Public Review of the Slot Home Text Amendment

The proposed amendments to the Denver Zoning Code have been informed by the Slot Home Strategy Report. This document has been developed out of a robust process with the Slot Home Task Force and Community.

Comments on the Public Review Draft may be received at any time throughout the Public Adoption Process, however comments sent prior to the Planning Board Public Review Draft will be included in the Planning Board packet and considered by staff prior to the Planning Board Review Draft.

Please send comments to Analiese.Hock@denvergov.org. Additionally, Staff will be setting up “office hours” throughout the community to meet with interested members of the public to further discuss the proposed changes to the Denver Zoning Code. For details on these dates and locations, please go to www.denvergov.org/slothomes.

For more information on the effective date and impacts to existing projects, please go to www.denvergov.org/slothomes.

Redline Draft Conventions:

- Text to be deleted is shown in red strikethrough.
- Text to be added is shown in red underline.
- Text to be moved from one section of the code to another is shown in blue strikethrough and underline.
- Useful notes, are shown in yellow highlight.
- Additional pages with no proposed changes are included in the review draft to provide relevant context to the proposed amendments.
- Items related to page numbers, page headers, graphics, cross references, figure numbers and other related items may be incorrect and will be corrected when the final amendment is “cleaned” for filing. Please do not focus your comments on correcting these matters.
- Additionally, please note that the concurrent Bundle 2017 Text Amendments as well as the 38th & Blake have some overlap.
  - For more information about the 38th and Blake Text Amendment:
  - For more information about Bundle 2018:
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Public Review Draft Note:
Article 1 red lines contains changes to the maximum number of structures per zone lot.
### 1.2.3.5 Number of Uses and Structures Allowed Per Zone Lot

The following table establishes the number of structures and uses allowed per zone lot:

<table>
<thead>
<tr>
<th>PRIMARY USES AND STRUCTURES</th>
<th>Applicability</th>
<th>Maximum # Primary Uses per Zone Lot</th>
<th>Maximum # Primary Structures per Zone Lot</th>
<th>Specific Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>1</td>
<td>1</td>
<td>na</td>
</tr>
<tr>
<td>All SU, TH, RH, MU, and RO Zone Districts, Suburban House, Urban House, and Duplex Building Forms, except in M-RH zone district</td>
<td>No Limit on combining multiple permitted primary uses when all such uses are classified as “Civic, Public and Institutional Uses”. In addition, one primary use categorized as a “Household Living” use and permitted in the zone district may be combined with one or more Civic, Public and Institutional Uses. <strong>For example:</strong> In the U-SU-C zone district, an elementary school, place for religious assembly (e.g., church), and a single-unit dwelling use may all be established as primary uses on the same Zone Lot.</td>
<td>No Limit - Subject to Specific Requirements in this table</td>
<td>On a Zone Lot 18,000 square feet or larger in area, where one of the permitted primary uses is classified as a “Civic, Public and Institutional Use”, the Zone Lot may be occupied by one or more primary structures.</td>
<td></td>
</tr>
<tr>
<td>All SU and TU Zone Districts, Civic, Public and Institutional Uses established in any building form permitted in a zone district</td>
<td>2 - Subject to Specific Requirements in this table</td>
<td>2 - Subject to Specific Requirements in this table</td>
<td>Where permitted, the Zone Lot may be occupied by a Tandem house building form, which is comprised of two primary structures, each containing a primary single-unit dwelling use.</td>
<td></td>
</tr>
<tr>
<td>All SU, TH, RH, MU, and RO Zone Districts, Tandem House Building Form</td>
<td>2 - Subject to Specific Requirements in this table</td>
<td>2 - Subject to Specific Requirements in this table</td>
<td>A Carriage House may be used in its entirety as a Primary Structure containing a single unit dwelling use. See Article 13 for definition of “Carriage House.”</td>
<td></td>
</tr>
<tr>
<td>All SU and TU Zone Districts, Carriage House</td>
<td>No Limit</td>
<td>No Limit</td>
<td>na</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ACCESSORY USES AND STRUCTURES</th>
<th>Applicability</th>
<th>Maximum # Accessory Uses per Zone Lot</th>
<th>Maximum # Detached Accessory Structures per Zone Lot</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Residential Zone Districts</td>
<td>No Limit</td>
<td>No Limit, except detached accessory structures with vehicle access doors, limited to 1 per dwelling unit</td>
<td></td>
</tr>
<tr>
<td>All Other Zone Districts and building forms</td>
<td>No Limit</td>
<td>No Limit</td>
<td></td>
</tr>
</tbody>
</table>

### SECTION 1.2.4 REFERENCE TO OTHER APPLICABLE PROVISIONS

#### 1.2.4.1 Multiple Buildings on a Single Zone Lot

See Division 10.3, Multiple Buildings on a Single Zone Lot.

#### 1.2.4.2 Zone Lot Amendment Procedures

See Section 12.4.4, Zone Lot Amendments.
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PUBLIC REVIEW DRAFT NOTE:
Article 3 red lines generally contain:

• Changes to the maximum number of structures per zone lot consistent with code wide changes in the Primary Building Form Table.

• Changes to the Town House Building Form requiring all dwelling units to be oriented to street.

• Eliminates the Town House building form in the MU zone districts to increase code clarity by eliminating building forms that will not be used when the Apartment building form offered the same or more flexible form standards.
3.3.2.4 Specific Building Form Intent

A. Residential Zone Districts Building Form Intent

1. Suburban House
   Establish standards for Single Unit Dwelling development. Also accommodates, where permitted, appropriately scaled Group Living, Civic, and Nonresidential development.

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

3. 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.

4. Town House
   Establish standards for Multi-Unit Dwelling development where each Dwelling Unit has a street-facing entrance and Oriented to the Street. No Dwelling Units are located behind the Dwelling Units Oriented to the Street.

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

B. Commercial Mixed Use Zone Districts Building Form Intent

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. MX: Eliminate the build-to requirement and require a garden wall along street frontages.
   b. MS: Allow a decrease in the percentage of build-to required along the Primary Street, allow a garden wall and canopy combination to meet a portion of the build-to and allow surface parking between a building and the Side Street.

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. CC and MX: No change to standards contained within the General building form.
   b. MS: Allow a reduced build-to requirement and a drive-thru lane to be located between the building and the Primary Street and Side Street.

3. General
   Establish the base set of standards for the zone district from which all other building forms deviate for specific situations.

4. Shopfront
   Establish the base set of standards for the zone district from which all other building forms deviate for specific situations.
#### SECTION 3.3.3 PRIMARY BUILDING FORM STANDARDS

**3.3.3.1 Applicability**
All development, except detached accessory structures, in all the Suburban Neighborhood Context zone districts.

**3.3.3.2 General Standards**
Combining standards from different building forms for the same structure is prohibited, except where expressly allowed.

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

<table>
<thead>
<tr>
<th>Suburban (S-) Neighborhood Context Zone Districts</th>
<th>Building Forms</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Suburban House</td>
</tr>
<tr>
<td>Max Number of Primary Structures per Zone Lot</td>
<td>1*</td>
</tr>
</tbody>
</table>

**RESIDENTIAL ZONE DISTRICTS**

| Single Unit (SU) | S-SU-A, -D, -F, -Fx, -I, -Ix | 1* |
| S-SU-F1          | 1* |

| Town House (TH)  | S-TH-2.5 | No Max |

| Multi Unit (MU)  | S-MU-3, -5, 8, 12, 20 | No Max |

**MIXED USE COMMERCIAL ZONE DISTRICTS**

| Commercial Corridor (CC) | S-CC-3, -3x, -5, -5x | No Max |

| Mixed Use (MX)          | S-MX-2x | No Max |
| S-MX-2, -3, -5, -8, -12 | No Max |
| S-MX-2A, -3A, -5A, -8A, -12A | No Max |

| Main Street (MS)        | S-MS-3, -5 | No Max |

■ = Allowed  ○ = Allowed subject to geographic limitations  *See Section 1.2.3.5 for exceptions
# TOWN HOUSE

## Design Standards

### Height

<table>
<thead>
<tr>
<th></th>
<th>S-TH-2.5</th>
<th>S-MU-3</th>
<th>S-MU-5, 8, 12, 20</th>
</tr>
</thead>
<tbody>
<tr>
<td>A Stories (max)</td>
<td>2.5</td>
<td>3</td>
<td>5</td>
</tr>
<tr>
<td>A Feet (max)</td>
<td>35'</td>
<td>40'</td>
<td>65'</td>
</tr>
<tr>
<td>B Side Wall height</td>
<td>25'</td>
<td>na</td>
<td>na</td>
</tr>
</tbody>
</table>

### Siting

<table>
<thead>
<tr>
<th></th>
<th>S-TH-2.5</th>
<th>S-MU-3</th>
<th>S-MU-5, 8, 12, 20</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zone Lot Size (min)</td>
<td>6,000 sf</td>
<td>6,000 sf</td>
<td>6,000 sf</td>
</tr>
<tr>
<td>Zone Lot Width (min)</td>
<td>50'</td>
<td>50'</td>
<td>50'</td>
</tr>
<tr>
<td>Dwelling Units per Primary Residential Structure (max)</td>
<td>10</td>
<td>na</td>
<td>na</td>
</tr>
</tbody>
</table>

### Required Build-to

<table>
<thead>
<tr>
<th></th>
<th>S-TH-2.5</th>
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<th>S-MU-5, 8, 12, 20</th>
</tr>
</thead>
<tbody>
<tr>
<td>C Primary Street (min % within min/max)</td>
<td>na</td>
<td>50% 0'/80'</td>
<td>50% 0'/80'</td>
</tr>
</tbody>
</table>

### Setbacks

<table>
<thead>
<tr>
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<th>S-MU-3</th>
<th>S-MU-5, 8, 12, 20</th>
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</thead>
<tbody>
<tr>
<td>D Primary Street, block sensitive setback required</td>
<td>yes</td>
<td>na</td>
<td>na</td>
</tr>
<tr>
<td>E Primary Street (min)</td>
<td>20'</td>
<td>10'</td>
<td>10'</td>
</tr>
<tr>
<td>F Side Street (min)</td>
<td>5'</td>
<td>5'</td>
<td>5'</td>
</tr>
<tr>
<td>F Side Interior (min)</td>
<td>5'</td>
<td>5'</td>
<td>5'</td>
</tr>
<tr>
<td>F Side Interior, adjacent to Protected District (min)</td>
<td>na</td>
<td>10'</td>
<td>10'</td>
</tr>
<tr>
<td>G Rear, alley/no alley (min)</td>
<td>12'/20'</td>
<td>na</td>
<td>na</td>
</tr>
<tr>
<td>G Rear, adjacent to Protected District (min)</td>
<td>na</td>
<td>na</td>
<td>na</td>
</tr>
</tbody>
</table>

### Parking

Vehicle Access: From Alley; or Street access allowed when no Alley present (See 3.3.7.6)

### Detached Accessory Structures

See Sec. 3.3.4

### Design Elements

#### Building Configuration

Dwelling Units Oriented to the Street: All Dwelling Units shall be Oriented to the Street (See Section 13.1.6.2)

<table>
<thead>
<tr>
<th></th>
<th>S-TH-2.5</th>
<th>S-MU-3</th>
<th>S-MU-5, 8, 12, 20</th>
</tr>
</thead>
<tbody>
<tr>
<td>I Primary Street-Facing Attached Garage Door Width (max per unit)</td>
<td>10'</td>
<td>10'</td>
<td>10'</td>
</tr>
<tr>
<td>J Upper Story Setback Above 40’, Side, interior</td>
<td>na</td>
<td>na</td>
<td>15'</td>
</tr>
<tr>
<td>J Upper Story Setback above 51’, Side, interior</td>
<td>na</td>
<td>na</td>
<td>15'</td>
</tr>
<tr>
<td>K Upper Story Setback Above 27’, adjacent to Protected District: Side Interior</td>
<td>na</td>
<td>25’</td>
<td>25’</td>
</tr>
<tr>
<td>K Upper Story Setback above 27’, adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)</td>
<td>na</td>
<td>na</td>
<td>20'/25’</td>
</tr>
<tr>
<td>K Upper Story Setback above 40’, adjacent to Protected District: Rear, alley/Rear, no alley (min)</td>
<td>na</td>
<td>na</td>
<td>30’/40’</td>
</tr>
<tr>
<td>L Upper Story Setback above 51’, adjacent to Protected District: Side Interior (min)</td>
<td>na</td>
<td>na</td>
<td>40’</td>
</tr>
</tbody>
</table>

Rooftop and/or Second Story Decks: See Section 3.3.5.2

Attached Garage Allowed: May follow the Detached Garage building form Side Street, Side Interior and Rear setbacks

### Street Level Activation

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</tr>
</thead>
<tbody>
<tr>
<td>M Transparency, Primary Street (min)</td>
<td>30%</td>
<td>30%</td>
<td>30%</td>
</tr>
<tr>
<td>N Transparency, Side Street (min)</td>
<td>25%</td>
<td>25%</td>
<td>25%</td>
</tr>
</tbody>
</table>

### Pedestrian Access

Each unit shall have a street-facing Entrance

### Uses

Primary Uses shall be limited to Multi Unit Dwelling and permitted Group Living and Nonresidential uses. See Division 3.4 Uses and Parking

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

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DENVER ZONING CODE
June 25, 2010 | Republished May 5, 2017 | 3.3-13
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PUBLIC REVIEW DRAFT NOTE:
Article 4 red lines generally contain:

- Changes to the maximum number of structures per zone lot consistent with code wide changes in the Primary Building Form Table.
- Changes to the building form specific intents to improve predictability and alignment with standards.
- Changes to the Town House Building Form requiring all dwelling units to be oriented to street.
- Removal of the Garden Court Building Form in the E-TH-2.5 Zone District.
- Removal of the Town House building form in the MU zone districts to increase code clarity by eliminating building forms that will not be used when the Urban Town House building form captures the same form standards and allows for a “traditional” row house outcome in the Urban Town House building form.
- The new Building Form, Urban Town House (Multi Unit) and Urban Town House (Mixed Use), to which the tools and standards described in the Strategy Report are applied.
- New limitations on the Apartment, Shopfront and General buildings forms excluding the use of the building form when side-by-side residential are only contained within the building.
- Revisions or new supplemental design standards to address rooftop decks, Garden Court, Off-Street Parking Areas in the Garden Court Building Form, Dwelling Units Oriented to the Street, and Height for sloped roofs.
- Revisions of build-to alternatives, height exceptions, and setback exceptions for the Urban Town House building form.
- Minor clean-up to improve code clarity and consistency.
DIVISION 4.2 DISTRICTS (E-SU-, E-TU-, E-TH-, E-CC-, E-MX-, E-RX-, E-MS-)

SECTION 4.2.1 DISTRICTS ESTABLISHED
To carry out the provisions of this Article, the following zone districts have been established in the Urban Edge Neighborhood Context and are applied to property as set forth on the Official Map.

Urban Edge Neighborhood Context
E-SU-A   Single Unit A
E-SU-B   Single Unit B
E-SU-D   Single Unit D
E-SU-Dx  Single Unit Dx
E-SU-D1  Single Unit D1
E-SU-D1x  Single Unit D1x
E-SU-G   Single Unit G
E-SU-G1  Single Unit G1
E-TU-B   Two Unit B
E-TU-C   Two Unit C
E-TH-2.5  Town House 2.5
E-MU-2.5  Multi Unit 2.5
E-CC-3   Commercial Corridor 3
E-CC-3x  Commercial Corridor 3x
E-MX-2   Mixed Use 2
E-MX-2A  Mixed Use 2A
E-MX-2x  Mixed Use 2x
E-MX-3   Mixed Use 3
E-MX-3A  Mixed Use 3A
E-RX-3   Residential Mixed Use 3
E-RX-5   Residential Mixed Use 5
E-MS-2   Main Street 2
E-MS-2x  Main Street 2x
E-MS-3   Main Street 3
E-MS-5   Main Street 5

SECTION 4.2.2 RESIDENTIAL DISTRICTS (E-SU-A, -B, -D, -DX, -D1, -D1x, -G, -G1, E-TU-B, -C, E-TH-2.5, E-MU-2.5)

4.2.2.1 General Purpose

A. The intent of the Residential districts is to promote and protect residential neighborhoods within the character of the Urban Edge Neighborhood Context. These regulations allow for some multi-unit districts, but not to such an extent as to detract from the overall image and character of the residential neighborhood.

B. The building form standards, design standards, and uses work together to promote desirable residential areas. The standards of the single unit districts accommodate the varied pattern of suburban and urban house forms. While lot sizes vary, lot coverage is typically low creating generous setbacks and yard space. The standards of the two unit and town house districts promote existing and future patterns of lower scale multi unit building forms that typically address the street in the same manner as an urban house building form.
C. These standards recognize common residential characteristics within the Urban Edge Neighborhood Context but accommodate variation by providing eight Residential Zone Districts.

D. The regulations provide certainty to property owners, developers, and neighborhoods about the limits of what is allowed in a residentially-zoned area. These regulations are also intended to reinforce desired development patterns in existing neighborhoods while accommodating reinvestment.

### 4.2.2.2 Specific Intent

A. **Single Unit A (E-SU-A)**
   E-SU-A is a single unit district allowing only urban houses with a minimum zone lot area of 3,000 square feet. This district requires the shallowest setbacks and highest lot coverage in the Urban Edge Neighborhood Context.

B. **Single Unit B (E-SU-B)**
   E-SU-B is a single unit district allowing only urban houses with a minimum zone lot area of 4,500 square feet.

C. **Single Unit D (E-SU-D)**
   E-SU-D is a single unit district allowing only urban houses with a minimum zone lot area of 6,000 square feet.

D. **Single Unit Dx (E-SU-Dx)**
   E-SU-Dx is a single unit district allowing suburban and urban houses with a minimum zone lot area of 6,000 square feet.

E. **Single Unit D1 (E-SU-D1)**
   E-SU-D1 is a single unit district allowing only urban houses and detached accessory dwelling units with a minimum zone lot area of 6,000 square feet.

F. **Single Unit D1x (E-SU-D1x)**
   E-SU-D1x is a single unit district allowing suburban houses, urban houses and detached accessory dwelling units with a minimum zone lot area of 6,000 square feet. Setbacks and lot coverage standards accommodate front and side yards similar to E-SU-Dx and allow a detached accessory dwelling unit in the rear yard.

G. **Single Unit G (E-SU-G)**
   E-SU-G is a single unit district allowing suburban and urban houses with a minimum zone lot area of 9,000 square feet. The wider lots result in the largest side setbacks in the Urban Edge Neighborhood Context.

H. **Single Unit G1 (E-SU-G1)**
   E-SU-G1 is a single unit district allowing suburban houses, urban houses and detached accessory dwelling units with a minimum lot area of 9,000 square feet. Setbacks accommodate front and side yards similar to E-SU-G and allow an detached accessory dwelling unit in the rear yard.

I. **Two Unit B (E-TU-B)**
   E-TU-B allows up to two units on a minimum zone lot area of 4,500 square feet. Allowed building forms are the urban house, detached accessory dwelling unit, duplex and tandem house building forms.

J. **Two Unit C (E-TU-C)**
   E-TU-C allows up to two units on a minimum zone lot area of 5,500 square feet. Allowed building forms are the urban house, detached accessory dwelling unit, duplex and tandem house building forms.
K. **Town House 2.5 (E-TH-2.5)**

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

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, urban town house and apartment building forms up to two and a half stories in height depending on building form.

**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 next 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, Street Level 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.

4.2.4.2 Specific Intent

A. Mixed Use – 2 (E-MX-2)
E-MX-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. Design standards provide options for varied building placement while still offering an active street front.

B. Mixed Use- 2A (E-MX-2A)
E-MX-2A 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. Design standards support a consistent pattern of buildings placed at the street to offer an active street front.

C. Mixed Use - 2x (E-MX-2x)
E-MX-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.

D. Mixed Use – 3 (E-MX-3)
E-MX-3 applies to areas or intersections served primarily by collector and arterial streets where a building scale of 1 to 3 stories is desired. Design standards provide options for varied building placement while still offering an active street front.

E. Mixed Use - 3A (E-MX-3A)
E-MX-3A applies to areas or intersections served primarily by collector and arterial streets where a building scale of 1 to 3 stories is desired. Design standards support a consistent pattern of buildings placed at the street to offer an active street front.

SECTION 4.2.5 RESIDENTIAL MIXED USE DISTRICTS (E-RX-3, -5)

4.2.5.1 General Purpose

A. The Residential Mixed Use zone districts are intended to promote safe, active, and pedestrian-scaled, diverse areas through the use of building forms that clearly define and activate the public realm.

B. The Residential Mixed Use zone districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city’s residential neighborhoods.

C. The Residential 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.

D. Compared to the Mixed Use districts, the Residential Mixed Use districts are primarily intended to accommodate residential uses. Commercial uses are secondary to the primary residential use of the district, and provide neighborhood-scaled shops and offices for residents to conveniently access goods and services within walking distance. Buildings in a Residential Mixed Use district can have non-residential uses, but upper stories are reserved exclusively for housing or lodging accommodation uses. A building can be solely residential or solely commercial; however, buildings containing only commercial uses are limited in total gross floor area to 10,000 square feet consistent with the district purpose.
4.2.5.2 Specific Intent

A. **Residential Mixed Use – 3 (E-RX-3)**
   E-RX-3 applies to residentially-dominated areas served primarily by local or collector streets where a building scale of 1 to 3 stories is desired.

