Code, Community Planning and Development shall notify the Denver Landmark Preservation Commission regarding the application within the same time periods specified in paragraphs 1 and 2 above.

4. General Rules

- a. 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.
- b. Notification shall include the location and general description of the application and proposed action; and the process to be followed, including the date, time and place of any related public meeting or hearing, if such has been scheduled; and information concerning, as applicable, when and where written comments may be submitted.
- c. The failure of a registered neighborhood organization for whatever reason to receive a notification required hereunder shall not invalidate any final action by the city.

B. Posted Notice of Receipt of Application

When required by Section ~~12.2.7~~12.2.8, Summary Table of Authority and Notice, posted notice of receipt of an application shall be provided in compliance with the following standards:

1. No later than 10 days after receipt of a complete application, the applicant shall post the subject property in a conspicuous location for 10 days with a sign or sign template provided by Community Planning and Development. The start of the 10-day period shall be the first day of the posting of the sign.
2. Such sign shall describe the proposal, give directions for submitting comments to Community Planning and Development within 30 days from the beginning of the posting period, and state that any final decision to approve the application shall be posted at the same location for 15 days as soon as it is effective.
3. Posted notices shall be removed by the applicant from the subject property by no later than 15 days after the end of the posting period. Failure to do so shall constitute a violation of this Code.

C. Posted Notice of Final Administrative Action

When required by Section ~~12.2.7~~12.2.8, Summary Table of Authority and Notice, posted notice of final administrative action on an application shall be provided in compliance with the following standards:

1. Within 7 days after reaching a final decision to approve an application subject to informational notice, Community Planning and Development shall cause the applicant to post the property with a copy of the approving decision for a period of 15 days.
2. The applicant shall post the property in a conspicuous location with a sign or sign template provided by Community Planning and Development.
3. The effective date of the final administrative action and the start of the 15-day period during which appeals may be made to the Board of Adjustment shall be the first day of the posting of the sign. Such sign shall describe how an appeal from the final administrative decision may be filed and state that any appeal must be filed within 15 days, and shall provide contact information for obtaining the standards and criteria that will govern the appeal.

SECTION 12.3.5 EFFECT OF APPROVED APPLICATIONS, PLANS AND PERMITS

All applications, plans and permits approved under this Article 12 and this Code shall be binding upon the applicants, their successors and assigns, shall limit and control the issuance and validity of all subsequent site development plans and zoning permits, and shall restrict and limit the construction, location, use, and operation of all land and structures in accordance with such plans or permits. See also Section 12.3.7, Modification and Amendment of Approved Applications, Plans and Permits, below.

ZONING STANDARD	MAXIMUM ALLOWED ADJUSTMENT "NA" = NOT APPLICABLE OR AVAILABLE	
	Suburban House, Urban House, Duplex, Tandem House and Any Associated Detached Accessory Structure Building Forms Only	All Other Building Forms
HEIGHT AND BULK STANDARDS:		
1. NON-HISTORIC STRUCTURES		
• Maximum height (in stories or feet)	May exceed maximum standards, but the subject building and its elements shall be no taller in feet than a similar building form located within the "existing neighborhood" as defined in Section 12.4.7.65.C.2, "Compatibility with Existing Neighborhood." In addition, a height adjustment to a Detached Accessory Dwelling Unit building shall not result in more than 2 stories.	na
• Bulk Plane Dimensions		na
2. NON-HISTORIC STRUCTURES IN THE D-GT ZONE DISTRICT ONLY		
• Maximum height (in feet)	Up to an additional 25 feet allowed, according to Section 8.6.1.3 (Maximum Height) of this Code.	
3. HISTORIC STRUCTURES		
• Maximum height (in stories or feet) • Bulk Plane Dimensions	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 12.4.7.65.C.2, "Compatibility with Existing Neighborhood," if the landmark approving authority (pursuant to D.R.M.C., Chapter 30, Landmarks) finds specifically that development on the lot or parcel 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 from 31 to 40 feet wide	No limit when based on a finding of neighborhood compatibility (see Section 12.4.7.5.C), provided the adjustment results in a side interior setback no less than 3 feet.	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 allowed 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'

12.4.5.5 Review Criteria

The Zoning Administrator may approve an Administrative Adjustment only upon finding that:

- A. The adjustment is necessary to satisfy the federal requirements for reasonable accommodation of housing for protected groups under the Federal Fair Housing Act as provided in Section 12.4.5.3.B.2.; or
- B. The adjustment is necessary to eliminate a substantial burden on religious exercise as guaranteed by the federal Religious Land Use and Institutionalized Persons Act of 2000 as provided in Section 12.4.5.3.B.1.; or
- C. The adjustment is necessary to satisfy the mandates under any other federal law or requirements as provided in Section 12.4.5.B.3.; or
- D. All of the following criteria have been met:
 1. The requested adjustment is consistent with the stated intent and purpose of this Code.
 2. The requested adjustment is consistent with the stated intent and purpose of the applicable Zone District.
 3. The requested adjustment is consistent with the stated intent and purpose of a previously approved PUD District Plan, as applicable.
 4. The requested adjustment will have no significant adverse impact on the health, safety, or general welfare of surrounding property owners or the general public, or such impacts will be substantially mitigated.
 5. The requested adjustment is needed to compensate for unnecessary hardship. For purposes of satisfying these administrative adjustment review criteria, determination of "unnecessary hardship" shall mean the application satisfies the review criteria for a zoning variance stated in Sections 12.4.7.5 and 12.4.7.6, except that compliance with the criteria stated in Section 12.4.7.56.D, Nonconforming or Compliant Uses in Existing Structures, shall not be applicable to an application for administrative adjustment.