B. **Residential Mixed Use – 5 (E-RX-5)**
   E-RX-5 applies to residentially-dominated areas served primarily by local or collector streets where a building scale of 2 to 5 stories is desired.

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 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.
DIVISION 4.3 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 4.3.1 GENERAL INTENT
The Intent of this Division 4.3 Design Standards are to:

4.3.1.1 Implement the Denver Comprehensive Plan.
4.3.1.2 Implement the zone district’s Intent and Purpose
4.3.1.3 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.
4.3.1.4 Improve compatibility with and respect for the existing character and context of Denver and its varied neighborhoods.
4.3.1.5 Arrange building density, uses, heights, and scaling devices to reinforce the public transit centers and corridors, and to transition to adjoining areas.
4.3.1.6 Give prominence to pedestrian realm as a defining element of neighborhood character.
4.3.1.7 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.
4.3.1.8 Provide human scale in buildings through use of detail, contrast, form, window and door placement, color and materials.
4.3.1.9 Provide easily identifiable pedestrian connections between private development, public rights of way and multiple modes of transit.
4.3.1.10 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.
4.3.1.11 Arrange residential, employment, retail, service, and open space uses to be convenient to and compatible with each other and with transit.
4.3.1.12 Maximize pedestrian amenities near transit facilities and along the primary pedestrian connections to transit facilities.

SECTION 4.3.2 BUILDING FORM INTENT
4.3.2.1 Height
   A. Encourage buildings whose forms are responsive to evolving nodes of mixed-use, pedestrian and transit activity as well as the surrounding context.
   B. Arrange building heights, and scaling devices to provide transitions to adjoining areas.

4.3.2.2 Siting
   A. Required Build-To
      1. Provide a more consistent street edge to enhance the character, quality and accessibility of the context.
      2. Provide additional spatial definition to streets to promote pedestrian activity and sense of place.
3. Reinforce the character and quality of public streets with buildings that provide consistent siting, pedestrian orientation and access to the street.

**B. Setbacks**

1. Site buildings to be consistent with intended character and functional requirements of the context.
2. Improve connections between varied uses and the public street.

**C. Parking Location**

1. Minimize the visual impacts of parking areas on streets and adjoining property.
2. Minimize conflicts between pedestrian and vehicles.

**4.3.2.3 Design Elements**

**A. Configuration**

1. Promote variation in building form that enhances access to daylight, air and views from within and around new structures.
2. Encourage variation in building form that provides opportunities for architectural scale relationships in large building contexts.
3. Main Street setback: Consider the proportional scale of new development necessary to establish a well defined edge to the public street.
4. Arrange building heights, and scaling devices to provide transitions to adjoining areas.

**B. Transparency**

1. To create rhythms and patterns on building facades that provide visual interest and reflect the uses within the building.
2. Maximize window area at Street Level to help activate the street.
3. Limit the use of highly reflective glass to avoid reflected glare onto neighboring streets and properties.

**C. Entrances**

1. Give prominence to pedestrian realm as a defining element of zone district and neighborhood character.
2. Provide convenient access to buildings and active uses from the street.
3. Create a clearly articulated and varied visual hierarchy of building entrances as an aid in way-finding.
4. Provide a positive relationship to the street through access, orientation and placement consistent with the context.
5. Create visually interesting and human-scaled facades.

**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 permitted, appropriately scaled Group Living, Civic, and Nonresidential development.

2. **Urban House**
   Establish standards for Single Unit Dwelling development. Also accommodates, where permitted, 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 permitted, 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 Dwelling Unit has an entrance and orients to the street. No Dwelling Units are located behind the Dwelling Units Oriented to the Street.

6. **Garden Court**
   Establish standards for Multi Unit Dwelling development where dwelling entrances may be oriented around a common, central open space—Garden Court with landscaping—rather than exclusively orienting toward the street, as Town House requires. Off-Street Parking Areas are restricted in the front of the Zone Lot. Accommodates Two Unit and Multi Unit Dwelling development. Also accommodates, where permitted, appropriately scaled Group Living, Civic, and Nonresidential development.

7. **Urban Town House**
   Establish standards for buildings containing Side-by-side Dwelling Units that requires Dwelling Units located near the street to be oriented to the street. Compared to the Town House building form, additional Dwelling Units that may be side facing are permitted behind the Dwelling Units Oriented to the Street. Accommodates Two Unit and Multi Unit Dwelling development.

8. **Apartment**
   Establish standards for Multi-Unit Dwelling development that allows a variety of Dwelling Unit configurations, layouts—excluding Side-by-side Dwelling Units—but the building form requires a minimum of one entrance at the street, in addition to transparency and other design elements. Also accommodates, where permitted, 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.

3. **General**
   Establish a the base set of standards to define and activate the public street. The building form requires a minimum of one pedestrian entrance at the street, in addition to other design elements that promote an active street front. The building form allows for a variety of site configurations, however excludes Side-By-Side Dwelling units. All uses are allowed.

4. **Shopfront**
   Establish a the base set of standards to define and activate the public street. The building form requires a minimum of one pedestrian entrance at the street, in addition to other design elements that promote an active street front. The building form allows for a variety of site configurations, however excludes Side-By-Side Dwelling units. Compared to the general building form, the shopfront building form have increased standards for design elements such as transparency and build-to. All uses are allowed.
SECTION 4.3.3 PRIMARY BUILDING FORM STANDARDS

4.3.3.1 Applicability
All development, except detached accessory structures, in all the Urban Edge Neighborhood Context zone districts

4.3.3.2 General Standards
Combining standards from different building forms for the same structure is prohibited, except where expressly allowed.

4.3.3.3 District Specific Standards Summary
The maximum number of structures per zone lot and building forms allowed by zone district is summarized below:

<table>
<thead>
<tr>
<th>Urban Edge (E-) Neighborhood Context Zone Districts</th>
<th>Building Forms</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Suburban House</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Max Number of Primary Structures Per Zone Lot</td>
<td>1*</td>
</tr>
<tr>
<td>RESIDENTIAL ZONE DISTRICTS</td>
<td></td>
</tr>
<tr>
<td>Single Unit (SU)</td>
<td>E-SU-A, -B, -D</td>
</tr>
<tr>
<td></td>
<td>E-SU-D1</td>
</tr>
<tr>
<td></td>
<td>E-SU-Dx, -G</td>
</tr>
<tr>
<td></td>
<td>E-SU-D1x, -G1</td>
</tr>
<tr>
<td>Two Unit (TU)</td>
<td>E-TU-B, -C</td>
</tr>
<tr>
<td>Town House (TH)</td>
<td>E-TH-2.5</td>
</tr>
<tr>
<td>Multi Unit (MU)</td>
<td>E-MU-2.5</td>
</tr>
<tr>
<td>COMMERCIAL MIXED USE ZONE DISTRICTS</td>
<td></td>
</tr>
<tr>
<td>Residential Mixed Use (RX)</td>
<td>E-RX-3, -5</td>
</tr>
<tr>
<td>Commercial Corridor (CC)</td>
<td>E-CC-3, -3x</td>
</tr>
<tr>
<td>Mixed Use (MX)</td>
<td>E-MX-2x</td>
</tr>
<tr>
<td></td>
<td>E-MX-2, -2A, 3, 3A</td>
</tr>
<tr>
<td>Main Street (MS)</td>
<td>E-MS-2x</td>
</tr>
<tr>
<td></td>
<td>E-MS-2, -3, -5</td>
</tr>
</tbody>
</table>

■ = Allowed  ■ = Allowed subject to geographic limitations  *See Section 1.2.3.5 for exceptions
E. Town House

Not to Scale. Illustrative Only.
**TOWN HOUSE**

### Article 4. Urban Edge Neighborhood Context

#### Division 4.3 Design Standards

<table>
<thead>
<tr>
<th><strong>HEIGHT</strong></th>
<th><strong>E-TH-2.5</strong></th>
<th><strong>E-MU-2.5</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>A Stories (max)</td>
<td>see below</td>
<td>see below</td>
</tr>
<tr>
<td>A Feet (max)</td>
<td>see below</td>
<td>see below</td>
</tr>
<tr>
<td>A Stories, front 65% / rear 35% of zone lot depth (max)</td>
<td>2.5/1</td>
<td>2.5/1</td>
</tr>
<tr>
<td>A Feet, front 65% / rear 35% of zone lot depth (max)</td>
<td>30'/19'</td>
<td>30'/19'</td>
</tr>
</tbody>
</table>

Feet, front 65% of zone lot depth, permitted height increase

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

<table>
<thead>
<tr>
<th><strong>SITING</strong></th>
<th><strong>E-TH-2.5</strong></th>
<th><strong>E-MU-2.5</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>ZONE LOT</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Zone Lot Size (min)</td>
<td>6,000 sf</td>
<td>6,000 sf</td>
</tr>
<tr>
<td>Zone Lot Width (min)</td>
<td>50’</td>
<td>50’</td>
</tr>
<tr>
<td>Dwelling Units per Primary Residential Structure (max)</td>
<td>10</td>
<td>10</td>
</tr>
</tbody>
</table>

#### REQUIRED BUILD-TO

| **C Primary Street (min % within min/max)** | na | na |

#### SETBACKS

| **D 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’ |
| **G 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 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) |

#### DETACHED ACCESSORY STRUCTURES

See Sec. 4.3.4

#### DESIGN ELEMENTS

<table>
<thead>
<tr>
<th><strong>BUILDING CONFIGURATION</strong></th>
<th><strong>E-TH-2.5</strong></th>
<th><strong>E-MU-2.5</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling Units Oriented to the Street</td>
<td>All Dwelling Units shall be Oriented to the Street (See Sec. 13.1.6.2)</td>
<td></td>
</tr>
</tbody>
</table>

Upper Story Stepback, for Flat Roof, Above 25’; Primary Street (min)

| 10’ | 10’ |

Upper Story Setback Above 27; adjacent to Protected District: Rear, alley/Rear, no alley and Side, interior (min)

| na | na |

Primary Street- Facing Attached Garage Door Width (max per unit)

| 10’ | 10’ |

Rooftop and/or Second Story Decks

See Section 4.3.5.2

| Attached Garage Allowed | May follow the Detached Garage building form Side Street, Side Interior and Rear setbacks |

#### STREET LEVEL ACTIVATION

| Transparency, Primary Street (min) | na | na |
| Transparency, Side Street (min) | na | na |

#### USES

<table>
<thead>
<tr>
<th><strong>E-TH-2.5</strong></th>
<th><strong>E-MU-2.5</strong></th>
</tr>
</thead>
</table>

Primary Uses shall be limited to Multi Unit Dwelling and permitted 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
F. Garden Court

Not to Scale. Illustrative Only.

(A) Height

(C) Zone Lot

(E) Side Street Setback

(SIDE STREET)

(PRIMARY STREET)

(L) Pedestrian Access

(M) Transparency

(F) Side Interior Setback

(D) Primary Street Block Sensitive Setback

(G) Required Separation

(B) Upper Story Setback for Flat Roof

(J) Courtyard Width

(I) Upper Story Stepback

(H) Off-Street Parking Setback

(K) Courtyard Depth
### GARDEN COURT

#### Article 4. Urban Edge Neighborhood Context

#### Division 4.3 Design Standards

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**HEIGHT**

| A | Stories, front 65% / rear 35% of zone lot depth (max) | E-TH-2.5 | 2.5/4 |
|   | Feet, front 65% / rear 35% of zone lot depth (max)   | E-MU-2.5 | 2.5/1  |
| B | Feet, front 65% of zone lot depth, permitted height increase | E-TH-2.5 | 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) | E-MU-2.5 | 25'  |
| B | Upper Story Setback, for Flat Roof, Above 25': Side, Interior and Side Street | E-TH-2.5 | 45'  |
|   |                                                                | E-MU-2.5 | 15'  |

---

**SITING**

| C | Zone Lot Size (min) | E-TH-2.5 | 6,000 sf |
|   | Zone Lot Width (min) | E-MU-2.5 | 6,000 9,000 sf |
|   | Dwelling Units per Primary Residential Structure (max) | E-TH-2.5 | 15 |
|   | Dwelling Units per Primary Residential Structure (max) | E-MU-2.5 | 10 |

---

**SETBACKS**

| C | Primary Street, block sensitive setback required | E-TH-2.5 | yes |
| D | Primary Street, where block sensitive setback does not apply (min) | E-TH-2.5 | 20' |
| E | Side Street (min) | E-MU-2.5 | 5' |
| F | Side Interior (min) | E-MU-2.5 | 5' |
| G | Rear, alley/no alley (min) | E-TH-2.5 | 12'/20' |
|   | Required Separation Between Primary Structures (min) | E-MU-2.5 | 30' |

---

**PARKING**

| H | Surface Parking between building and Primary Street/ Side Street | E-TH-2.5 | Not Allowed |
|   | Off-Street Parking Area | E-TH-2.5 | Shall be Setback 50' from the Primary Street |
|   | Surface Parking Screening | E-TH-2.5 | See Article 10, Division 10.5 |
|   | Vehicle Access | E-TH-2.5 | From Alley; or Street access allowed when no Alley present (See Sec. 4.3.7.6) |

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**DETACHED ACCESSORY STRUCTURES**

| I | Garden Court Design Standards | E-TH-2.5 | See Sec. 4.3.5.3 |
| J | Rooftop and/or Second Story Decks | E-TH-2.5 | See Section 4.3.5.2 |
| K | Attached Garage Allowed | E-TH-2.5 | May follow the Detached Garage building form Side Street, Side Interior and Rear setbacks |

---

**DESIGN ELEMENTS**

| L | Street-Facing Garden Court Width, (min) | E-TH-2.5 | 15' |
|   | Street-Facing Garden Court Depth (min) | E-TH-2.5 | 15' |
| M | Garden Court Design Standards | E-TH-2.5 | See Sec. 4.3.5.3 |
|   | Rooftop and/or Second Story Decks | E-TH-2.5 | See Section 4.3.5.2 |
|   | Attached Garage Allowed | E-TH-2.5 | May follow the Detached Garage building form Side Street, Side Interior and Rear setbacks |

---

**STREET LEVEL ACTIVATION**

| N | Street-Facing Garden Court Width, (min) | E-TH-2.5 | 15' |
|   | Street-Facing Garden Court Depth (min) | E-TH-2.5 | 15' |
| M | Garden Court Design Standards | E-TH-2.5 | See Sec. 4.3.5.3 |
|   | Rooftop and/or Second Story Decks | E-TH-2.5 | See Section 4.3.5.2 |
|   | Attached Garage Allowed | E-TH-2.5 | May follow the Detached Garage building form Side Street, Side Interior and Rear setbacks |

---

**USES**

| O | Primary Uses shall be limited to Two Unit Dwelling and Multi Unit Dwelling (3+) and permitted Group Living and Nonresidential uses. | E-TH-2.5 | E-MU-2.5 |
|   | 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*
A. **Urban Town House (Multi Unit Districts)**

![Diagram of Urban Town House (Multi Unit Districts)](image)

- (A) Height
- (F) Side Street Setback
- (l) Dwelling Units Oriented to the Street
- (B) Upper Story Setback for Flat Roof
- (E) Primary Street Block Sensitive Setback
- (I) Dwelling Units Oriented to the Street
- (K) Pedestrian Access
- (J) Transparency
- (G) Side Interior Setback, Dwelling Unit NOT Oriented to Street
- (D) Build-to Percentage
- (C) Zone Lot

## URBAN TOWN HOUSE (MULTI UNIT DISTRICTS)

### Height
<table>
<thead>
<tr>
<th>Description</th>
<th>E-MU-2.5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stories, front 65% / rear 35% of zone lot depth (max)</td>
<td>2.5/1</td>
</tr>
<tr>
<td>Feet, front 65% / rear 35% of zone lot depth (max)</td>
<td>30’/19’</td>
</tr>
<tr>
<td>Feet, front 65% of zone lot depth, permitted height increase</td>
<td>1’ for every 5’ increase in lot width over 50’ up to a maximum height of 35’</td>
</tr>
<tr>
<td>Side Wall Plate Height, for Pitched Roof, within 15’ of Side Interior and Side Street (max)</td>
<td>25’</td>
</tr>
<tr>
<td>Upper Story Setback, for Flat Roof, Above 25’: Side Interior and Side Street (min)</td>
<td>15’</td>
</tr>
</tbody>
</table>

### Siting
<table>
<thead>
<tr>
<th>Description</th>
<th>E-MU-2.5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zone Lot Size (min)</td>
<td>6,000 sf</td>
</tr>
<tr>
<td>Zone Lot Width (min)</td>
<td>50’</td>
</tr>
<tr>
<td>Primary Street (min build-to % within min/max range)</td>
<td>70%</td>
</tr>
<tr>
<td>20’/25’</td>
<td></td>
</tr>
</tbody>
</table>

### Setbacks
<table>
<thead>
<tr>
<th>Description</th>
<th>E-MU-2.5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Street, block sensitive setback required</td>
<td>Yes</td>
</tr>
<tr>
<td>Primary Street, where block sensitive does not apply (min)</td>
<td>20’</td>
</tr>
<tr>
<td>Side Street (min)</td>
<td>7.5’</td>
</tr>
<tr>
<td>Side Interior (min)</td>
<td>10’</td>
</tr>
<tr>
<td>Side Interior, for Dwelling Units Oriented to the Street (min)</td>
<td>5’</td>
</tr>
<tr>
<td>Rear, alley/no alley (min)</td>
<td>12’/20’</td>
</tr>
</tbody>
</table>

### Parking
<table>
<thead>
<tr>
<th>Description</th>
<th>E-MU-2.5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface Parking between building and Primary Street/Side Street</td>
<td>Not Allowed/Allowed</td>
</tr>
<tr>
<td>Vehicle Access</td>
<td>From Alley; or Street access allowed when no Alley present</td>
</tr>
</tbody>
</table>

### Design Elements
<table>
<thead>
<tr>
<th>Description</th>
<th>E-MU-2.5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling Units Oriented to the Street</td>
<td>Required if any portion of the Dwelling Unit is located within 30’ of Primary Street Zone Lot Line or 20’ of the Side Street Zone Lot Line. (See Sec. 13.1.6.2)</td>
</tr>
<tr>
<td>Dwelling Unit Configuration</td>
<td>Structure may contain Dwelling Units that are attached along common walls and occupy the space between the street level and roof</td>
</tr>
</tbody>
</table>

### Street Level Activation
<table>
<thead>
<tr>
<th>Description</th>
<th>E-MU-2.5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transparency, Primary Street (min)</td>
<td>40%</td>
</tr>
<tr>
<td>Transparency, Side Street (min)</td>
<td>25%</td>
</tr>
<tr>
<td>Pedestrian Access</td>
<td>Each Dwelling Unit Oriented to the Street shall have Dwelling Unit Entrance with Entry Feature</td>
</tr>
</tbody>
</table>

### Uses
<table>
<thead>
<tr>
<th>Description</th>
<th>E-MU-2.5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Uses shall be limited to Two Unit Dwelling and Multi Unit Dwelling (3+) uses. See Division 4.4 Uses and Parking</td>
<td></td>
</tr>
</tbody>
</table>

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

Not to Scale. Illustrative Only.
APARTMENT

**HEIGHT**

<table>
<thead>
<tr>
<th>E-MU-2.5</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>A Stories, front 65% / rear 35% of zone lot depth (max)</td>
<td>2/1</td>
</tr>
<tr>
<td>A Feet, front 65% / rear 35% of zone lot depth (max)</td>
<td>30'/19'</td>
</tr>
<tr>
<td>Feet, front 65% of zone lot depth, permitted height increase</td>
<td>1' for every 5' increase in lot width over 50' up to a maximum height of 35'</td>
</tr>
<tr>
<td>Side Wall Plate Height, for Pitched Roof, within 15' of Side Interior and Side Street (max)</td>
<td>25'</td>
</tr>
<tr>
<td>Upper Story Setback, for Flat Roof, Above 25': Side Interior and Side Street (min)</td>
<td>15'</td>
</tr>
</tbody>
</table>

**SITING**

<table>
<thead>
<tr>
<th>E-MU-2.5</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>ZONE LOT</td>
<td></td>
</tr>
<tr>
<td>Zone Lot Size (min)</td>
<td>6,000 sf</td>
</tr>
<tr>
<td>Zone Lot Size (min)</td>
<td>50'</td>
</tr>
<tr>
<td>SETBACKS</td>
<td></td>
</tr>
<tr>
<td>B Primary Street, block sensitive setback required (see Sec. 13.1.2.3)</td>
<td>yes</td>
</tr>
<tr>
<td>B Primary Street, where block sensitive setback does not apply (min)</td>
<td>20'</td>
</tr>
<tr>
<td>C Side Street (min)</td>
<td>5'</td>
</tr>
<tr>
<td>D Side Interior (min)</td>
<td>5'</td>
</tr>
<tr>
<td>E Rear, alley/no alley (min)</td>
<td>12'/20'</td>
</tr>
</tbody>
</table>

**PARKING**

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface Parking between building and Primary Street/Side Street</td>
<td>Not Allowed/Allowed</td>
</tr>
<tr>
<td><strong>Surface Parking Screening</strong></td>
<td>See Article 10, Division 10.5</td>
</tr>
<tr>
<td><strong>Vehicle Access, 3 or more side-by-side dwelling units in one structure</strong></td>
<td>From Alley, or Street access allowed when no Alley present (Sec. 4.3.7.6)</td>
</tr>
<tr>
<td><strong>Vehicle Access, all other permitted uses</strong></td>
<td>Access determined at Site Development Plan</td>
</tr>
</tbody>
</table>

**DESIGN ELEMENTS**

<table>
<thead>
<tr>
<th>E-MU-2.5</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>BUILDING CONFIGURATION</td>
<td></td>
</tr>
</tbody>
</table>

**Dwelling Unit Configuration**

| Structure shall NOT contain a majority of Dwelling Units that are attached along common walls and occupy the space between the street level and roof. |

| Street facing garage door width per Primary Structure (max) | 20' |
| Rooftop and/or Second Story Decks | See Section 4.3.5.2 |

**STREET LEVEL ACTIVATION**

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>G Transparency, Primary Street (min)</strong></td>
<td>340%</td>
</tr>
<tr>
<td><strong>H Transparency, Side Street (min)</strong></td>
<td>25%</td>
</tr>
<tr>
<td><strong>I Pedestrian Access, Primary Street</strong></td>
<td>Entrance</td>
</tr>
</tbody>
</table>

**USES**

<table>
<thead>
<tr>
<th>E-MU-2.5</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Uses shall be limited to Multi Unit Dwelling (3+) and permitted Group Living and Nonresidential uses. See Division 4.4 Uses and Parking</td>
<td></td>
</tr>
</tbody>
</table>

See Sections 4.3.5 - 4.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions
B. **Urban Town House (Mixed Use Districts)**

---

**Diagram Description:**
- **(A) Height**
- **(B) Build-to Percentage**
- **(C) Primary Street Setback**
- **(D) Build-to Range**
- **(E) Side Interior Setback**
- **(F) Protected District Side Interior Setback**
- **(G) Dwelling Units Oriented to the Street**
- **(H) Protected District Upper Story Setback**
- **(I) Transparency**
- **(J) Pedestrian Access**

---
### Article 4. Urban Edge Neighborhood Context

#### Division 4.3 Design Standards

<table>
<thead>
<tr>
<th>Height</th>
<th>E-RX-3</th>
<th>E-RX-5</th>
<th>E-MX-2x</th>
<th>E-MX-2A</th>
<th>E-MX-3A</th>
<th>E-MS-2x</th>
<th>E-MS-3</th>
<th>E-MS-5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stories (max)</td>
<td>3</td>
<td>5</td>
<td>2</td>
<td>3</td>
<td>2</td>
<td>3</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>Feet (min/max)</td>
<td>na/38'</td>
<td>na/70'</td>
<td>na/30'</td>
<td>na/38'</td>
<td>na/30'</td>
<td>na/38'</td>
<td>24'/70'</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Sitting</th>
<th>E-RX-3</th>
<th>E-RX-5</th>
<th>E-MX-2x</th>
<th>E-MX-2A</th>
<th>E-MX-3A</th>
<th>E-MS-2x</th>
<th>E-MS-3</th>
<th>E-MS-5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Street (min build-to % within min/max range)</td>
<td>70%</td>
<td>70%</td>
<td>70%</td>
<td>70%</td>
<td>75%</td>
<td>75%</td>
<td>75%</td>
<td>75%</td>
</tr>
<tr>
<td>Side Street (min build-to % within min/max range)</td>
<td>na</td>
<td>na</td>
<td>na</td>
<td>na</td>
<td>25%</td>
<td>25%</td>
<td>25%</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Setbacks</th>
<th>E-RX-3</th>
<th>E-RX-5</th>
<th>E-MX-2x</th>
<th>E-MX-2A</th>
<th>E-MX-3A</th>
<th>E-MS-2x</th>
<th>E-MS-3</th>
<th>E-MS-5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Street (min)</td>
<td>10'</td>
<td>10'</td>
<td>10'</td>
<td>10'</td>
<td>10'</td>
<td>10'</td>
<td>10'</td>
<td></td>
</tr>
<tr>
<td>Side Street (min)</td>
<td>7.5'</td>
<td>7.5'</td>
<td>7.5'</td>
<td>7.5'</td>
<td>7.5'</td>
<td>7.5'</td>
<td>7.5'</td>
<td>7.5'</td>
</tr>
<tr>
<td>Side Interior (min)</td>
<td>5'</td>
<td>5'</td>
<td>5'</td>
<td>5'</td>
<td>5'</td>
<td>5'</td>
<td>5'</td>
<td></td>
</tr>
<tr>
<td>Rear, alley/no alley (min)</td>
<td>0'</td>
<td>0'</td>
<td>0'</td>
<td>0'</td>
<td>0'</td>
<td>0'</td>
<td>0'</td>
<td></td>
</tr>
<tr>
<td>Rear, Adjacent to Protected District, alley/no alley (min)</td>
<td>0'/10'</td>
<td>0'/10'</td>
<td>0'/10'</td>
<td>0'/10'</td>
<td>0'/10'</td>
<td>0'/10'</td>
<td>0'/10'</td>
<td></td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Parking</th>
<th>E-RX-3</th>
<th>E-RX-5</th>
<th>E-MX-2x</th>
<th>E-MX-2A</th>
<th>E-MX-3A</th>
<th>E-MS-2x</th>
<th>E-MS-3</th>
<th>E-MS-5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface Parking between building and Primary Street/Side Street</td>
<td>Not Allowed/Allowed</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vehicle Access</td>
<td>From Alley; or Street access allowed when no Alley present</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
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<table>
<thead>
<tr>
<th>Design Elements</th>
<th>E-RX-3</th>
<th>E-RX-5</th>
<th>E-MX-2x</th>
<th>E-MX-2A</th>
<th>E-MX-3A</th>
<th>E-MS-2x</th>
<th>E-MS-3</th>
<th>E-MS-5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Configurations</td>
<td>Required if any portion of the Dwelling Unit is located within 20' of Primary Street Zone Lot Line or 20' of the Side Street Zone Lot Line. (See Sec. 13.1.6.2)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling Unit Configuration</td>
<td>Structure may contain Dwelling Units that are attached along common walls and occupy the space between the street level and roof.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Upper Story Setback Above 27' adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)</td>
<td>15'/25'</td>
<td>20'/25'</td>
<td>na</td>
<td>na</td>
<td>na</td>
<td>15'/25'</td>
<td>20'/25'</td>
<td></td>
</tr>
<tr>
<td>Upper Story Setback Above 51' adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)</td>
<td>na</td>
<td>35'/40'</td>
<td>na</td>
<td>na</td>
<td>na</td>
<td>na</td>
<td>35'/40'</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Street Level Activation</th>
<th>E-RX-3</th>
<th>E-RX-5</th>
<th>E-MX-2x</th>
<th>E-MX-2A</th>
<th>E-MX-3A</th>
<th>E-MS-2x</th>
<th>E-MS-3</th>
<th>E-MS-5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transparency, Primary Street (min)</td>
<td>40%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Transparency, Side Street (min)</td>
<td>25%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Pedestrian Access</th>
<th>E-RX-3</th>
<th>E-RX-5</th>
<th>E-MX-2x</th>
<th>E-MX-2A</th>
<th>E-MX-3A</th>
<th>E-MS-2x</th>
<th>E-MS-3</th>
<th>E-MS-5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Each Dwelling Unit Oriented to the Street shall have Dwelling Unit Entrance with Entry Feature</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<table>
<thead>
<tr>
<th>Uses</th>
<th>All E-RX Districts</th>
<th>All E-MX Districts</th>
<th>All E-MS Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street Level Active Uses</td>
<td>na</td>
<td>na</td>
<td>100%</td>
</tr>
<tr>
<td>Primary Uses shall be limited to Two Unit Dwelling and Multi Unit Dwelling (3+) uses. See Division 4.4 Uses and Parking</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

See Sections 4.3.5 - 4.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions
K. General (2 of 2)
### GENERAL (2 OF 2)

#### HEIGHT

<table>
<thead>
<tr>
<th></th>
<th>E-MX-2, -2A, -2x</th>
<th>E-MX-3, -3A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stories (max)</td>
<td>2</td>
<td>3</td>
</tr>
<tr>
<td>Feet (max)</td>
<td>35’</td>
<td>45’</td>
</tr>
</tbody>
</table>

**Height Exceptions**  
See Section 4.3.7.1

#### SITING

**REQUIRED BUILD-TO**

<table>
<thead>
<tr>
<th></th>
<th>E-MX-2, -2A, -2x</th>
<th>E-MX-3, -3A</th>
<th>E-MX-2, -2A, -2x</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Option A</td>
<td>Option B</td>
<td>Option C</td>
</tr>
<tr>
<td>Primary Street (min build-to % within min/max range)</td>
<td>70% 0’/15’</td>
<td>70% 0’/15’</td>
<td>70% 0’/80’</td>
</tr>
<tr>
<td>Side Street (min build-to % within min/max range)</td>
<td>na</td>
<td>na</td>
<td>25% 0’/15’</td>
</tr>
</tbody>
</table>

**Build-to Exceptions and Alternatives**  
See Sections 4.3.6.1 and 4.3.6.2

#### SETBACKS

<table>
<thead>
<tr>
<th></th>
<th>Option A</th>
<th>Option B</th>
<th>Option C</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Street (min)</td>
<td>0’</td>
<td>0’</td>
<td>0’</td>
</tr>
<tr>
<td>Side Street (min)</td>
<td>0’</td>
<td>0’</td>
<td>0’</td>
</tr>
<tr>
<td>Side Interior (min)</td>
<td>0’</td>
<td>0’</td>
<td>0’</td>
</tr>
<tr>
<td>Side Interior, adjacent to Protected District (min)</td>
<td>E-MX-2x: 5’ 10’</td>
<td>10’ 10’</td>
<td>10’ 10’</td>
</tr>
<tr>
<td>Rear (min)</td>
<td>0’</td>
<td>0’</td>
<td>0’</td>
</tr>
<tr>
<td>Rear, adjacent to Protected District, alley/no alley (min)</td>
<td>0’/10’</td>
<td>0’/10’</td>
<td>0’/10’</td>
</tr>
</tbody>
</table>

**Setback Exceptions and Encroachments**  
See Sections 4.3.7.3 and 4.3.7.4

#### PARKING

<table>
<thead>
<tr>
<th></th>
<th>Option A</th>
<th>Option B</th>
<th>Option C</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface Parking between building and Primary Street/ Side Street</td>
<td>Not Allowed/ Allowed</td>
<td>Not Allowed/ Allowed</td>
<td>Allowed/ Not Allowed</td>
</tr>
<tr>
<td>Surface Parking Screening</td>
<td>See Article 10, Division 10.5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vehicle Access, 3 or more side-by-side dwelling units in one structure</td>
<td>From Alley, or Street access allowed when no Alley present (See Sec. 4.3.7.6)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vehicle Access, all other permitted uses</td>
<td>Access determined at Site Development Plan</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### DESIGN ELEMENTS

**BUILDING CONFIGURATION**

**Dwelling Unit Configuration**  
Structure shall NOT contain a majority of Dwelling Units that are attached along common walls and occupy the space between the street level and roof.

**Overall Structure Length, Primary Street (max)**  
na 150’ na

**Upper Story Setback Above 27’, adjacent to Protected District: Rear, alley/ Rear, no alley and Side interior (min)**  

#### STREET LEVEL ACTIVATION

<table>
<thead>
<tr>
<th></th>
<th>E-MX-2, -2A, -2x</th>
<th>E-MX-3, -3A</th>
<th>E-MX-2, -2A, -2x</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transparency, Primary Street (min)</td>
<td>40% Residential Only Buildings - 30%</td>
<td>40% Residential Only Buildings - 30%</td>
<td>60%</td>
</tr>
<tr>
<td>Transparency, Side Street (min)</td>
<td>25%</td>
<td>25%</td>
<td>25%</td>
</tr>
</tbody>
</table>

**Transparency Alternatives**  
See Section 4.3.6.2

**Pedestrian Access, Primary Street**  
Entrance  Entrance or Pedestrian Connection  Pedestrian Connection

**USES**

<table>
<thead>
<tr>
<th></th>
<th>Option A</th>
<th>Option B</th>
<th>Option C</th>
</tr>
</thead>
<tbody>
<tr>
<td>E-MX-2x, -2A, -2, -3A</td>
<td>E-MX-2x, -2A, -2, -3A</td>
<td>E-MX-2x, -2A, -2, -3A</td>
<td>E-MX-2x, -2A, -2, -3A</td>
</tr>
</tbody>
</table>

All permitted Primary Uses shall be allowed within this building form.  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
L. Shopfront

Not to Scale. Illustrative Only.

(A) Minimum Height of 24'
(B) Build-to Percentage with Garden Wall Alternative
(C) Required Build-to Percentage
(D) Protected District Setback
(E) Surface Parking Screening
(F) Protected District Upper Story Setback
(G) Protected District Upper Story Setback
(H) Transparency
(I) Transparency
(J) Pedestrian Access
### Height

<table>
<thead>
<tr>
<th></th>
<th>E-RX-3</th>
<th>E-RX-5</th>
<th>E-MS-2x</th>
<th>E-MS-2</th>
<th>E-MX-2x</th>
<th>E-MX-2A</th>
<th>E-MS-3</th>
<th>E-MX-3A</th>
<th>E-MS-5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stories (max)</td>
<td>3</td>
<td>5</td>
<td>2</td>
<td>3</td>
<td>5</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Feet (min/max)</td>
<td>na/45'</td>
<td>na/70'</td>
<td>na/35'</td>
<td>na/45'</td>
<td>24'/70'</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Height Exceptions
See Section 4.3.7.1

### Siting

<table>
<thead>
<tr>
<th></th>
<th>E-RX-3</th>
<th>E-RX-5</th>
<th>All E-MS and E-MX districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>REQUIRED BUILD-TO</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Primary Street (min build-to % within min/max range)</td>
<td>70% 0'/15'</td>
<td>70% 0'/15'</td>
<td>75% 0'/15'</td>
</tr>
<tr>
<td>Side Street (min build-to % within min/max range)</td>
<td>na</td>
<td>na</td>
<td>25% 0'/5' Residential Only Buildings: 0'/10'</td>
</tr>
</tbody>
</table>

#### Build-to Exceptions and Alternatives
See Sections 4.3.7.2 and 4.3.6.1

### Setbacks

<table>
<thead>
<tr>
<th></th>
<th>E-RX-3</th>
<th>E-RX-5</th>
<th>All E-MS and E-MX districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Street (min)</td>
<td>0'</td>
<td>0'</td>
<td>0'</td>
</tr>
<tr>
<td>Side Street (min)</td>
<td>0'</td>
<td>0'</td>
<td>0'</td>
</tr>
<tr>
<td>Side Interior (min)</td>
<td>0'</td>
<td>0'</td>
<td>0'</td>
</tr>
<tr>
<td>Side Interior, adjacent to Protected District (min)</td>
<td>10'</td>
<td>10'</td>
<td>E-MS-2x: 5'</td>
</tr>
<tr>
<td>Rear, (min)</td>
<td>0'</td>
<td>0'</td>
<td>0'</td>
</tr>
<tr>
<td>Rear, adjacent to Protected District, alley/no alley (min)</td>
<td>0'/10'</td>
<td>0'/10'</td>
<td>0'/10'</td>
</tr>
</tbody>
</table>

#### Setback Exceptions and Encroachments
See Sections 4.3.7.3 and 4.3.7.4

### Parking

<table>
<thead>
<tr>
<th></th>
<th>E-RX-3</th>
<th>E-RX-5</th>
<th>All E-MS and E-MX districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface Parking between building and Primary Street/Side Street</td>
<td>Not Allowed (Sec. 4.3.5.1)/Not Allowed (Sec. 4.3.5.1)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Surface Parking Screening</td>
<td>See Article 10, Division 10.5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vehicle Access, 3 or more side-by-side dwelling units in one structure</td>
<td>From Alley; or Street access allowed when no Alley present (Sec. 4.3.7.6)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vehicle Access, all other permitted uses</td>
<td>Shall be determined as part of Site Development Plan Review</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Design Elements

#### Building Configuration

<table>
<thead>
<tr>
<th></th>
<th>E-RX3</th>
<th>E-RX-5</th>
<th>E-MS-2x</th>
<th>E-MS-2</th>
<th>E-MX-2x</th>
<th>E-MX-2A</th>
<th>E-MS-3</th>
<th>E-MX-3A</th>
<th>E-MS-5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling Unit Configuration</td>
<td>Structure shall NOT contain a majority of Dwelling Units that are attached along common walls and occupy the space between the street level and roof.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Upper Story Setback Above 27', adjacent to Protected District: Rear, alley/ Rear, no alley and Side Interior (min)</td>
<td>15'/25'</td>
<td>20'/25'</td>
<td>na</td>
<td>15'/25'</td>
<td>20'/25'</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Upper Story Setback Above 51', adjacent to Protected District: Rear, alley/ Rear, no alley and Side Interior (min)</td>
<td>na</td>
<td>35'/40'</td>
<td>na</td>
<td>na</td>
<td>35'/40'</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Street Level Activation

<table>
<thead>
<tr>
<th></th>
<th>E-RX-3</th>
<th>E-RX-5</th>
<th>E-MS-2x</th>
<th>E-MS-2</th>
<th>E-MX-2x</th>
<th>E-MX-2A</th>
<th>E-MS-3</th>
<th>E-MX-3A</th>
<th>E-MS-5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transparency, Primary Street (min)</td>
<td></td>
<td></td>
<td>60% Residential Only Buildings: 40%</td>
<td>60% Residential Only Buildings: 40%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Transparency, Side Street (min)</td>
<td></td>
<td></td>
<td>25%</td>
<td>25%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Transparency Alternatives</td>
<td>See Section 4.3.6.2</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pedestrian Access, Primary Street</td>
<td>Entrance</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Uses

<table>
<thead>
<tr>
<th></th>
<th>All E-RX Districts</th>
<th>All E-MS and E-MX Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street Level Active Uses</td>
<td>na</td>
<td>100%</td>
</tr>
</tbody>
</table>

All permitted Primary Uses shall be allowed within this building form; however: (1) Second Story and Above: Residential or Lodging Accommodations Uses Only; and (2) Buildings with No Residential or Lodging Accommodation Uses: 10,000 sf GFA max

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

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**SLOT HOME TEXT AMENDMENT: PUBLIC REVIEW DRAFT**

**RELEASED JANUARY 29, 2018**

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**DENVER ZONING CODE**

June 25, 2010 | Republished May 5, 2017

| 4.3-33 |
d. On a Zone Lot with more than one Primary Street, the Zoning Administrator shall make the determination on the street in which the dwelling unit shall orient based on an analysis, at a minimum, of:
   i. The prevailing building orientation and setback patterns of buildings located on the same face block(s) as the subject zone lot;
   ii. Block and lot shape;
   iii. The functional street classification of all abutting streets as adopted by the Public Works Department;
   iv. The future street classification of all abutting streets as adopted in Blueprint Denver;
   v. Guidance provided in any applicable General Development Plan or regulating neighborhood plan, such as designation of pedestrian priority streets in such plan.

4.3.5.6 Height for Sloped Roofs

A. Intent
   To allow for design flexibility for sloped roofs that are responsive to the surrounding contexts and to promote variations within the building form.

B. Applicability
   This Section 4.3.5.7 shall apply to development under the Urban Town House building form standards in all two and three story E-MX, E-RX, and E-MS zone districts.

Supplemental Design Standard
accessory dwelling unit building form where allowed, when the Zoning Administrator finds the structure would have similar adverse privacy impacts as the specifically prohibited Rooftop and/or Second Story Deck.

4.3.5.3 **Garden Court**

A. The Garden Court shall include all of the following characteristics:

1. Located at natural grade;
2. Visually and physically accessible from the primary street; may be secured for private use;
3. A minimum of 50% of the required Garden Court area shall be landscaped with live planting material, according to Section 10.5.4.6 Landscaping Material Standards;
4. Open to the sky, except one single-story Porch, Canopy, or shading device per Dwelling Unit associated to a Entrance may encroach no more than 5 feet in depth into the Garden Court; and
5. Bounded on not less than 3 sides with related Dwelling Unit building facades on the same Zone Lot.
   a. For purposes of this section, "related" shall mean either connected building facades, or multiple building facades with a maximum separation between building facades of 15 feet.

B. The Garden Court area may be used for any of the following:

1. Single or multiple entries, or access to single or multiple entries, to uses within the buildings; or
2. Public or private landscaped area; may also include entries.