12.4.5.6 Requirements and Limitations After Administrative Adjustment Approval

A. Administrative Adjustments to Approved Plans or Permits

Adjustments to an approved plan or permit shall be noted on a revised plan or permit, which shall be plainly marked as "Revised," and submitted to the Zoning Administrator. The Zoning Administrator shall note the terms of the approved administrative adjustment directly on the revised plan or permit and affix his signature and the date of approval. If the original plan or permit was required to be recorded, the Zoning Administrator shall record such revised plan or permit in the real property records of the Denver County Clerk and Recorder within 30 days of the Zoning Administrator's approval of the adjustment.

B. Noted on Pending Application

The Zoning Administrator shall specify any approved administrative adjustment from building form or design standards and the justifications for such adjustment on the pending zoning application for which the adjustments were sought. Alternately, the Zoning Administrator may include such final determination, in writing, as part of staff report for a required public hearing.

C. Expiration

1. As applicable, an approved administrative adjustment shall be valid for the same time frame as the approval with which it was joined or for the same time frame as the originally approved plan or permit.

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

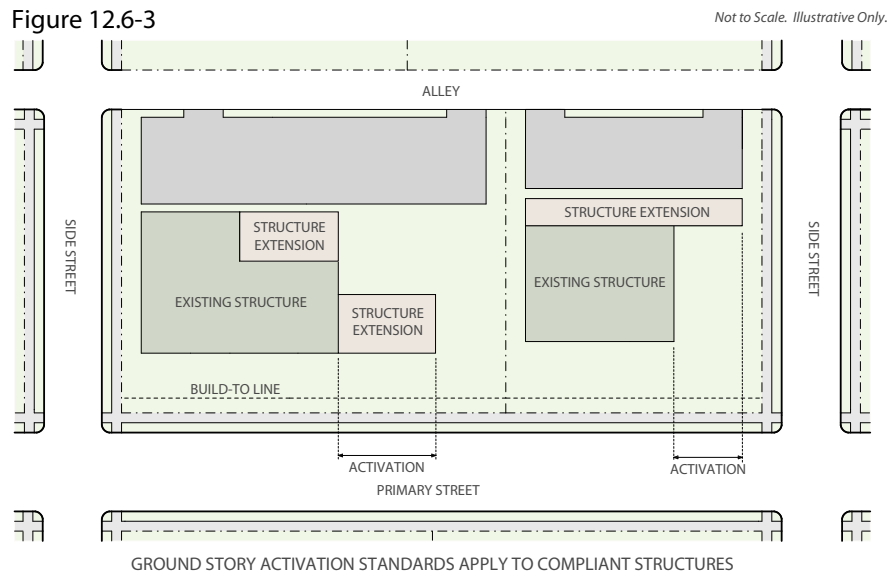
1. Following notice and a public hearing according to the rules of the Board of Adjustment, the Board of Adjustment shall approve, approve with conditions, or deny the variance request based on whether the applicant has evidenced an unnecessary hardship according to the review criteria below, and subject 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. of this subsection **and** satisfies the criteria of [Section 12.4.7.6, Review Criteria - Applicable to All Variance Requests paragraph E. of this subsection.](#)

A. Unusual Conditions or 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; or
2. There are unusual physical circumstances or conditions, including, without limitation, irregularity, narrowness or shallowness of the lot, or exceptional topographical or other physical conditions peculiar to the affected property; or
3. There are unusual physical circumstances or conditions arising from the existence of an existing, nonconforming or compliant structure on the affected property; and
4. When the hardship is based on unusual physical circumstances or conditions of the affected property:
 - a. 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
 - b. 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, loss of a financial advantage, hardship that is solely financial, or the fact



F. Required Side Setback - Expansions, Enlargements and Alterations Allowed without Full Compliance

Requirements as to side setbacks lines may be modified to permit, ~~subject to the procedure outlined below~~; an addition to a compliant structure located in a Residential Zone District and used solely for residential purposes if such compliant structure meets the following conditions:

1. The dimension of the structure that causes the structure to be compliant as to side setback exists for at least one-half of the sidewall length of the structure.
2. The length of the proposed addition shall not exceed the length of the existing compliant sidewall.
3. No wall or roof of the proposed addition to be built within the required side setback area shall be higher than the existing wall or roof to which it is attached, except that an existing roof structure may be removed and replaced to provide alignment with the wall or roof of the proposed addition.

12.6.3.3 Voluntary Demolition and Reconstruction

A. Compliance Required

A compliant structure that is voluntarily demolished shall be reconstructed only in full compliance with all applicable Zone District standards, unless eligible for the limited exception in Section 12.6.3.3.B below.

B. Exception in the CC, MX, MS and I-MX Zone Districts

1. Applicability

- a. This Section 12.6.3.3 applies only in the CC, MX, MS, and I-MX Zone Districts.
- b. This Section 12.6.3.3 applies only to structures that were conforming on June 24, 2010 and shall not apply to structures that were nonconforming on June 24, 2010.
- c. This Section 12.6.3.3 shall not apply to any additions or expansions built under Section 12.6.3.3
- d. A compliant structure that has been rebuilt per this Section 12.6.3.3 may thereafter be voluntarily demolished and rebuilt per this Section 12.6.3.3, or in full compliance with all applicable Zone District standards.