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

4.3.5.4 **Street Level Active Uses in the E-MS Zone Districts**

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

B. **Applicability**
   
   This Section 4.3.5.4 applies to the Urban Town House, and Shopfront building form in the E-MS zone districts where the specified percentage of the Street Level building frontage that meets
the minimum Primary Street and Side Street build-to requirements shall be occupied by Street Level active uses. This language was pulled from the building form tables to create a more straightforward standard in the form tables.

C. Street Level Active Uses

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

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

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

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

5. The length of any build-to alternatives permitted by Section 4.3.6.1 shall not apply toward the required percentage of Street Level building frontage that must be occupied by a Street Level active use.

4.3.5.5 Dwelling Units Oriented to the Street

A. Intent
To ensure that buildings containing Side-by-Side Dwelling Units contribute to vibrant pedestrian oriented street frontages with Dwelling Units that clearly Orient to the Street.

B. Applicability
This Section 4.3.5.6 shall apply to development under the Urban Town House building form standards in all E-MX, E-MS, E-RX and E-MU zone districts when required by the building form table.

Supplemental Design Standard

1. On an interior Zone Lot with one Primary Street, dwelling units must be oriented to the to the Primary Street.

2. On a Zone Lot with more than one street frontage, dwelling units shall be oriented to the Primary Street and Side Street.
   a. In all E-MX, E-MS and E-RX zone districts, Dwelling Units located within 20 feet of the Primary Street Zone Lot Line or Side Street Zone Lot Line shall be oriented to the corresponding street.
   
   b. In the E-MU-2.5 zone district, Dwelling Units located within 30 feet of the Primary Street Zone Lot Line or 20 feet of the Side Street Zone Lot Line shall be oriented to the corresponding street.
   c. Dwelling Units located within 20 feet of the Primary Street Zone Lot Line and Side Street Zone Lot Line shall oriented to the Primary Street.
4.3.5.6 **Height for Sloped Roofs**

**A. Intent**

To allow for design flexibility for sloped roofs that are responsive to the surrounding contexts and to promote variations within the building form.

**B. Applicability**

This Section 4.3.5.7 shall apply to development under the Urban Town House building form standards in all two and three story E-MX, E-RX, and E-MS zone districts.

**Supplemental Design Standard**

On a Zone Lot with more than one Primary Street, the Zoning Administrator shall make the determination on the street in which the dwelling unit shall orient based on an analysis, at a minimum, of:

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

ii. Block and lot shape;

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

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

v. Guidance provided in any applicable General Development Plan or regulating neighborhood plan, such as designation of pedestrian priority streets in such plan.
1. For any portion of a primary building's roof with a minimum pitch of 6:12, the maximum building height for the subject portion shall be:
   a. 45 feet in 3-story MX, RX, MS zone districts; and
   b. 35 feet in 2-story MX and MS zone districts.

2. Development of a primary building with a roof with a minimum pitch that takes advantage of the maximum height allowed per this Section 4.3.5.7 may apply one or more height exceptions allowed in DZC section 4.3.7.1, except that such height exemptions shall be measured from an allowed maximum of height of:
   a. 38-feet in 3-story MX, RX, MS zone districts, and
   b. 30-feet in 2-story MX and MS zone districts
SECTION 4.3.6 DESIGN STANDARD ALTERNATIVES

4.3.6.1 Required Build-To Alternatives

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

B. Allowance
The following alternatives may be used singularly or in combination as alternatives to a required build-to standard and may count toward the required build-to no more than as described in the table below, provided all alternatives meet the requirements stated in Section 13.1.5.6.E:

<table>
<thead>
<tr>
<th>ZONE DISTRICT</th>
<th>BUILDING FORM</th>
<th>PERMANENT OUTDOOR PATIO SEATING (MAX INCREASE IN BUILD-TO RANGE)</th>
<th>PRIVATE OPEN SPACE (MAX % OF BUILD-TO)</th>
<th>GARDEN WALL (MAX % OF BUILD-TO)</th>
<th>GARDEN WALL WITH COVERED SEATING FOR PEDESTRIANS (MAX % OF BUILD-TO)</th>
<th>PERGOLA (MAX % OF BUILD-TO)</th>
<th>ARCADE (MAX % OF BUILD-TO)</th>
<th>COURT-YARD (MAX % OF BUILD-TO)</th>
<th>VEHICLE ACCESS (MAX FEET OF BUILD-TO)</th>
</tr>
</thead>
<tbody>
<tr>
<td>E-MU</td>
<td>Urban Town House</td>
<td>na</td>
<td>na</td>
<td>na</td>
<td>na</td>
<td>na</td>
<td>na</td>
<td>30%</td>
<td>12 feet</td>
</tr>
<tr>
<td>E-RX</td>
<td>All others</td>
<td>na</td>
<td>na</td>
<td>25%*</td>
<td>30%**</td>
<td>30%**</td>
<td>100%</td>
<td>100%</td>
<td>na</td>
</tr>
<tr>
<td>E-CC</td>
<td>All others</td>
<td>10**</td>
<td>na</td>
<td>25%*</td>
<td>30%**</td>
<td>30%**</td>
<td>100%</td>
<td>100%</td>
<td>na</td>
</tr>
<tr>
<td>E-MX</td>
<td>All others</td>
<td>na</td>
<td>na</td>
<td>25%*</td>
<td>30%**</td>
<td>30%**</td>
<td>100%</td>
<td>na</td>
<td>na</td>
</tr>
</tbody>
</table>

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

4.3.6.2 Transparency Alternatives

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

B. Allowance
The following alternatives may be used singularly or in combination as alternatives to a required transparency standard and may count toward required transparency no more than as described in the table below, provided all alternatives meet the requirements stated in Section 13.1.6.2.A.4:

<table>
<thead>
<tr>
<th>ZONE DISTRICT</th>
<th>ZONE LOT LINE DESIGNATION</th>
<th>DISPLAY CASES AND AUTOMATED TELLER MACHINES (MAX)</th>
<th>WALL DESIGN ELEMENTS (MAX)</th>
<th>PERMANENT OUTDOOR EATING / SERVING AREAS (MAX)</th>
<th>PERMANENT ART (MAX)</th>
<th>COMBINATION OF ALTERNATIVES (MAX)</th>
</tr>
</thead>
<tbody>
<tr>
<td>E-MU</td>
<td>Primary Street</td>
<td>40%</td>
<td>50%</td>
<td>60%</td>
<td>40%</td>
<td>80%</td>
</tr>
<tr>
<td></td>
<td>Side Street</td>
<td>40%</td>
<td>50%</td>
<td>80%</td>
<td>40%</td>
<td>80%</td>
</tr>
</tbody>
</table>
4.3.6.3 Pedestrian Access (Entrance) Alternatives

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

B. Allowance
In E-MX and E-RX zone districts, for all building forms except the Row House building form, one of the following may be used as an alternative to a required Entrance, provided that the alternative meets the design standards described in Section 13.1.6.2.B.3:

1. Courtyard or Plaza
2. Covered Walkway

SECTION 4.3.7 DESIGN STANDARD EXCEPTIONS

4.3.7.1 Height Exceptions

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

B. Applicability and Standards:

1. The following building features are allowed to exceed height in feet, stories, bulk plane and upper story setbacks as described in the table below, subject to the standards in this section 4.3.7.1.B.

2. Unoccupied elevator penthouses, stair enclosures, and enclosed or unenclosed mechanical equipment including vertical or sloped screen walls for such equipment granted an exception for height in stories shall only be as large as necessary to achieve the intended function of the feature and shall not exceed the minimum required dimensions defined in the Denver Building and Fire Code.
3. An elevator lobby granted an exception for height in stories shall be no larger in area than the area of the elevator shaft which it abuts, measured to the exterior walls.

4. Unoccupied building features shall not include space for living, sleeping, eating, cooking, bathrooms, toilet compartments, closets, halls, storage, or similar space.

5. Where a building feature exceeds the maximum height in feet and the maximum height in stories as allowed in this section, both the standards for excessive height in feet and standards for excessive height in stories are applicable, as described in the table below.

<table>
<thead>
<tr>
<th>BUILDING FEATURES</th>
<th>ZONE DISTRICTS</th>
<th>THE AGGREGATE SHALL NOT EXCEED 33 1/3 PERCENT OF THE AREA OF THE SUPPORTING ROOF</th>
<th>SHALL BE SET BACK FROM THE PERIMETER OF THE BUILDING A MINIMUM OF ONE FOOT HORIZONTALLY FOR EVERY ONE FOOT OF VERTICAL HEIGHT</th>
<th>MAY EXCEED MAXIMUM HEIGHT IN FEET BY:</th>
<th>MAY EXCEED MAXIMUM HEIGHT IN STORIES BY:</th>
<th>MAY PROJECT THROUGH THE BULK PLANE</th>
<th>MAY ENCROACH INTO THE UPPER STORY SETBACK</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eaves</td>
<td>All E-Zone Districts</td>
<td>No</td>
<td>No</td>
<td>Any distance when attached to a feature that meets the definition of a Story</td>
<td>Not applicable</td>
<td>Any distance</td>
<td>Any distance</td>
</tr>
<tr>
<td>Unoccupied spires, towers, flagpoles, antennas, chimneys, flues and vents</td>
<td>All E-Zone Districts</td>
<td>No</td>
<td>No</td>
<td>28'</td>
<td>Not applicable</td>
<td>Any distance</td>
<td>Any distance</td>
</tr>
<tr>
<td>Unoccupied cooling towers and enclosures for tanks</td>
<td>All 5-Story E-RX, E-MS Zone Districts</td>
<td>No</td>
<td>Yes</td>
<td>28'</td>
<td>Not applicable</td>
<td>Not allowed</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Unoccupied elevator penthouses, stair enclosures, and enclosed or unenclosed mechanical equipment including vertical or sloped screen walls for such equipment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unoccupied elevator penthouses, stair enclosures, and enclosed or unenclosed mechanical equipment including vertical or sloped screen walls for such equipment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unoccupied elevator penthouses, stair enclosures, and enclosed or unenclosed mechanical equipment including vertical or sloped screen walls for such equipment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Elevator lobbies</td>
<td>All 3-Story or lower E-RX, E-CC, E-MX, E-MS Zone Districts</td>
<td>Yes</td>
<td>Yes</td>
<td>12'</td>
<td>1 story</td>
<td>Not allowed</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Elevator lobbies</td>
<td>All 5-Story E-RX, E-MS Zone Districts</td>
<td>Yes</td>
<td>Yes</td>
<td>28'</td>
<td>1 story</td>
<td>Not allowed</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Open Structures</td>
<td>All 3-Story or lower E-RX, E-CC, E-MX, E-MS Zone Districts</td>
<td>Yes</td>
<td>Yes</td>
<td>12'</td>
<td>Not applicable</td>
<td>Not allowed</td>
<td>Not allowed</td>
</tr>
</tbody>
</table>
### 4.3.7.2 Required Build-To Exceptions

**A. Civic, Public & Institutional Uses**

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

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

**B. Parkways**

1. **Intent**
   To ensure structures contribute to the look and feel of a Parkway and great public space along Parkways, when Parkway setbacks are more restrictive than this Code’s build-to range.

2. **Standard**
   Where a zone lot has street frontage on a Parkway designated under D.R.M.C, Chapter 49, if the parkway setback is greater than the outer range of the required build-to range, the build-to shall follow the setback established by the Parkway. The minimum build-to percentage shall still apply.

### 4.3.7.3 Setback Exceptions

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

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

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

---

**Table: Building Features and Setback Exceptions**

<table>
<thead>
<tr>
<th>Building Feature</th>
<th>Zone Districts</th>
<th>Aggregate Roof</th>
<th>Shall Be Set Back From Perimeter of Building</th>
<th>May Exceed Maximum Height in Feet By:</th>
<th>May Exceed Maximum Height in Stories By:</th>
<th>May Project Through the Bulk Plane</th>
<th>May Encroach Into the Upper Story Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open Structures</td>
<td>All 5-Story E-RX, E-MS Zone Districts</td>
<td>Yes</td>
<td>Yes</td>
<td>28’</td>
<td>Not applicable</td>
<td>Not allowed</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Parapet Wall and/or Safety Railing</td>
<td>All 5-Story E-Zone Districts</td>
<td>No</td>
<td>No</td>
<td>Any distance</td>
<td>Not applicable</td>
<td>Not allowed</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Flush-mounted solar panels</td>
<td>All E- Zone Districts</td>
<td>No</td>
<td>No</td>
<td>Any distance</td>
<td>Not applicable</td>
<td>Any distance</td>
<td>Any distance</td>
</tr>
<tr>
<td>Evaporative coolers</td>
<td>All E-Zone Districts</td>
<td>No</td>
<td>Yes</td>
<td>Any distance</td>
<td>Not applicable</td>
<td>Any distance</td>
<td>Any distance</td>
</tr>
<tr>
<td>Accessory water tanks</td>
<td>All E-CC, E-MX, E-MS Zone Districts</td>
<td>No</td>
<td>Yes</td>
<td>28’</td>
<td>Not applicable</td>
<td>Any distance</td>
<td>Any distance</td>
</tr>
</tbody>
</table>
4.3.7.4 Setback Permitted Encroachments

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

B. **Standard**
   Required minimum setbacks shall be open and unobstructed. The following setback encroachments, excluding required upper story setbacks, are allowed:

1. **Architectural Elements**
   To allow for minor elements which add to the architectural character of buildings, while maintaining an open and unobstructed setback space.

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Belt Courses, sills, lintels, pilasters, pediments, cornices; chimneys and fireplace insert vents not exceeding 6’ in width</td>
<td>All E-Zone Districts</td>
<td>All building forms</td>
<td>1.5’ Cornices only: 3’</td>
<td>1.5’ Cornices only: 3’; if setback is less than 5’: 2’</td>
<td>1.5’ Cornices only: 5’</td>
</tr>
</tbody>
</table>

   **Intent:** To allow common, minor decorative elements which are integral to a building.

Illustrative only
### Article 4. Urban Edge Neighborhood Context

#### Division 4.3 Design Standards

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brick and stone veneers above Finished Grade for re-siding an existing structure only</td>
<td>All E-Zone Districts</td>
<td>All building forms</td>
<td>6&quot;</td>
<td>6&quot;</td>
<td>6&quot;</td>
</tr>
</tbody>
</table>

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

### Canopies providing cover to an entrance:

- Shall be no more than 8’ maximum in horizontal width;
- Shall be open on three sides;
- May include an at-grade landing.

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All E-SU, E-TU, E-TH Zone Districts</td>
<td>All building forms</td>
<td>3’</td>
<td>3’</td>
<td>3’</td>
<td>Not allowed</td>
</tr>
</tbody>
</table>

**Intent:** To provide for covering over an entrance to protect from weather. Unlike the Porch encroachment, canopy is allowed in Side Interior.

---

**NOTE:** Illustrative only.

---

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

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All E-Zone Districts, except E-SU, E-TU and E-TH</td>
<td>Urban Town House</td>
<td>Any distance</td>
<td>Any distance</td>
<td>5' and at no point closer than 3' to the zone lot line</td>
<td>Not allowed</td>
</tr>
<tr>
<td>All others</td>
<td>Any distance</td>
<td>Any distance</td>
<td>Not allowed</td>
<td>Not allowed</td>
<td></td>
</tr>
</tbody>
</table>

**Intent:** Provide protection from the weather for pedestrians entering the building and define street entrances to the building.

---

## Gutters and Roof Overhang

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All E-Zone Districts</td>
<td>All building forms</td>
<td>3'</td>
<td>3'</td>
<td>3'; if setback is less than 5'; 2'</td>
<td>5'</td>
</tr>
</tbody>
</table>

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

---

**Illustrative only**

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**DENVER ZONING CODE**

June 25, 2010 | Republished May 5, 2017
### Multi-story
Porches (1-story or multi-story), Decks, Patios, and Exterior Balconies, Stoops, and above-grade stairways at the ground story connected to a porch:
- May be covered;
- All sides shall be at least 50% open except for any side abutting a building facade or fire wall.

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All E-Zone Districts</td>
<td>All building forms</td>
<td>8’ and minimum of 1’ between right-of-way and first riser of above-grade stairway</td>
<td>5’ and minimum of 1’ between right-of-way and first riser of above-grade stairway</td>
<td>Not allowed</td>
<td>5’</td>
</tr>
</tbody>
</table>

Intent: To promote elements which provide for street activation and human scale.

Illustrative only
### Article 4: Urban Edge Neighborhood Context

#### Division 4.3 Design Standards

**ZONE DISTRICTS** | **BUILDING FORMS** | **PRIMARY STREET** | **SIDE STREET** | **SIDE INTERIOR** | **REAR**
--- | --- | --- | --- | --- | ---

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

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All E-MU, E-MX, E-MS and E-RX Zone Districts</td>
<td>Urban Town House</td>
<td>8' and minimum of 1' between right-of-way and first riser of above-grade stairway</td>
<td>5' and minimum of 1' between right-of-way and first riser of above-grade stairway</td>
<td>5' and at no point closer than 5' to the Zone Lot line</td>
<td>5'</td>
</tr>
<tr>
<td>All others</td>
<td>8' and minimum of 1' between right-of-way and first riser of above-grade stairway</td>
<td>5' and minimum of 1' between right-of-way and first riser of above-grade stairway</td>
<td>Not allowed</td>
<td>5'</td>
<td></td>
</tr>
</tbody>
</table>

**Intent:** To promote elements which provide for street activation and human scale.

**Add Graphics**

---

**Projecting Windows:**
- Shall be a minimum of 1.5' above finished floor;
- Shall not extend floor to ceiling; and
- No individual projection shall be more than 10' in horizontal length at the opening along the face of the building.

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All E-Zone Districts</td>
<td>Urban Town House</td>
<td>1.5'</td>
<td>1.5'</td>
<td>1.5'</td>
<td>1.5'</td>
</tr>
<tr>
<td>All others</td>
<td>1.5'</td>
<td>1.5'</td>
<td>Not allowed</td>
<td>1.5'</td>
<td></td>
</tr>
</tbody>
</table>
Intent: To allow for improved interior daylighting.

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

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

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

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

2. Site Elements
   To allow for minor screening and parking elements while maintaining an open and unobstructed setback space.
## Article 4. Urban Edge Neighborhood Context
### Division 4.3 Design Standards

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Fences and Walls</strong></td>
<td>See Article 10, Division 10.5 Landscaping, Fences, Walls and Screening</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Off-Street Parking Area for Suburban House, Urban House, Duplex, and Tandem House</strong></td>
<td>All E-SU, E-TU, E-TH, E-MU Zone Districts</td>
<td>Suburban House, Urban House, Duplex, and Tandem House</td>
<td>Any distance</td>
<td>Any distance</td>
<td>Any distance</td>
</tr>
</tbody>
</table>

**Intent:** To allow off-street parking area where it is not impactful due to the number of required parking spaces.

[Diagram of parking area and setback measurements]
### Off-Street Parking Area

**for the Townhouse, Garden Court and Apartment building forms**

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All E-TH and E-MU Zone Districts</td>
<td>Town House, Garden Court, and Apartment</td>
<td>Not allowed</td>
<td>Not allowed</td>
<td>Allowed within the rear 35% of the Zone Lot only</td>
<td>Any distance</td>
</tr>
<tr>
<td></td>
<td>Urban Town House</td>
<td>Not allowed</td>
<td>Not allowed* (*See exception below)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Intent:** To restrict off-street parking area where it is impactful due to the number of required parking spaces.

*Exception:* The minimum 5’ of back out space required in Division 10, Section 4 shall be permitted to encroach 2.5’ when:
- The encroachment is screened from the Side Street with a Garden Wall and 1 deciduous canopy tree or planting strip.

*Not to Scale. Illustrative Only.*
### Off-Street Parking Area

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All E-MX, E-MS and E-RX Zone Districts</td>
<td>Urban Town House</td>
<td>Not allowed</td>
<td>Not allowed* (*See exception below)</td>
<td>Any distance</td>
<td>Any distance</td>
</tr>
<tr>
<td>All others</td>
<td>Any Distance</td>
<td>Any distance</td>
<td>Any distance</td>
<td>Any distance</td>
<td>Any distance</td>
</tr>
</tbody>
</table>

**Intent:** To restrict off-street parking area where it is impactful due to the number of required parking spaces.

*Exception: The minimum 5’ of back out space required in Division 10, Section 4 shall be permitted to encroach 2.5’ when:

- The encroachment is screened from the Side Street with a Garden Wall and 1 deciduous canopy tree or planting strip.
### Drive or Driveway for Suburban House, Urban House, Duplex, and Tandem House building forms

**Zone Districts:** All E-SU, E-TU, E-TH, and E-MU Zone Districts  
**Building Forms:** Suburban House, Urban House, Duplex, and Tandem House  
**Primary Street:** Any distance  
**Side Street:** Any distance  
**Side Interior:** Any distance  
**Rear:** Any distance

**Intent:** To allow a Drive or Driveway to access an Off-Street Parking Area.

*Illustrative only*

---

### Drive or Driveway for Townhouse, Garden Court, and Apartment building forms

**Zone Districts:** All E-TH and E-MU Zone Districts  
**Building Forms:** Townhouse, Garden Court, and Apartment  
**Primary Street:** Any distance  
**Side Street:** Any distance  
**Side Interior:** Not allowed  
**Rear:** Any distance

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

*Illustrative only*

*Exception:* A Drive or Driveway may encroach any distance into a Side Interior setback where:
- The Side Interior setback abuts a public Alley;
- Other public right-of-way, or an easement for public access abutting a public Alley; or
- Where a shared access agreement allows the Drive or Driveway to provide shared access to more than one abutting Zone Lot.
Intent: To allow a Drive or Driveway to access an Off-Street Parking Area, but restrict the location where it is impactful due to proximity to adjacent properties.
### Article 4. Urban Edge Neighborhood Context
#### Division 4.3 Design Standards

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All E- Zone Districts</td>
<td>All building forms</td>
<td>Any distance, but may not exceed 50% of the area within the setback</td>
<td>Any distance, but may not exceed 50% of the area within the setback</td>
<td>Maximum of 5’ wide: Any distance</td>
<td>Maximum of 5’ wide: Any distance</td>
</tr>
</tbody>
</table>

**Flatwork providing pedestrian access to entrances and buildings:**

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

---

**Illustrative only**

---

**Not to Scale. Illustrative Only.**
3. Service & Utility Elements
To allow for minor service and utility elements while maintaining an open and unobstructed setback space.

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

Barrier-free access structures providing access to existing buildings as required by the Americans with Disabilities Act or Denver Accessibility Standards, when no alternative locations are available.
- Setback encroachments for required barrier-free access structures are only allowed for expansions, enlargements, and alterations to existing buildings.
- Such barrier-free access structures shall be designed to be compatible with the character of the building, as determined by the Zoning Administrator.

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

Basketball goals on a fixed post

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

Not to Scale. Illustrative Only.
### Article 4. Urban Edge Neighborhood Context
#### Division 4.3 Design Standards

<table>
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<tr>
<th>ZONE DISTRICTS</th>
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<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Enclosed structure that is below the original grade and completely underground, of any setback space, except as otherwise restricted by this Code</td>
<td>All E-Zone Districts</td>
<td>All building forms</td>
<td>Any distance</td>
<td>Any distance</td>
<td>Any distance</td>
</tr>
</tbody>
</table>

**Intent:** To allow below grade structures that do not disrupt the streetscape.

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gas and electric meters</td>
<td>All E-Zone Districts</td>
<td>All building forms</td>
<td>1.5'</td>
<td>1.5'</td>
<td>1.5'</td>
</tr>
</tbody>
</table>

**Intent:** To allow for functional siting.
Ground mounted air conditioning units or other similar mechanical equipment, except evaporative coolers, provided the following are all met:

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

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

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

Not to Scale. Illustrative Only.
### Ground Mounted Evaporative Coolers

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

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

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

### Emergency Egress

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

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

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

![Illustrative Image of Primary Street Egress](image_url)
### Article 4. Urban Edge Neighborhood Context
#### Division 4.3 Design Standards

**Table: Pedestrian Bridge Encroachment**

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
</tr>
</thead>
<tbody>
<tr>
<td>All E-Zone Districts</td>
<td>All building forms</td>
</tr>
</tbody>
</table>

**Pedestrian Bridge where the encroachment is necessary to complete a connection for access to a mass transit station,**

- Provided Public Works has approved a right-of-way encumbrance.
- Shall not include elevators, stairways or other vertical circulation elements.

**Intent:** To allow for above-grade connections to and from transit stations.

---

**Table: Solar Panel, Flush Mounted Roof**

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
</tr>
</thead>
<tbody>
<tr>
<td>All E-Zone Districts</td>
<td>All building forms</td>
</tr>
</tbody>
</table>

**Solar Panel, Flush Mounted Roof**

**Intent:** To allow flush mounted solar panels on the roof of existing structures which may not meet a required minimum setback.
Utility pedestals, transformers or other similar equipment, excluding mechanical equipment:
- Shall not exceed 3’ in height.

**Zone Districts:**
- All E- Zone Districts

**Building Forms:**
- All building forms

**Setbacks:**
- Primary Street: Any distance
- Side Street: Any distance
- Interior: Any distance
- Rear: Any distance

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

---

Utility pedestals, transformers or other similar equipment, excluding mechanical equipment:
- Greater than 3’ in height but not exceeding 8’ in height above Finished Grade.

**Zone Districts:**
- All E-TH, E-MU, E-RX, E-CC, E-MX, and E-MS Zone Districts

**Building Forms:**
- All building forms

**Setbacks:**
- Primary Street: Not allowed
- Side Street: Not allowed
- Interior: Any distance
- Rear: Any distance

**Intent:** To allow for functional siting.
### Article 4. Urban Edge Neighborhood Context

#### Division 4.4 Uses and Required Minimum Parking

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
</table>
| Window well and/or emergency basement egress areas:  
- Shall be below grade. | All E-Zone Districts | All building forms | Any distance for any width | Each may be no more than 3’ in width as measured perpendicular to the side interior/side street zone lot line and 6’ in length as measured parallel to the building facade facing the side interior/side street zone lot line | Any distance for any width |

**Intent:** To allow for emergency egress

---

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailboxes and other similar structures, including individual mailbox structures and cluster box units (CBUs)</td>
<td>All E-Zone Districts</td>
<td>All building forms</td>
<td>Any distance</td>
<td>Any distance</td>
<td>Not allowed</td>
</tr>
</tbody>
</table>

**Intent:** To allow for functional siting.
4.3.7.5 Building Coverage Exception

A. Applicability
All E-zone districts where a building coverage standard applies.

B. Front Porch
   1. Intent
      To promote street activation and human scale.
   2. Standard
      Area on a zone lot occupied by a Front Porch may be excluded from the calculation of building coverage, up to a maximum of 400 square feet for each dwelling unit.

C. Detached ADU or Detached Garage
   1. Intent
      To promote openness between buildings located in the front and back of the lot.
   2. Standard
      Area on a zone lot occupied by either a Detached Accessory Dwelling Unit building form or a Detached Garage building form may be excluded from the calculation of building coverage. See those building forms for the applicable zone district.

4.3.7.6 Vehicle Access From Alley Required - Exceptions

A. No Alley

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

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

#### DIVISION 5.1 NEIGHBORHOOD CONTEXT DESCRIPTION

| Section 5.1.1 General Character | 5.1-1 |
| Section 5.1.2 Street, Block and Access Patterns | 5.1-1 |
| Section 5.1.3 Building Placement and Location | 5.1-1 |
| Section 5.1.4 Building Height | 5.1-1 |
| Section 5.1.5 Mobility | 5.1-1 |

#### DIVISION 5.2 DISTRICTS (U-SU-, U-TU-, U-RH-, U-MX-, U-RX-, U-MS)

| Section 5.2.1 Districts Established | 5.2-1 |
| Section 5.2.2 Residential Districts (U-SU-A, -A1, -A2, -B, -B1, -B2, -C -C1, -C2, -E, -E1, -H, -H1, U-TU-B, -B2, -C, U-RH-2.5, U-RH-3A) | 5.2-1 |
| Section 5.2.3 Mixed Use Districts (U-MX-2, -2x, -3) | 5.2-4 |
| Section 5.2.4 Residential Mixed Use Districts (U-RX-3, -5) | 5.2-4 |
| Section 5.2.5 Main Street Districts (U-MS-2, -2x, -3, -5) | 5.2-5 |

#### DIVISION 5.3 DESIGN STANDARDS

| Section 5.3.1 General Intent | 5.3-1 |
| Section 5.3.2 Building Form Intent | 5.3-1 |
| Section 5.3.3 Primary Building Form Standards | 5.3-1 |
| Section 5.3.4 Detached Accessory Building Form Standards | 5.3-5 |
| Section 5.3.5 Supplemental Design Standards | 5.3-28 |
| Section 5.3.6 Design Standard Alternatives | 5.3-40 |
| Section 5.3.7 Design Standard Exceptions | 5.3-43 |
| Section 5.3.8 Reference to Other Design Standards | 5.3-44 |

#### DIVISION 5.4 USES AND REQUIRED MINIMUM PARKING

| Section 5.4.1 Applicability | 5.3-68 |
| Section 5.4.2 Organization | 5.3-68 |
| Section 5.4.3 Explanation of Table Abbreviations | 5.3-68 |
| Section 5.4.4 District Specific Standards | 5.3-70 |

### PUBLIC REVIEW DRAFT NOTES:

Article 5 red lines generally contain:

- Changes to the maximum number of structures per zone lot consistent with code wide changes in the Primary Building Form Table.
- Changes to the building form specific intents to improve predictability and alignment with standards.
- Changes to the Row House Building Form requiring all dwelling units to be oriented to street.
- Removal of the Garden Court Building Form in the U-RH-2.5 and U-RH-3A Zone Districts.
- Removal of the Row House building form in the MU zone districts to increase code clarity by eliminating building forms that will not be used when the Urban Town House building form captures the same form standards and allows for a "traditional" row house outcome in the Urban Town House building form.
- The new Building Form, Urban Town House, to which the tools and standards described in the Strategy Report are applied.
- New limitations on the Apartment, Shopfront and General buildings forms excluding the use of the building form when side-by-side residential are only contained within the building.
- Revisions or new supplemental design standards to address rooftop decks, Dwelling Units Oriented to the Street, and Height for sloped roofs.
- Revisions of build-to alternatives, height exceptions, and setback exceptions for the Urban Town House building form.
- Minor clean-up to improve code clarity and consistency.
I. **Single Unit C2 (U-SU-C2)**
   U-SU-C2 is a single unit district allowing urban houses with a minimum zone lot area of 5,500 square feet. Detached accessory dwelling units, duplexes and tandem houses are also allowed on certain corner lots. Blocks typically have a consistent pattern of 50 foot wide lots. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-C.

J. **Single Unit E (U-SU-E)**
   U-SU-E is a single unit district allowing urban houses with a minimum zone lot area of 7,000 square feet.

K. **Single Unit E1 (U-SU-E1)**
   U-SU-E1 is a single unit district allowing urban houses and detached accessory dwelling units with a minimum zone lot area of 7,000 square feet. Setbacks and lot coverage standards accommodate front and side yards similar to U-SU-E but allowing a detached accessory dwelling unit building form in the rear yard.

L. **Single Unit H (U-SU-H)**
   U-SU-H is a single unit district allowing urban houses with a minimum zone lot area of 10,000 square feet. This district requires the largest setbacks and lowest building coverage (more unobstructed open space) in the Urban Neighborhood Context.

M. **Single Unit H1 (U-SU-H1)**
   U-SU-H1 is a single unit district allowing urban houses and detached accessory dwelling units with a minimum zone lot area of 10,000 square feet. Setbacks and building coverage standards accommodate front and side yards similar to U-SU-H but allowing a detached accessory dwelling unit building form in the rear yard.

N. **Two Unit B (U-TU-B)**
   U-TU-B allows up to two units on a minimum zone lot area of 4,500 square feet. Urban houses are also allowed on certain smaller Zone Lots. Allowed building forms are the urban house, detached accessory dwelling unit, duplex and tandem house building forms.

O. **Two Unit B2 (U-TU-B2)**
   U-TU-B2 allows up to two units on a minimum zone lot area of 4,500 square feet with additional units allowed on corner lots subject to location restrictions. Urban houses are also allowed on certain smaller Zone Lots. Allowed building forms are the urban house, detached accessory dwelling unit, duplex and tandem house building forms. Rowhouses are also allowed on certain corner lots.

P. **Two Unit C (U-TU-C)**
   U-TU-C allows up to two units on a minimum zone lot area of 5,500 square feet. Urban houses are also allowed on certain smaller Zone Lots. Allowed building forms are the urban house, detached accessory dwelling unit, duplex and tandem house building forms.

Q. **Row House 2.5 (U-RH-2.5)**
   U-RH-2.5 is a multi unit district that allows up to a two and a half story rowhouse building form. It also allows the urban house, detached accessory dwelling unit, duplex, and tandem house building forms.

R. **Row House 3A (U-RH-3A)**
   U-RH-3A is a multi unit district that allows up to a two and a half story rowhouse building form with a maximum overall structure width along the street. Apartments are allowed up to three stories, on certain corner lots. It also allows the urban house, detached accessory dwelling unit, duplex, and tandem house building forms.
use of the district, and provide neighborhood-scaled shops and offices for residents to conveniently access goods and services within walking distance. Buildings in a Residential Mixed Use district can have commercial uses, but upper stories are reserved exclusively for housing or lodging accommodation uses. A building can be solely residential or solely commercial; however, buildings containing only commercial uses are limited in total gross floor area to 10,000 square feet consistent with the district purpose.

5.2.4.2 Specific Intent

A. Residential Mixed Use – 3 (U-RX-3)
   U-RX-3 applies to residentially-dominated areas served primarily by local or collector streets where a building scale of 1 to 3 stories is desired.

B. Residential Mixed Use – 5 (U-RX-5)
   U-RX-5 applies to residentially-dominated areas served primarily by local or collector streets where a building scale of 1 to 5 stories is desired.

SECTION 5.2.5 MAIN STREET DISTRICTS (U-MS-2, -2X, -3, -5)

5.2.5.1 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 walkability and pedestrian activity is desired than required in a Corridor, Mixed Use, or Residential Mixed Use zone district.

F. In the Urban 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 the maximum building coverage is significant.

5.2.5.2 Specific Intent

A. Main Street 2 (U-MS-2)
   U-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 U-MS-2 district is intended to provide for appropriate locations for traditional corner commercial establishments located within a residential neighborhood.
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:

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.
3. Reinforce the character and quality of public streets with buildings that provide consistent siting, pedestrian orientation and access to the street.

**B. Setbacks**

1. Site buildings to be consistent with intended character and functional requirements of the urban context.

2. Site buildings to define the street edge/public realm consistent with the context.

3. Utilize building siting to create positive transitions between districts.

**C. Parking Location**

1. Minimize the visual impacts of parking areas on streets and adjoining property.

2. Minimize conflicts between pedestrian and vehicles.

**5.3.2.3 Design Elements**

**A. Configuration**

1. Promote variation in building form that enhances access to daylight, air and views from within and around new structures.

2. Encourage variation in building form that provides opportunities for architectural scale relationships in large building contexts.

3. Reinforce the proportional scale of buildings to street width in order to establish a strong edge to Main Street and urban street corridors.

4. Arrange building heights, and architectural scaling devices to provide transitions to adjoining areas.

**B. Transparency**

1. Maximize transparency of windows at Street Level to activate the street.

2. Utilize doors and windows to establish scale, variation and patterns on building facades that provide visual interest and reflect the uses within the building.

3. Limit the use of highly reflective glass to avoid reflected glare onto neighboring streets and properties.

**C. Entrances**

1. Give prominence to the pedestrian realm as a defining element of neighborhood character.

2. Provide convenient access to buildings and active uses from the street. Articulate and create a visual hierarchy of building entrances as an aid in way-finding.

3. Provide a positive relationship to the street through access, orientation and placement consistent with the context.

4. Create visually interesting and human-scaled facades

**5.3.2.4 Specific building form Intent**

**A. Residential Zone Districts**

1. **Urban House**
   Establish standards for Single Unit Dwelling development. Also accommodates, where permitted, appropriately scaled Group Living, Civic, and Nonresidential development.
2. **Duplex**
Establish standards for Two Unit Dwelling development within a single primary structure, allowing side-by-side and up-down configurations. Also accommodates, where permitted, appropriately scaled Group Living, Civic, and Nonresidential development.

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

4. **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 Row House requires. Also accommodates, where permitted, appropriately scaled Group Living, Civic, and Nonresidential development.

5. **Row House**
Establish standards for appropriately designed Multi-Unit Dwelling development within a Row House zone district, by requiring each dwelling unit to have a street-facing entrance and orients to the street. Also accommodates, where permitted, appropriately scaled Group Living, Civic, and Nonresidential development. No Dwelling Units are located behind the Dwelling Units Oriented to the Street.

6. **Urban Town House**
Establish standards for buildings containing Side-by-side Dwelling Units that requires Dwelling Units located near the street to be Oriented to the Street. Compared to the Row House building form, additional Dwelling Units that may be side facing are permitted behind the Dwelling Units Oriented to the Street. Accommodates Two Unit and Multi Unit Dwelling development.

7. **Apartment**
Establish standards for Multi-Unit Dwelling development that allows a variety of Dwelling Unit configurations layouts excluding Side-by-side Dwelling Units, but The building form requires a minimum of one entrance at the street, in addition to transparency and other design elements. Also accommodates, where permitted, 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. **U-MX Option B**: Limited to Gasoline Service Station, eliminate the build-to requirement, allow parking between the building and the street, and require a garden wall along street frontages.

   b. **U-MX Option A**: Allow a reduced build-to percentage and an increased build-to range.

   c. **U-MS**: Allow a reduced build-to percentage, an increased build-to range, and a garden wall and canopy combination to meet a portion of the build-to. Require a garden wall along street frontages.

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. **U-MX**: Allow a reduced build-to percentage and allow a drive-thru lane to be located between the building and any street.
b. **U-MS:** For corner lots only, allow a reduced build-to percentage on the Primary Street when the build-to percentage is increased along the Side Street.

3. **General**
   Establish a the base set of standards to define and activate the public street. The building form requires a minimum of one pedestrian entrance at the street, in addition to other design elements that promote an active street front. The building form allows for a variety of site configurations, however excludes Side-By-Side Dwelling units, for the zone district from which all other building forms deviate for specific situations. All uses are allowed.

4. **Shopfront**
   Establish a the base set of standards to define and activate the public street. The building form requires a minimum of one pedestrian entrance at the street, in addition to other design elements that promote an active street front. The building form allows for a variety of site configurations, however excludes Side-By-Side Dwelling units. Compared to the general building form, the shopfront building form have increased standards for design elements such as transparency, active use, and build-to, for the zone district from which all other building forms deviate for specific situations. All uses are allowed.
SECTION 5.3.3 PRIMARY BUILDING FORM STANDARDS

5.3.3.1 Applicability
All development, except detached accessory structures, in all the Urban Neighborhood Context zone districts

5.3.3.2 General Standards
Combining standards from different building forms for the same structure is prohibited, except where expressly allowed.

5.3.3.3 District Specific Standards:
The maximum number of structures per zone lot and building forms allowed by zone district is summarized below:

<table>
<thead>
<tr>
<th>Urban (U-) Neighborhood Context Zone Districts</th>
<th>Building Forms</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Suburban House</td>
</tr>
<tr>
<td>Single Unit (SU)</td>
<td></td>
</tr>
<tr>
<td>U-SU-A, -B, -C, -E, -H</td>
<td>□</td>
</tr>
<tr>
<td>U-SU-A1, B1, C1, E1, H1</td>
<td>□</td>
</tr>
<tr>
<td>U-SU-A2, -B2, -C2</td>
<td>□</td>
</tr>
<tr>
<td>Two Unit (TU)</td>
<td></td>
</tr>
<tr>
<td>U-TU-B, -C</td>
<td>□</td>
</tr>
<tr>
<td>U-TU-B2</td>
<td>□</td>
</tr>
<tr>
<td>Rowhouse (RH)</td>
<td></td>
</tr>
<tr>
<td>U-RH-2.5</td>
<td>□</td>
</tr>
<tr>
<td>U-RH-3A</td>
<td>□</td>
</tr>
</tbody>
</table>

Max Number of Primary Structures per Zone Lot: 1*, 1*, 1*, 2, No Maximum

RESIDENTIAL ZONE DISTRICTS

| Residential Mixed Use (RX) | U-RX-3, -5 | □ | □ | □ | □ |
| Mixed Use (MX)             | U-MX-2x    | □ | □ | □ | □ |
|                           | U-MX-2, -3 | □ | □ | □ | □ |
| Main Street (MS)           | U-MS-2x    | □ | □ | □ | □ |
|                           | U-MS-2, -3, -5 | □ | □ | □ | □ |

= Allowed  □ = Allowed subject to geographic limitations *See Section 1.2.3.5 for exceptions
D. Garden Court

Not to Scale. Illustrative Only.
### Garden Court Design Standards

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

<table>
<thead>
<tr>
<th><strong>Siting</strong></th>
<th>U-RH-2.5</th>
<th>U-RH-3A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zone Lot Size (min)</td>
<td>6,000 sf</td>
<td>6,000 sf</td>
</tr>
<tr>
<td>Zone Lot Width (min)</td>
<td>50’</td>
<td>50’</td>
</tr>
<tr>
<td>Dwelling Units per Primary Residential Structure (max)</td>
<td>10</td>
<td>10</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Setbacks</strong></th>
<th>U-RH-2.5</th>
<th>U-RH-3A</th>
</tr>
</thead>
<tbody>
<tr>
<td>C Primary Street, block sensitive setback required</td>
<td>yes</td>
<td>yes</td>
</tr>
<tr>
<td>C Primary Street, where block sensitive setback does not apply (min)</td>
<td>20’</td>
<td>20’</td>
</tr>
<tr>
<td>D Side Street (min)</td>
<td>5’</td>
<td>5’</td>
</tr>
<tr>
<td>E Side Interior (min)</td>
<td>5’</td>
<td>5’</td>
</tr>
<tr>
<td>F Rear, alley/no alley (min)</td>
<td>12’/20’</td>
<td>12’/20’</td>
</tr>
</tbody>
</table>

### Design Elements

<table>
<thead>
<tr>
<th><strong>Building Configuration</strong></th>
<th>U-RH-2.5</th>
<th>U-RH-3A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Upper Story Stepback, for Flat Roof, Above 25’ - Primary Street (min)</td>
<td>10’</td>
<td>10’</td>
</tr>
</tbody>
</table>

| **Street-Facing Courtyard Width (min) | 15’ | 15’ |
| Street-Facing Courtyard Depth (min) | 30’ | 30’ |

<table>
<thead>
<tr>
<th>Garden Court Design Standards</th>
<th>See Sec. 5.3.5.3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Attached Garage Allowed</td>
<td>May follow the Detached Garage building form Side Street, Side Interior and Rear setbacks</td>
</tr>
<tr>
<td>Rooftop and/or Second Story Decks</td>
<td>See Section 5.3.5.2</td>
</tr>
</tbody>
</table>

### Street-Level Activation

| Pedestrian Access | Each dwelling unit shall have a Street Level 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

| Primary Uses shall be limited to Multi Unit Dwelling (3+) and permitted Group Living and Nonresidential uses. | See Division 5.4 Uses and Parking |
| See Sections 5.3.5—5.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions |
E. Row House

Not to Scale. Illustrative Only.
### ROW HOUSE

#### HEIGHT

<table>
<thead>
<tr>
<th>Zone Type</th>
<th>U-TU-B2*</th>
<th>U-RH-2.5</th>
<th>U-RH-3A</th>
</tr>
</thead>
<tbody>
<tr>
<td>A Stories, front 65% / rear 35% of zone lot depth (max)</td>
<td>2.5/2.5</td>
<td>2.5/1</td>
<td>2.5/1</td>
</tr>
<tr>
<td>B Feet, front 65% / rear 35% of zone lot depth (max)</td>
<td>35'/35'</td>
<td>35'/19'</td>
<td>35'/19'</td>
</tr>
<tr>
<td>C Side Wall Height, for Pitched Roof, within 15' of Side Interior and Side Street (max)</td>
<td>25’</td>
<td>25’</td>
<td>25’</td>
</tr>
<tr>
<td>D Upper Story Setback, for Flat Roof, Above 25’: Side Interior and Side Street (min)</td>
<td>15’</td>
<td>15’</td>
<td>15’</td>
</tr>
</tbody>
</table>

#### SITING

<table>
<thead>
<tr>
<th>Zone Type</th>
<th>U-TU-B2*</th>
<th>U-RH-2.5</th>
<th>U-RH-3A</th>
</tr>
</thead>
<tbody>
<tr>
<td>A Zone Lot Size (min/max)</td>
<td>6,000 sf / 9,375 sf</td>
<td>6,000 sf / na</td>
<td>6,000 sf / na</td>
</tr>
<tr>
<td>B Zone Lot Width (min)</td>
<td>50’</td>
<td>50’</td>
<td>50’</td>
</tr>
<tr>
<td>C Dwelling Units per Primary Residential Structure (max)</td>
<td>na</td>
<td>10</td>
<td>10</td>
</tr>
</tbody>
</table>

#### SETBACKS

<table>
<thead>
<tr>
<th>Zone Type</th>
<th>U-TU-B2*</th>
<th>U-RH-2.5</th>
<th>U-RH-3A</th>
</tr>
</thead>
<tbody>
<tr>
<td>A Primary Street, block sensitive setback required</td>
<td>yes</td>
<td>yes</td>
<td>yes</td>
</tr>
<tr>
<td>B Primary Street where block sensitive setback does not apply (min)</td>
<td>20’</td>
<td>20’</td>
<td>20’</td>
</tr>
<tr>
<td>C Side Street (min)</td>
<td>5’</td>
<td>5’</td>
<td>5’</td>
</tr>
<tr>
<td>D Side Interior (min)</td>
<td>5’</td>
<td>5’</td>
<td>5’</td>
</tr>
<tr>
<td>E Rear, alley/no alley (min)</td>
<td>12’/20’</td>
<td>12’/20’</td>
<td>12’/20’</td>
</tr>
</tbody>
</table>

#### PARKING

<table>
<thead>
<tr>
<th>Zone Type</th>
<th>U-TU-B2*</th>
<th>U-RH-2.5</th>
<th>U-RH-3A</th>
</tr>
</thead>
<tbody>
<tr>
<td>A Surface Parking between building and Primary Street/Side Street</td>
<td>Not Allowed/Allowed</td>
<td></td>
<td></td>
</tr>
<tr>
<td>B Vehicle Access From Alley; or From street when no Alley present (See Sec. 5.3.7.6)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### DETACHED ACCESSORY STRUCTURES

<table>
<thead>
<tr>
<th>Zone Type</th>
<th>U-TU-B2*</th>
<th>U-RH-2.5</th>
<th>U-RH-3A</th>
</tr>
</thead>
<tbody>
<tr>
<td>A See Sec. 5.3.4</td>
<td></td>
<td></td>
<td></td>
</tr>
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</table>

#### DESIGN ELEMENTS

<table>
<thead>
<tr>
<th>Zone Type</th>
<th>U-TU-B2*</th>
<th>U-RH-2.5</th>
<th>U-RH-3A</th>
</tr>
</thead>
<tbody>
<tr>
<td>A Dwelling Units Oriented to the Street</td>
<td>All Dwelling Units shall be Oriented to the Street (See Sec. 13.1.6.2)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>B Upper Story Stepback, for Flat Roof, Above 25’: Primary Street (min)</td>
<td>10’</td>
<td>10’</td>
<td>10’</td>
</tr>
<tr>
<td>C Street facing attached garage door width per Primary Structure (max)</td>
<td>20’</td>
<td>20’</td>
<td>20’</td>
</tr>
<tr>
<td>D Attached Garage Allowed</td>
<td>May follow the Detached Garage building form Side Street, Side Interior and Rear setbacks</td>
<td></td>
<td></td>
</tr>
<tr>
<td>E Rooftop and/or Second Story Decks</td>
<td>See Section 5.3.5.2</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### STREET LEVEL ACTIVATION

<table>
<thead>
<tr>
<th>Zone Type</th>
<th>U-TU-B2*</th>
<th>U-RH-2.5</th>
<th>U-RH-3A</th>
</tr>
</thead>
<tbody>
<tr>
<td>A Pedestrian Access</td>
<td>Each unit shall have a street-facing Entrance</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### USES

<table>
<thead>
<tr>
<th>Zone Type</th>
<th>U-TU-B2*</th>
<th>U-RH-2.5</th>
<th>U-RH-3A</th>
</tr>
</thead>
<tbody>
<tr>
<td>A Primary Uses shall be limited to Multi Unit Dwelling (3+) and permitted Group Living and Nonresidential uses. See Division 5.4 Uses and Parking</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

*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.*
A. Urban Town House
### Article 5: Urban Neighborhood Context
### Division 5.3 Design Standards

#### URBAN TOWN HOUSE

<table>
<thead>
<tr>
<th></th>
<th>U-RX-3</th>
<th>U-RX-5</th>
<th>U-MX-2</th>
<th>U-MX-2x</th>
<th>U-MX-3</th>
<th>U-MS-2</th>
<th>U-MS-2x</th>
<th>U-MS-3</th>
<th>U-MS-5</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>HEIGHT</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A - Stories (max)</td>
<td>3</td>
<td>5</td>
<td>2</td>
<td>3</td>
<td>3</td>
<td>5</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A - Feet (min/max)</td>
<td>na/38'</td>
<td>na/70'</td>
<td>na/30'</td>
<td>na/38'</td>
<td>na/30'</td>
<td>na/38'</td>
<td>24'/70'</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>SITING</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>B - Primary Street (min build-to % within min/max range)</td>
<td>70%</td>
<td>70%</td>
<td>70%</td>
<td>70%</td>
<td>75%</td>
<td>75%</td>
<td>75%</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>10'/15'</td>
<td>10'/15'</td>
<td>10'/15'</td>
<td>10'/15'</td>
<td>10'/15'</td>
<td>10'/15'</td>
<td>10'/15'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>B - Side Street (min build-to % within min/max range)</td>
<td>na</td>
<td>na</td>
<td>na</td>
<td>na</td>
<td>25%</td>
<td>25%</td>
<td>25%</td>
<td></td>
<td></td>
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<td></td>
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<td></td>
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<tr>
<td><strong>REQUIRED BUILD-TO</strong></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>C - Primary Street (min)</td>
<td>10'</td>
<td>10'</td>
<td>10'</td>
<td>10'</td>
<td>10'</td>
<td>10'</td>
<td>10'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>D - Side Street (min)</td>
<td>7.5'</td>
<td>7.5'</td>
<td>7.5'</td>
<td>7.5'</td>
<td>7.5'</td>
<td>7.5'</td>
<td>7.5'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>E - Side Interior (min)</td>
<td>5'</td>
<td>5'</td>
<td>5'</td>
<td>5'</td>
<td>5'</td>
<td>5'</td>
<td>5'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>F - Side Interior, adjacent to Protected District (min)</td>
<td>10'</td>
<td>10'</td>
<td>MX-2x: 5'</td>
<td>U-MX-2: 10'</td>
<td>10'</td>
<td>U-MS-2x: 5'</td>
<td>U-MS-2: 10'</td>
<td>10'</td>
<td>10'</td>
</tr>
<tr>
<td>G - Rear, alley and no alley (min)</td>
<td>0'</td>
<td>0'</td>
<td>0'</td>
<td>0'</td>
<td>0'</td>
<td>0'</td>
<td>0'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>G - Rear, adjacent to Protected District, alley/no alley (min)</td>
<td>0'/10'</td>
<td>0'/10'</td>
<td>0'/10'</td>
<td>0'/10'</td>
<td>0'/10'</td>
<td>0'/10'</td>
<td>0'/10'</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>SETBACKS</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PARKING</td>
<td>Surface Parking between building and Primary Street/Side Street</td>
<td>RX and MX: Not Allowed/Allowed</td>
<td>MS: Not Allowed/Not Allowed</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vehicle Access</td>
<td>From Alley; or Street access allowed when no Alley present</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td><strong>DESIGN ELEMENTS</strong></td>
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<tr>
<td>BUILDING CONFIGURATION</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>G - Dwelling Units Oriented to the Street</td>
<td>Required if any portion of the Dwelling Unit is located within 20' of Primary Street Zone Lot Line or 20' of the Side Street Zone Lot Line. (See Sec. 13.1.6.2)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling Unit Configuration</td>
<td>Structure may contain Dwelling Units that are attached along common walls and occupy the space between the street level and roof.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>H - Upper Story Setback Above 27' adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)</td>
<td>15'/25'</td>
<td>20'/25'</td>
<td>na</td>
<td>15'/25'</td>
<td>na</td>
<td>15'/25'</td>
<td>20'/25'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>H - Upper Story Setback Above 51', adjacent to Protected District: Rear, alley, no alley and Side Interior (min)</td>
<td>na</td>
<td>35'/40'</td>
<td>na</td>
<td>15'/25'</td>
<td>na</td>
<td>na</td>
<td>35'/40'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rooftop and/or Second Story Decks</td>
<td>See Section 5.3.5.2</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>STREET LEVEL ACTIVATION</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>I - Transparency, Primary Street (min)</td>
<td>40%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>I - Transparency, Side Street (min)</td>
<td>25%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>J - Pedestrian Access</td>
<td>Each Dwelling Unit Oriented to the Street shall have Dwelling Unit Entrance with Entry Feature</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>USES</td>
<td>All U-RX Zone Districts</td>
<td>All U-MX Zone Districts</td>
<td>All U-MS Zone Districts</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street Level Active Uses</td>
<td>na</td>
<td>40%</td>
<td>100%</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Primary Uses shall be limited to Two Unit Dwelling and Multi Unit Dwelling (3+) uses. See Division 6.4 Uses and Parking</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

Not to Scale. Illustrative Only.
## APARTMENT

### HEIGHT

| A | Stories (max) | 3 |
| A | Feet (max) | 38' |

### SITING

<table>
<thead>
<tr>
<th>U-RH-3A*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zone Lot Size (min/max)</td>
</tr>
<tr>
<td>Zone Lot Width (min)</td>
</tr>
</tbody>
</table>

### 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, 3 or more side-by-side dwelling units in one structure | From Alley; or Street access allowed when no Alley present (Sec. 5.3.7.6) |
| Vehicle Access, all other permitted uses | Shall be determined as part of Site Development Plan Review |

### DESIGN ELEMENTS

### BUILDING CONFIGURATION

- **Structure shall NOT contain a majority of Dwelling Units that are attached along common walls and occupy the space between the street level and roof.**

| Street facing garage door width per Primary Structure (max) | 20' |
| Rooftop and/or Second Story Decks | See Section 5.3.5.2 |

### STREET LEVEL ACTIVATION

| Transparency, Primary Street (min) | 40% |
| Transparency, Side Street (min) | 25% |

### USES

<table>
<thead>
<tr>
<th>U-RH-3A*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Uses shall be limited to Multi Unit Dwelling (3+) and permitted Group Living and Nonresidential uses. See Division 5.4 Uses and Parking</td>
</tr>
</tbody>
</table>

*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.
I. General

Not to Scale. Illustrative Only.
## GENERAL

### HEIGHT

<table>
<thead>
<tr>
<th></th>
<th>U-MX-2, -2x</th>
<th>U-MX-3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stories (max)</td>
<td>2</td>
<td>3</td>
</tr>
<tr>
<td>Feet (max)</td>
<td>35’</td>
<td>45’</td>
</tr>
<tr>
<td>Height Exceptions</td>
<td>See Section 5.3.7.1</td>
<td></td>
</tr>
</tbody>
</table>

### SITING

<table>
<thead>
<tr>
<th></th>
<th>U-MX-2, -2x</th>
<th>U-MX-3</th>
</tr>
</thead>
<tbody>
<tr>
<td>REQUIRED BUILD-TO</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Primary Street (min build-to % within min/max range)</td>
<td>70% 0’/15’</td>
<td>70% 0’/15’</td>
</tr>
<tr>
<td>Side Street (min build-to % within min/max range)</td>
<td>na</td>
<td>na</td>
</tr>
<tr>
<td>Build To Exceptions and Alternatives</td>
<td>See Sections 5.3.7.2 and 5.3.6.1</td>
<td></td>
</tr>
</tbody>
</table>

### SETBACKS

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Street (min)</td>
<td>0’</td>
<td>0’</td>
</tr>
<tr>
<td>Side Street (min)</td>
<td>0’</td>
<td>0’</td>
</tr>
<tr>
<td>Side Interior (min)</td>
<td>0’</td>
<td>0’</td>
</tr>
<tr>
<td>Side Interior, adjacent to Protected District (min)</td>
<td>U-MX-2x: 5’ 10’</td>
<td>10’</td>
</tr>
<tr>
<td>Rear, alley and no alley (min)</td>
<td>0’</td>
<td>0’</td>
</tr>
<tr>
<td>Rear, adjacent to Protected District, alley/no alley (min)</td>
<td>0’/10’</td>
<td>0’/10’</td>
</tr>
<tr>
<td>Setback Exceptions and Encroachments</td>
<td>See Sections 5.3.7.3 and 5.3.7.4</td>
<td></td>
</tr>
</tbody>
</table>

### PARKING

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface Parking between building and Primary Street/Side Street</td>
<td>Not Allowed/Allowed</td>
<td></td>
</tr>
<tr>
<td>Surface Parking Screening</td>
<td>See Article 10, Division 10.5</td>
<td></td>
</tr>
<tr>
<td>Vehicle Access, 3 or more side-by-side dwelling units in one structure</td>
<td>From Alley; or Street access allowed when no Alley present (Sec. 5.3.7.6)</td>
<td></td>
</tr>
<tr>
<td>Vehicle Access, all other permitted uses</td>
<td>Shall be determined as part of Site Development Plan Review</td>
<td></td>
</tr>
</tbody>
</table>

### DESIGN ELEMENTS

<table>
<thead>
<tr>
<th></th>
<th>U-MX-2, -2x</th>
<th>U-MX-3</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUILDING CONFIGURATION</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling Unit Configuration</td>
<td>Structure shall NOT contain a majority of Dwelling Units that are attached along common walls and occupy the space between the street level and roof.</td>
<td></td>
</tr>
<tr>
<td>Upper Story Setback Above 27’ adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)</td>
<td>na</td>
<td>15’/25’</td>
</tr>
</tbody>
</table>

### STREET LEVEL ACTIVATION

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Transparency, Primary Street (min)</td>
<td>40% Residential Only Buildings: 30%</td>
<td>40% Residential Only Buildings: 30%</td>
</tr>
<tr>
<td>Transparency, Side Street (min)</td>
<td>25%</td>
<td>25%</td>
</tr>
<tr>
<td>Transparency Alternatives</td>
<td>See Section 5.3.6.2</td>
<td></td>
</tr>
<tr>
<td>Pedestrian Access, Primary Street</td>
<td>Entrance</td>
<td></td>
</tr>
</tbody>
</table>

### USES

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Street Level Active Uses</td>
<td>All U-MX</td>
<td></td>
</tr>
</tbody>
</table>

(+) All permitted Primary Uses shall be allowed within this building form. See Division 5.4 Uses and Parking, and (2) 40% of the portion of the Street Level building frontage that meets the minimum Primary Street build to requirement shall be occupied by Street Level active uses as described in Section 5.3.5.4.

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

Not to Scale. Illustrative Only.

(A) Minimum Height of 24'

(B) Build-to Percentage with Garden Wall Alternative

(C) Required Build-to Percentage

(D) Protected District Setback

(E) Surface Parking Screening

(F) Protected District Upper Story Setback

(G) Protected District Upper Story Setback

(H) Transparency

(I) Transparency

(J) Pedestrian Access

Zone Lot
### Height

<table>
<thead>
<tr>
<th></th>
<th>U-RX-3</th>
<th>U-RX-5</th>
<th>U-MX-2x</th>
<th>U-MX-3</th>
<th>U-MS-3</th>
<th>U-MS-5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stories (max)</td>
<td>3</td>
<td>5</td>
<td>2</td>
<td>3</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>A Feet (min/max)</td>
<td>na/45'</td>
<td>na/70'</td>
<td>na/35'</td>
<td>na/45'</td>
<td>24'/70'</td>
<td></td>
</tr>
</tbody>
</table>

**Height Exceptions**

See Section 5.3.7.1

### Siting

<table>
<thead>
<tr>
<th></th>
<th>U-RX-3</th>
<th>U-RX-5</th>
<th>U-MX-2x</th>
<th>U-MX-3</th>
<th>U-MS-3</th>
<th>U-MS-5</th>
</tr>
</thead>
<tbody>
<tr>
<td>REQUIRED BUILD-TO</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>B Primary Street (min build-to % within min/max range)</td>
<td>70% 0'/15'</td>
<td>70% 0'/15'</td>
<td>0'/5' Residential Only Buildings: 0'/10'</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>C Side Street (min build-to % within min/max range)</td>
<td>na</td>
<td>na</td>
<td>0'/5' Residential Only Buildings: 0'/10'</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Build-to Exceptions and Alternatives**

See Sections 5.3.7.2 and 5.3.6.1

### Setbacks

<table>
<thead>
<tr>
<th></th>
<th>U-RX-3</th>
<th>U-RX-5</th>
<th>U-MX-2x</th>
<th>U-MX-3</th>
<th>U-MS-3</th>
<th>U-MS-5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Street (min)</td>
<td>0'</td>
<td>0'</td>
<td>0'</td>
<td>0'</td>
<td>0'</td>
<td></td>
</tr>
<tr>
<td>Side Street (min)</td>
<td>0'</td>
<td>0'</td>
<td>0'</td>
<td>0'</td>
<td>0'</td>
<td></td>
</tr>
<tr>
<td>Side Interior (min)</td>
<td>0'</td>
<td>0'</td>
<td>0'</td>
<td>0'</td>
<td>0'</td>
<td></td>
</tr>
<tr>
<td>D Side Interior, adjacent to Protected District (min)</td>
<td>10'/15'</td>
<td>10'/15'</td>
<td>U-MS-2x U-MS-2x: 5'/10' U-MS-2 U-MS-2: 10'/15'</td>
<td>10'/10'</td>
<td>10'/10'</td>
<td></td>
</tr>
<tr>
<td>Rear, alley and no alley (min)</td>
<td>0'/10'</td>
<td>0'/10'</td>
<td>0'/10'</td>
<td>0'/10'</td>
<td>0'/10'</td>
<td></td>
</tr>
<tr>
<td>Rear, adjacent to Protected District, alley/no alley (min)</td>
<td>0'/10'</td>
<td>0'/10'</td>
<td>0'/10'</td>
<td>0'/10'</td>
<td>0'/10'</td>
<td></td>
</tr>
</tbody>
</table>

**Setback Exceptions and Encroachments**

See Sections 5.3.7.3 and 5.3.7.4

### Parking

<table>
<thead>
<tr>
<th></th>
<th>U-RX-3</th>
<th>U-RX-5</th>
<th>U-MX-2x</th>
<th>U-MX-3</th>
<th>U-MS-3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface Parking between building and Primary Street/Side Street</td>
<td>Not Allowed/Allowed</td>
<td>MS: Not Allowed (Sec. 5.3.5.1)/Not Allowed (Sec. 5.3.6.1)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>E Surface Parking Screening</td>
<td>See Article 10, Division 10.5</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vehicle Access, 3 or more side-by-side dwelling units in one structure</td>
<td>From Alley; or Street access allowed when no Alley present (Sec. 5.3.7.6)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vehicle Access, all other permitted uses</td>
<td>Shall be determined as part of Site Development Plan Review</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Design Elements

#### Building Configuration

<table>
<thead>
<tr>
<th></th>
<th>U-RX-3</th>
<th>U-RX-5</th>
<th>U-MX-2x</th>
<th>U-MX-3</th>
<th>U-MS-3</th>
<th>U-MS-5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling Unit Configuration</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Structure shall NOT contain a majority of Dwelling Units that are attached along common walls and occupy the space between the street level and roof.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>F Upper Story Setback Above 27' adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)</td>
<td>15'/25'</td>
<td>20'/25'</td>
<td>na</td>
<td>15'/25'</td>
<td>20'/25'</td>
<td></td>
</tr>
<tr>
<td>G Upper Story Setback Above 51' adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)</td>
<td>na</td>
<td>35'/40'</td>
<td>na</td>
<td>na</td>
<td>35'/40'</td>
<td></td>
</tr>
</tbody>
</table>

### Street Level Activation

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>H Transparency, Primary Street (min)</td>
<td>60%</td>
<td>Residential Only Buildings: 40%</td>
</tr>
<tr>
<td>I Transparency, Side Street (min)</td>
<td>25%</td>
<td></td>
</tr>
</tbody>
</table>

**Transparency Alternatives**

See Section 5.3.6.2

### Uses

<table>
<thead>
<tr>
<th></th>
<th>All U-RX Zone Districts</th>
<th>All U-MS and U-MX Zone Districts</th>
</tr>
</thead>
<tbody>
<tr>
<td>J Pedestrian Access, Primary Street Entrance</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street Level Active Uses</td>
<td>na</td>
<td>100%</td>
</tr>
</tbody>
</table>

All permitted Primary Uses shall be allowed within this building form; however: (1) Second Story and Above: Residential or Lodging Accommodations Uses Only; and (2) Buildings with No Residential or Lodging Accommodation Uses: 10,000 sq. ft. max. See Division 5.4 Uses and Parking

All permitted Primary Uses shall be allowed within this building form. See Division 5.4 Uses and Parking; and (2) 100% of the portion of the Street Level building frontage that meets the minimum Primary Street and Side Street build-to requirements shall be occupied by Street Level active uses as described in Section 5.3.5.4.

---

**Notes:**

1. See Sections 5.3.5 - 5.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions
SECTION 5.3.5 SUPPLEMENTAL DESIGN STANDARDS

5.3.5.1 Surface Parking Between the Building and the Primary/Side Street

A. Intent
   Allow for the functional siting of Buildings and Surface Parking while continuing to minimize the impacts of Surface Parking on the pedestrian experience.

B. Applicability
   This Section 5.3.5.1 applies to the Shopfront building form in the U-MS and U-RX zone districts.

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

5.3.5.2 Rooftop and/or Second Story Decks

A. Intent
   To protect the privacy of adjacent rear yards in low-scale residential neighborhoods.

B. Applicability
   All the U-SU, U-TU, and U-RH zone districts and the Urban Town House building form in all the U-MX, U-RX, and U-MS zone districts when the Zone Lot is adjacent to a to a zone district with a limitation on rooftop and/or second story decks in the rear 35% of the Zone Lot depth.

C. Supplemental Design Standard
   1. Rooftop and/or Second Story Decks are prohibited in the rear 35% of the zone lot depth.
   2. The Zoning Administrator may prohibit other similar structures in the rear 35% of the zone lot depth, including detached or freestanding structures but excluding the detached accessory dwelling unit building form where allowed, when the Zoning Administrator
finds the structure would have similar adverse privacy impacts as the specifically prohibited Rooftop and/or Second Story Deck.

5.3.5.3 **Garden Court**

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

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

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

5.3.5.4 **Street Level Active Uses in the U-MX and U-MS Zone Districts**

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

B. **Applicability**
   This Section 5.3.5.4 applies to the Urban Town House, General, and the Shopfront building forms in the U-MX and the U-MS zone districts and the Shopfront building form in the U-MS zone districts where the specified percentage of the Street Level building frontage that meets the minimum Primary Street and Side Street build-to requirements shall be occupied by Street Level active uses. This language was pulled from the building form tables to create a more straightforward standard in the form tables.

C. **Street Level Active Uses**

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

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

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

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

5. The length of any build-to alternatives permitted by Section 5.3.6.1 shall not apply toward the required percentage of Street Level building frontage that must be occupied by a Street Level active use.
5.3.5.5 **Dwelling Units Oriented to the Street**

A. **Intent**
   To ensure that buildings containing Side-by-side Dwelling Units contribute to vibrant pedestrian oriented street frontages with dwelling units that clearly orient to the street.

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

**Supplemental Design Standard**

1. On an interior Zone Lot with one Primary Street, Dwelling Units must be oriented to the Primary Street.

2. On a Zone Lot with more than one street frontage, Dwelling Units shall be oriented to the Primary Street Zone Lot Line and Side Street Zone Lot Line.
   a. Dwelling Units located within 20 feet of the Primary Street Zone Lot Line or Side Street Zone Lot Line shall be oriented to the corresponding street.
   b. Dwelling Units located within 20 feet of the Primary Street Zone Lot Line and Side Street Zone Lot Line shall be oriented to the Primary Street.
   c. On a Zone Lot with more than one Primary Street, the Zoning Administrator shall make the determination on the street in which the unit shall orient based on analysis, at a minimum, of:
      i. The prevailing building orientation and setback patterns of buildings located on the same face block(s) as the subject Zone Lot;
      ii. Block and lot shape;
      iii. The functional street classification of all abutting streets as adopted by the Public Works Department;
      iv. The future street classification of all abutting streets as adopted in Blueprint Denver;
      v. Guidance provided in any applicable General Development Plan or regulating neighborhood plan, such as designation of pedestrian priority streets in such plan.

5.3.5.6 **Height for Sloped Roofs**

A. **Intent**
   To allow for design flexibility for sloped roofs that are responsive to the surrounding contexts and to promote variations within the building forms.

B. **Applicability**
   This Section 5.3.5.6 shall apply to development under the Urban Town House building form standards in all U-MX, U-RX, and U-MS zone districts.

**Supplemental Design Standard**

1. For any portion of a primary building the roof with a minimum pitch of 6:12, the maximum building height for the subject portion shall be:
   a. 45-feet in 3-story MX, RX, MS zone districts, and
   b. 35-feet in 2-story MX and MS zone districts.
2. **Development of a primary building with a roof with a minimum pitch that takes advantage of the maximum height allowed per this Section 5.3.5.6 may apply one or more height exceptions allowed in DZC section 5.3.7.1, except that such height exemptions shall be measured from an allowed maximum of height of:**
   a. **38-feet in 3-story MX, RX, MS zone districts, and**
   b. **30-feet in 2-story MX and MS zone districts**

### SECTION 5.3.6 DESIGN STANDARD ALTERNATIVES

#### 5.3.6.1 Required Build-To Alternatives

**A. Intent**

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

**B. Allowance**

The following alternatives may be used singularly or in combination as alternatives to a required build-to standard and may count toward the required build-to no more than as described in the table below, provided all alternatives meet the requirements stated in Section 13.1.5.6.E:

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

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

A. Intent
To ensure that buildings containing Side-by-side Dwelling Units contribute to vibrant pedestrian oriented street frontages with dwelling units that clearly orient to the street.

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

Supplemental Design Standard
1. On an interior Zone Lot with one Primary Street, Dwelling Units must be oriented to the to the Primary Street.

2. On a Zone Lot with more than one street frontage, Dwelling Units shall be oriented to the Primary Street Zone Lot Line and Side Street Zone Lot Line.
   a. Dwelling Units located within 20 feet of the Primary Street Zone Lot Line or Side Street Zone Lot Line shall be oriented to the corresponding street.
   b. Dwelling Units located within 20 feet of the Primary Street Zone Lot Line and Side Street Zone Lot Line shall oriented to the Primary Street.
   c. On a Zone Lot with more than one Primary Street, the Zoning Administrator shall make the determination on the street in which the unit shall orient based on an analysis, at a minimum, of:
      i. The prevailing building orientation and setback patterns of buildings located on the same face block(s) as the subject Zone Lot;
      ii. Block and lot shape;
      iii. The functional street classification of all abutting streets as adopted by the Public Works Department;
      iv. The future street classification of all abutting streets as adopted in Blueprint Denver;
      v. Guidance provided in any applicable General Development Plan or regulating neighborhood plan, such as designation of pedestrian priority streets in such plan.

5.3.5.6 Height for Sloped Roofs

A. Intent
To allow for design flexibility for sloped roofs that are responsive to the surrounding contexts and to promote variations within the building forms.

B. Applicability
This Section 5.3.5.6 shall apply to development under the Urban Town House building form standards in all U-MX, U-RX, and U-MS zone districts.

Supplemental Design Standard
1. For any portion of a primary building the roof with a minimum pitch of 6:12, the maximum building height for the subject portion shall be:
   a. 45-feet in 3-story MX, RX, MS zone districts, and
   b. 35-feet in 2-story MX and MS zone districts.
2. Development of a primary building with a roof with a minimum pitch that takes advantage of the maximum height allowed per this Section 5.3.5.6 may apply one or more height exceptions allowed in DZC section 5.3.7.1, except that such height exemptions shall be measured from an allowed maximum of height of:
   a. 38-feet in 3-story MX, RX, MS zone districts, and
   b. 30-feet in 2-story MX and MS zone districts

SECTION 5.3.6  DESIGN STANDARD ALTERNATIVES

5.3.6.1  Required Build-To Alternatives

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

B. Allowance
The following alternatives may be used singularly or in combination as alternatives to a required build-to standard and may count toward the required build-to no more than as described in the table below, provided all alternatives meet the requirements stated in Section 13.1.5.6.E:

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

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

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

B. Allowance
The following alternatives may be used singularly or in combination as alternatives to a required transparency standard and may count toward required transparency no more than as described in the table below, provided all alternatives meet the requirements stated in Section 13.1.6.2.A.4:

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

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

5.3.6.3 Pedestrian Access (Entrance) Alternatives

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

B. Allowance
In U-MX and U-RX zone districts, for all building forms except the Row House Urban Town House building forms, one of the following may be used as an alternative to a required, provided that the alternative meets the design standards described in Section 13.1.6.2.B.3:

1. Courtyard or Plaza
2. Covered Walkway

SECTION 5.3.7 DESIGN STANDARD EXCEPTIONS

5.3.7.1 Height Exceptions

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

1. The following building features are allowed to exceed height in feet, stories, bulk plane and upper story setbacks as described in the table below, subject to the standards in this section 5.3.7.1.B.

2. Unoccupied elevator penthouses, stair enclosures, and enclosed or unenclosed mechanical equipment including vertical or sloped screen walls for such equipment granted an exception for height in stories shall only be as large as necessary to achieve the intended function of the feature and shall not exceed the minimum required dimensions defined in the Denver Building and Fire Code.

3. An elevator lobby granted an exception for height in stories shall be no larger in area than the area of the elevator shaft which it abuts, measured to the exterior walls.

4. Unoccupied building features shall not include space for living, sleeping, eating, cooking, bathrooms, toilet compartments, closets, halls, storage, or similar space.

5. Where a building feature exceeds the maximum height in feet and the maximum height in stories as allowed in this section, both the standards for excessive height in feet and standards for excessive height in stories are applicable, as described in the table below.

<table>
<thead>
<tr>
<th>BUILDING FEATURES</th>
<th>ZONE DISTRICTS</th>
<th>THE AGGREGATE SHALL NOT EXCEED 33-1/3 PERCENT OF THE AREA OF THE SUPPORTING ROOF</th>
<th>SHALL BE SET BACK FROM THE PERIMETER OF THE BUILDING A MINIMUM OF ONE FOOT HORIZONTALLY FOR EVERY ONE FOOT OF VERTICAL HEIGHT</th>
<th>MAY EXCEED MAXIMUM HEIGHT IN FEET BY:</th>
<th>MAY EXCEED MAXIMUM HEIGHT IN STORIES BY:</th>
<th>MAY PROJECT THROUGH THE BULK PLANE</th>
<th>MAY ENCROACH INTO THE UPPER STORY SETBACK</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eaves</td>
<td>All U-Zone Districts</td>
<td>No</td>
<td>No</td>
<td>Any distance when attached to a feature that meets the definition of a Story</td>
<td>Not applicable</td>
<td>Any distance</td>
<td>Any distance</td>
</tr>
<tr>
<td>Unoccupied spires, towers, flagpoles, antennas, chimneys, flues and vents</td>
<td>All U-Zone Districts</td>
<td>No</td>
<td>No</td>
<td>28’</td>
<td>Not applicable</td>
<td>Any distance</td>
<td>Any distance</td>
</tr>
<tr>
<td>Unoccupied cooling towers and enclosures for tanks</td>
<td>All 5-Story U-RX, U-MS Zone Districts</td>
<td>No</td>
<td>Yes</td>
<td>28’</td>
<td>Not applicable</td>
<td>Not allowed</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Unoccupied elevator penthouses, stair enclosures, and enclosed or unenclosed mechanical equipment including vertical or sloped screen walls for such equipment</td>
<td>All 3-Story or lower E-RX, E-MX, E-MS Zone Districts in the Urban Town House building form</td>
<td>Yes</td>
<td>Yes, from the perimeter of the portion of the building facing the Primary Street, Side Street, Side Interior and Rear. No, all others.</td>
<td>12’</td>
<td>1 story</td>
<td>Not Allowed</td>
<td>Not Allowed</td>
</tr>
<tr>
<td>Unoccupied elevator penthouses, stair enclosures, and enclosed or unenclosed mechanical equipment including vertical or sloped screen walls for such equipment</td>
<td>All 3-Story or lower U-RX, U-MX, U-MS Zone Districts, all other building forms</td>
<td>No</td>
<td>Yes</td>
<td>12’</td>
<td>1 story</td>
<td>Not allowed</td>
<td>Not allowed</td>
</tr>
</tbody>
</table>
B. Applicability and Standards

1. The following building features are allowed to exceed height in feet, stories, bulk plane and upper story setbacks as described in the table below, subject to the standards in this section 5.3.7.1.B.

2. Unoccupied elevator penthouses, stair enclosures, and enclosed or unenclosed mechanical equipment including vertical or sloped screen walls for such equipment granted an exception for height in stories shall only be as large as necessary to achieve the intended function of the feature and shall not exceed the minimum required dimensions defined in the Denver Building and Fire Code.

3. An elevator lobby granted an exception for height in stories shall be no larger in area than the area of the elevator shaft which it abuts, measured to the exterior walls.

4. Unoccupied building features shall not include space for living, sleeping, eating, cooking, bathrooms, toilet compartments, closets, halls, storage, or similar space.

5. Where a building feature exceeds the maximum height in feet and the maximum height in stories as allowed in this section, both the standards for excessive height in feet and standards for excessive height in stories are applicable, as described in the table below.

<table>
<thead>
<tr>
<th>BUILDING FEATURES</th>
<th>ZONE DISTRICTS</th>
<th>THE AGGREGATE SHALL NOT EXCEED 33-1/3 PERCENT OF THE AREA OF THE SUPPORTING ROOF</th>
<th>SHALL BE SET BACK FROM THE PERIMETER OF THE BUILDING A MINIMUM OF ONE FOOT HORIZONTALLY FOR EVERY ONE FOOT OF VERTICAL HEIGHT</th>
<th>MAY EXCEED MAXIMUM HEIGHT IN FEET BY:</th>
<th>MAY EXCEED MAXIMUM HEIGHT IN STORIES BY:</th>
<th>MAY PROJECT THROUGH THE BULK PLANE</th>
<th>MAY ENCROACH INTO THE UPPER STORY SETBACK</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eaves</td>
<td>All U-Zone Districts</td>
<td>No</td>
<td>No</td>
<td>Any distance when attached to a feature that meets the definition of a Story</td>
<td>Not applicable</td>
<td>Any distance</td>
<td>Any distance</td>
</tr>
<tr>
<td>Unoccupied spires, towers, flagpoles, antennas, chimneys, flues and vents</td>
<td>All U-Zone Districts</td>
<td>No</td>
<td>No</td>
<td>28'</td>
<td>Not applicable</td>
<td>Any distance</td>
<td>Any distance</td>
</tr>
<tr>
<td>Unoccupied cooling towers and enclosures for tanks</td>
<td>All 5-Story U-RX, U-MS Zone Districts</td>
<td>No</td>
<td>Yes</td>
<td>28'</td>
<td>Not applicable</td>
<td>Not allowed</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Unoccupied elevator penthouses, stair enclosures, and enclosed or unenclosed mechanical equipment including vertical or sloped screen walls for such equipment</td>
<td>All 3-Story or lower E-RX, E-MX, E-MS, Zone Districts in the Urban Town House building forms</td>
<td>Yes</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Yes, from the perimeter of the portion of the building facing the Primary Street, Side Street, Side Interior and Rear. No, all others.</td>
<td>12'</td>
<td>1 story</td>
<td>Not Allowed</td>
<td>Not Allowed</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unoccupied elevator penthouses, stair enclosures, and enclosed or unenclosed mechanical equipment including vertical or sloped screen walls for such equipment</td>
<td>All 3-Story or lower U-RX, U-MX, U-MS, Zone Districts, all other building forms</td>
<td>Yes</td>
<td>Yes</td>
<td>12'</td>
<td>1 story</td>
<td>Not allowed</td>
<td>Not allowed</td>
</tr>
</tbody>
</table>
2. **Standard**
Where a zone lot has street frontage on a Parkway designated under D.R.M.C., Chapter 49, if the parkway setback is greater than the outer range of the required build-to range, the build-to shall follow the setback established by the Parkway. The minimum build-to percentage shall still apply.

### 5.3.7.3 Setback Exceptions

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

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

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

### 5.3.7.4 Setback Permitted Encroachments

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

**B. Standard**
Required minimum setbacks shall be open and unobstructed. The following setback encroachments, excluding required upper story setbacks, are allowed:

1. **Architectural Elements**
   To allow for minor elements which add to the architectural character of buildings, while maintaining an open and unobstructed setback space.

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Belt Courses, sills, lintels, pilasters, pediments, cornices; chimneys and fireplace insert vents not exceeding 6’ in width</td>
<td>All U- Zone Districts</td>
<td>All building forms</td>
<td>1.5’</td>
<td>1.5’ Cornices only: 3’</td>
<td>1.5’ Cornices only: 3’; if setback is less than 5’: 2’</td>
</tr>
</tbody>
</table>

**Intent:** To allow common, minor decorative elements which are integral to a building.

[Diagram of architectural elements allowed for setback encroachments]
### Article 5. Urban Neighborhood Context
### Division 5.3 Design Standards

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

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All U-Zone Districts</td>
<td>All building forms</td>
<td>6”</td>
<td>6”</td>
<td>6”</td>
<td>6”</td>
</tr>
</tbody>
</table>

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

---

#### Canopies providing cover to an entrance:
- Shall be no more than 8’ maximum in horizontal width;
- Shall be open on three sides;
- May include an at-grade landing.

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All U-SU, U-TU, U-RH Zone Districts</td>
<td>All building forms</td>
<td>3’</td>
<td>3’</td>
<td>3’; if setback is less than 5’; 2’ and at no point closer than 2’ to a property Zone Lot line.</td>
<td>Not allowed</td>
</tr>
</tbody>
</table>

**Intent:** To provide for covering over an entrance to protect from weather. Unlike the Porch encroachment, canopy is allowed in Side Interior.

---

Illustrative only
### Article 5. Urban Neighborhood Context
#### Division 5.3 Design Standards

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

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All U-Zone Districts, except U-SU, U-TU and U-RH</td>
<td>Urban Town House</td>
<td>Any distance</td>
<td>Any distance</td>
<td>3'</td>
<td>Not allowed</td>
</tr>
<tr>
<td>All building forms</td>
<td>Any distance</td>
<td>Any distance</td>
<td>Not allowed</td>
<td>Not allowed</td>
<td></td>
</tr>
</tbody>
</table>

**Intent:** Provide protection from the weather for pedestrians entering the building and define street pedestrian entrances to the building.

#### Gutters and Roof Overhang

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All U-Zone Districts</td>
<td>All building forms</td>
<td>3'</td>
<td>3'</td>
<td>3', if setback is less than 5': 2'</td>
<td>5'</td>
</tr>
</tbody>
</table>

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

---

**DENVER ZONING CODE**
June 25, 2010 | Republished May 5, 2017

---

**SLOT HOME TEXT AMENDMENT: PUBLIC REVIEW DRAFT**
**RELEASED JANUARY 29, 2018**
### Article 5. Urban Neighborhood Context
### Division 5.3 Design Standards

**ZONE DISTRICTS | BUILDING FORMS | PRIMARY STREET | SIDE STREET | SIDE INTERIOR | REAR**

| Multi-story | Porches (1-story or multi-story), Decks, Patios, and Exterior Balconies, Stoops, and above-grade stairways at the ground story connected to a porch: | All U-Zone Districts | 8’ and minimum of 1’ between right-of-way and first riser of above-grade stairway | 5’ and minimum of 1’ between right-of-way and first riser of above-grade stairway | Not allowed | 5’ |

- May be covered;
- All sides shall be at least 50% open except for any side abutting a building facade or fire wall.

**Intent:** To promote elements which provide for street activation and human scale.

---

**Illustrative only**

**Not to Scale. Illustrative Only.**
### Street Level Porches (1 Story), Decks, Patios, Exterior Balconies, Stoops, and above-grade stairways connected to a porch:
- May be covered;
- All sides shall be at least 50% open except for any side abutting a building facade or fire wall.

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All U-MX, U-MS, and U-RX Zone Districts</td>
<td>All building forms</td>
<td>8’ and minimum of 1’ between right-of-way and first riser of above-grade stairway</td>
<td>5’ and minimum of 1’ between right-of-way and first riser of above-grade stairway</td>
<td>1.5’</td>
<td>5’</td>
</tr>
</tbody>
</table>

**Intent:** To promote elements which provide for street activation and human scale.

### Projecting Windows:
- Shall be a minimum of 1.5’ above finished floor;
- Shall not extend floor to ceiling; and
- No individual projection shall be more than 10’ in horizontal length at the opening along the face of the building.

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All U-Zone Districts</td>
<td>Urban Town House</td>
<td>1.5’</td>
<td>1.5’</td>
<td>1.5’</td>
<td>1.5’</td>
</tr>
<tr>
<td>All building forms</td>
<td>1.5’</td>
<td>1.5’</td>
<td>Not allowed</td>
<td>1.5’</td>
<td></td>
</tr>
</tbody>
</table>

**Intent:** To allow for improved interior daylighting.
Shading devices: Building elements, such as awnings, designed and intended to control light entering a building.

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

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

Illustrative only

Not to Scale. Illustrative Only.
2. Site Elements
To allow for minor screening and parking elements while maintaining an open and unobstructed setback space.

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fences and Walls</td>
<td>See Article 10, Division 10.5 Landscaping, Fences, Walls and Screening</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All U-SU, U-TU, U-RH Zone Districts</td>
<td>Urban House, Duplex, and Tandem House</td>
<td>Any distance</td>
<td>Any distance</td>
<td>Any distance</td>
<td>Any distance</td>
</tr>
</tbody>
</table>

Intent: To allow off-street parking area where it is not impactful due to the number of required parking spaces.

Not to Scale. Illustrative Only.
### Table: Off-Street Parking Area

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All U-TU and U-RH Zone Districts</td>
<td>Rowhouse and Apartment</td>
<td>Not allowed</td>
<td>Not allowed</td>
<td>Allowed within the rear 35% of the Zone Lot only</td>
<td>Any distance</td>
</tr>
<tr>
<td>Urban Town House</td>
<td>Not allowed*</td>
<td>(*see exception below)</td>
<td>In the front 65% of the Zone Lot: 5' and at no point closer than 5' to the Zone Lot line</td>
<td>In the rear 35% of the Zone Lot: Any distance</td>
<td>Any distance</td>
</tr>
</tbody>
</table>

**Intent:** To restrict off-street parking area where it is impactful due to the number of required parking spaces.

---

*Exception:* The required minimum 5' of back out space required in Division 10, Section 4 shall be permitted to encroach 2.5' when:

- The encroachment is screened from the Side Street with a Garden Wall and 1 deciduous canopy tree or planting strip.

---

![Diagram](attachment:image.png)

Not to Scale. Illustrative Only.
### Article 5. Urban Neighborhood Context

### Division 5.3 Design Standards

#### ZONE DISTRICTS

<table>
<thead>
<tr>
<th></th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Off-Street Parking Area</td>
<td>All U-MX, U-MS, and U-RX Zone Districts</td>
<td>Urban Town House, General and Shopfront</td>
<td>Not allowed</td>
<td>Any distance</td>
<td>Any distance</td>
</tr>
</tbody>
</table>

**Intent:** To restrict off-street parking area where it is impactful due to the number of required parking spaces.

*Exception:* The minimum 5’ of back out space required in Division 10, Section 4 shall be permitted to encroach 2.5’ when:
- The encroachment is screened from the Side Street with a Garden Wall and 1 deciduous canopy tree or planting strip.

---

Not to Scale. Illustrative Only.
**Drive or Driveway for Urban House, Duplex, and Tandem House building forms**

**Zone Districts**: All U-U, U-TU and U-RH Zone Districts

**Building Forms**: Urban House, Duplex, and Tandem House

- **Primary Street Setback**: Any distance
- **Side Street Setback**: Any distance
- **Side Interior Setback**: Any distance
- **Rear Setback**: Any distance

**Intent**: To allow a Drive or Driveway to access an Off-Street Parking Area.

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

---

**Drive or Driveway for Garden Court, Rowhouse, and Apartment building forms**

**Zone Districts**: All U-U and U-RH Zone Districts

**Building Forms**: Rowhouse and Apartment

- **Primary Street Setback**: Any distance
- **Side Street Setback**: Any distance
- **Side Interior Setback**: Not allowed (*see exception below)
- **Rear Setback**: Any distance

**Urban Townhouse**: Any distance 5' and at no point closer than 5' to the Zone Lot line (*see exception below)

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

*Exception: A Drive or Driveway may encroach any distance into a Side Interior setback where:*
### Drive or Driveway

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All U-MX, U-MX and U-RX Zone Districts</td>
<td>Urban Town House, General and Shopfront</td>
<td>Any distance</td>
<td>Any distance</td>
<td>Any distance</td>
<td>Any distance</td>
</tr>
</tbody>
</table>

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

*Illustrative only*

![Diagram](image-url)
### Zone Districts

<table>
<thead>
<tr>
<th>Flatwork providing pedestrian access to entrances and buildings:</th>
<th>All U-Zone Districts</th>
<th>All building forms</th>
<th>Any distance, but may not exceed 50% of the area within the setback</th>
<th>Any distance, but may not exceed 50% of the area within the setback</th>
<th>Maximum of 5' wide: Any distance</th>
<th>Maximum of 5' wide: Any distance</th>
</tr>
</thead>
</table>

**Intent:** To provide pedestrian access to entrances and buildings, but restrict coverage and width to ensure adequate openness.
### 3. Service & Utility Elements

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

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

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

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

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

---

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

**Basketball goals on a fixed post**

Not to Scale. Illustrative Only.
Enclosed structure that is below the original grade and completely underground, of any setback space, except as otherwise restricted by this Code

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

Intent: To allow below grade structures that do not disrupt the streetscape.

Gas and electric meters

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All U-Zone Districts</td>
<td>All building forms</td>
<td>1.5’</td>
<td>1.5’</td>
<td>1.5’</td>
<td>1.5’</td>
</tr>
</tbody>
</table>

Intent: To allow for functional siting.
### Ground mounted air conditioning units or other similar mechanical equipment, except evaporative coolers, provided the following are all met:

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

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

### Intent: To allow for functional siting.

### Ground mounted evaporative coolers

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

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

### Intent: To allow for functional siting.
### Emergency Egress

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

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

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

---

### Pedestrian Bridge

Pedestrian Bridge where the encroachment is necessary to complete a connection for access to a mass transit station:

- Provided Public Works has approved a right-of-way encumbrance.
- Shall not include elevators, stairways or other vertical circulation elements.

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

**Intent:** To allow for above-grade connections to and from transit stations.

---

*SLOT HOME TEXT AMENDMENT: PUBLIC REVIEW DRAFT RELEASED JANUARY 29, 2018*
### Article 5. Urban Neighborhood Context

#### Division 5.3 Design Standards

**Solar Panel, Flush Mounted Roof**

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

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

---

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

- Shall not exceed 3’ in height.

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

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

---

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

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

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All U-RH, U-RX, U-MX, and U-MS Zone Districts</td>
<td>All building forms</td>
<td>Not allowed</td>
<td>Not allowed</td>
<td>Any distance</td>
<td>Any distance</td>
</tr>
</tbody>
</table>
### Article 5. Urban Neighborhood Context

#### Division 5.4 Uses and Required Minimum Parking

**SLOT HOME TEXT AMENDMENT: PUBLIC REVIEW DRAFT**
**RELEASED JANUARY 29, 2018**

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
</table>
| Window well and/or emergency basement egress areas:  
• Shall be below grade. | All U-Zone Districts | All building forms | Any distance for any width | Any distance for any width | Any distance for any width |

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

**Not to Scale. Illustrative Only.**

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mailboxes and other similar structures, including individual mailbox structures and cluster box units (CBUs)</td>
<td>All U-Zone Districts</td>
<td>All building forms</td>
<td>Any distance</td>
<td>Any distance</td>
<td>Not allowed</td>
</tr>
</tbody>
</table>

**Intent:** To allow for emergency egress.

**Illustrative only**

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not allowed</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Not to Scale. Illustrative Only.**
**5.3.7.5 Building Coverage Exception**

**A. Applicability**
All U-zone districts where a building coverage standard applies.

**B. Front Porch**

1. **Intent**
   To promote street activation and human scale.

2. **Standard**
   Area on a zone lot occupied by a Front Porch may be excluded from the calculation of building coverage, up to a maximum of 400 square feet for each dwelling unit.

**C. Detached Accessory Dwelling Unit or Detached Garage**

1. **Intent**
   To promote openness between buildings located in the front and back of the lot.

2. **Standard**
   Area on a zone lot occupied by either a Detached Accessory Dwelling Unit building form or a Detached Garage building form may be excluded from the calculation of building coverage. See those building forms for the applicable zone district.

**5.3.7.6 Vehicle Access From Alley Required - Exceptions**

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

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

1. The Alley is not provided with an all weather surface of asphalt, asphaltic concrete, concrete, or any equivalent material;

2. The Alley is less than 12 feet in width;
# Contents

## ARTICLE 6. GENERAL URBAN (G-) NEIGHBORHOOD CONTEXT

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<td>General Character</td>
<td>6.1-1</td>
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<td>Section 6.1.2</td>
<td>Street, Block and Access Patterns</td>
<td>6.1-1</td>
</tr>
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<td>Section 6.1.3</td>
<td>Building Placement and Location</td>
<td>6.1-1</td>
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<tr>
<td>Section 6.1.4</td>
<td>Building Height</td>
<td>6.1-1</td>
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<tr>
<td>Section 6.1.5</td>
<td>Mobility</td>
<td>6.1-1</td>
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<thead>
<tr>
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<td>6.2-1</td>
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<td>Section 6.2.3</td>
<td>Mixed Use Districts (G-MX-3)</td>
<td>6.2-2</td>
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<tr>
<td>Section 6.2.4</td>
<td>Residential Mixed Use Districts (G-RX-3, -5)</td>
<td>6.2-3</td>
</tr>
<tr>
<td>Section 6.2.5</td>
<td>Main Street Districts (G-MS-3, -5)</td>
<td>6.2-3</td>
</tr>
</tbody>
</table>

<table>
<thead>
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<th>6.3-1</th>
</tr>
</thead>
<tbody>
<tr>
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<td>General Intent</td>
<td>6.3-1</td>
</tr>
<tr>
<td>Section 6.3.2</td>
<td>Building Form Intent</td>
<td>6.3-1</td>
</tr>
<tr>
<td>Section 6.3.3</td>
<td>Primary Building Form Standards</td>
<td>6.3-5</td>
</tr>
<tr>
<td>Section 6.3.4</td>
<td>Detached Accessory Building Form Standards</td>
<td>6.3-28</td>
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<td>Section 6.3.5</td>
<td>Supplemental Design Standards</td>
<td>6.3-40</td>
</tr>
<tr>
<td>Section 6.3.6</td>
<td>Design Standard Alternatives</td>
<td>6.3-44</td>
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<tr>
<td>Section 6.3.7</td>
<td>Design Standard Exceptions</td>
<td>6.3-45</td>
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<tr>
<td>Section 6.3.8</td>
<td>Reference to Other Design Standards</td>
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</tbody>
</table>

<table>
<thead>
<tr>
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<th>6.3-67</th>
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<tr>
<td>Section 6.4.2</td>
<td>Organization - Summary Use and Parking Table</td>
<td>6.3-67</td>
</tr>
<tr>
<td>Section 6.4.3</td>
<td>Explanation of Table Abbreviations</td>
<td>6.3-67</td>
</tr>
<tr>
<td>Section 6.4.4</td>
<td>District Specific Standards</td>
<td>6.3-69</td>
</tr>
</tbody>
</table>

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### PUBLIC REVIEW DRAFT NOTES:

Article 6 red lines generally contain:

- Changes to the maximum number of structures per zone lot consistent with code wide changes in the Primary Building Form Table.
- Changes to the building form specific intents to improve predictability and alignment with standards.
- Changes to the Row House Building Form requiring all dwelling units to be oriented to street.
- Removal of the Garden Court Building Form in the G-RH-3 Zone District.
- Removal of the Row House building form in the MU zone districts to increase code clarity by eliminating building forms that will not be used when the Urban Town House building form captures the same form standards and allows for a “traditional” row house outcome in the Urban Town House building form.
- The new Building Form, Urban Town House (Multi Unit) and Urban Town House (Mixed Use), to which the tools and standards described in the Strategy Report are applied.
- New limitations on the Apartment, Shopfront and General buildings forms excluding the use of the building form when side-by-side residential are only contained within the building.
- Revisions or new supplemental design standards to address rooftop decks, Garden Court, Off-Street Parking Areas in the Garden Court Building Form, Dwelling Units Oriented to the Street, and Height for sloped roofs.
- Revisions of build-to alternatives, height exceptions, and setback exceptions for the Urban Town House building form.
- Minor clean-up to improve code clarity and consistency.
DIVISION 6.2 DISTRICTS (G-RH-, G-MU-, G-RO-, G-MX-, G-RX-, G-MS-)

SECTION 6.2.1 DISTRICTS ESTABLISHED
To carry out the provisions of this Article, the following zone districts have been established in the General Urban Neighborhood Context and are applied to property as set forth on the Official Map.

General Urban Neighborhood Context
G-RH-3  Row House 3
G-MU-3  Multi Unit 3
G-MU-5  Multi Unit 5
G-MU-8  Multi Unit 8
G-MU-12 Multi Unit 12
G-MU-20 Multi Unit 20
G-RO-3  Residential Office 3
G-RO-5  Residential Office 5
G-MX-3  Mixed Use 3
G-RX-3  Residential Mixed Use 3
G-RX-5  Residential Mixed Use 5
G-MS-3  Main Street 3
G-MS-5  Main Street 5

SECTION 6.2.2 RESIDENTIAL DISTRICTS (G-RH-3, G-MU-3 TO -20, G-RO-3, G-RO-5)

6.2.2.1 General Purpose
A. The intent of the Residential districts is to promote and protect higher density residential neighborhoods within the character of the General Urban Neighborhood Context. These regulations allow for multi-unit districts with a variety of residential building forms.

B. The building form standards, design standards, and uses work together to promote safe, active, pedestrian-scaled residential areas. The standards accommodate the pattern of urban house, duplex, row house, garden court, and apartment. Buildings orient to the street and access is from the alley. Lot coverage is typically high accommodating a consistent, shallow front yard.

C. These standards recognize the variation within the General Urban Neighborhood Context and provide eight Residential Zone Districts. The lowest-scale districts with a maximum height of three stories provide a transition to Urban and Urban Edge Neighborhood Contexts. The highest-scale districts with a maximum height of 12 and 20 stories promote a dense, urban residential character where appropriate. The Residential Office (RO) districts provide opportunities for residential and offices uses in low to moderate scale residential building forms.

D. The regulations provide certainty to property owners, developers, and neighborhoods about the limits of what is allowed in a residentially-zoned area. These regulations reinforce desired patterns in existing neighborhoods and create standards for new neighborhoods.

6.2.2.2 Specific Intent
A. Row House 3 (G-RH-3)
G-RH-3 is a multi unit district allowing urban house, duplex, and row house building forms. Row houses are not taller than three stories.
B. Multi-Unit 3 (G-MU-3)
G-MU-3 is a multi unit district allowing urban house, duplex, row house, garden court, urban
town house, and apartment building forms. The tallest building form has a maximum height of
three stories.

C. Multi-Unit 5 (G-MU-5)
G-MU-5 is a multi unit district allowing urban house, duplex, row house, garden court, urban
town house, and apartment building forms. The tallest building form has a maximum height of
five stories.

D. Multi-Unit 8 (G-MU-8)
G-MU-8 is a multi unit district allowing urban house, duplex, row house, urban town house,
and apartment building forms. The tallest building form has a maximum height of eight stories.

E. Multi-Unit 12 (G-MU-12)
G-MU-12 is a multi unit district allowing urban house, duplex, row house, urban town house,
and apartment building forms. The tallest building form has a maximum height is
of twelve stories.

F. Multi-Unit 20 (G-MU-20)
G-MU-20 is a multi unit district allowing urban house, duplex, row house, urban town house,
and apartment building forms. The tallest building form has a maximum height is
of twenty stories.

G. Residential Office 3 (G-RO-3)
G-RO-3 is a multi unit and office district allowing urban house, duplex, row house, urban town
house, and apartment building forms. The tallest building form has a maximum height of three
stories.

H. Residential Office - 5 (G-RO-5)
G-RO-5 is a multi unit and office district allowing urban house, duplex, row house, urban town
house, and apartment building forms. The tallest building form has a maximum height of five
stories.

SECTION 6.2.3 MIXED USE DISTRICTS (G-MX-3)

6.2.3.1 General Purpose

A. The Mixed Use zone districts are intended to promote safe, active, and pedestrian-scaled,
diverse areas through the use of town house, row house, apartment, and shopfront building
forms that clearly define and activate the public street edge.

B. The Mixed Use zone districts are intended to enhance the convenience, ease and enjoyment of
transit, walking, shopping and public gathering within and around the city’s neighborhoods.

C. The Mixed Use zone district standards are also intended to ensure new development contrib-
utes positively to established residential neighborhoods and character, and improves the transition
between commercial development and adjacent residential neighborhoods.

D. Compared to the Main Street districts, the Mixed Use districts are focused on creating mixed,
diverse neighborhoods. Where Main Street districts are applied to key corridors and retail
streets within a neighborhood, the Mixed Use districts are intended for broader application at
the neighborhood scale.

E. In the General Urban Neighborhood Context, the Mixed Use zone districts promote a pedestri-
an-active street front. Buildings are pulled up to the street with parking tucked behind; however,
the front setback range is slightly deeper than the front setback range for the Main Street
districts. The required percentage of building facade that must be located in the front setback
area is less) than the percentage for the Main Street districts. The maximum building coverage is the same as the maximum building coverage for the Main Street districts.

6.2.3.2 Specific Intent
A. Mixed Use – 3 (G-MX-3)
G-MX-3 applies to areas or intersections served primarily by local or collector streets where a building scale of 1 to 3 stories is desired.

SECTION 6.2.4 RESIDENTIAL MIXED USE DISTRICTS (G-RX-3, -5)

6.2.4.1 General Purpose
A. The Residential Mixed Use zone districts are intended to promote safe, active, and pedestrian-scaled, diverse areas through the use of building forms that clearly define and activate the public realm.
B. The Residential Mixed Use zone districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city’s residential neighborhoods.
C. The Residential 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.
D. Compared to the Mixed Use districts, the Residential Mixed Use districts are primarily intended to accommodate residential uses. Commercial uses are secondary to the primary residential use of the district, and provide neighborhood-scaled shops and offices for residents to conveniently access goods and services within walking distance. Buildings in a Residential Mixed Use district can have commercial uses, but upper stories are reserved exclusively for housing or lodging accommodation uses. A building can be solely residential or solely commercial; however, buildings containing only commercial uses are limited in total gross floor area to 10,000 square feet consistent with the district purpose.

6.2.4.2 Specific Intent
A. Residential Mixed Use 3 (G-RX-3)
G-RX-3 applies to residentially-dominated areas served primarily by local or collector streets where a building scale of 1 to 3 stories is desired.
B. Residential Mixed Use 5 (G-RX-5)
G-RX-5 applies to residentially-dominated areas served primarily by local or collector streets where a building scale of 2 to 5 stories is desired.

SECTION 6.2.5 MAIN STREET DISTRICTS (G-MS-3, -5)

6.2.5.1 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 walkability and pedestrian activity is desired than required in a Corridor, Mixed Use, or Residential Mixed Use zone district.

F. In the General Urban 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 the maximum building coverage is significant.

6.2.5.2 Specific Intent

A. Main Street 3 (G-MS-3)
G-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.

B. Main Street 5 (G-MS-5)
G-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.
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:

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.
3. Reinforce the character and quality of public streets with buildings that provide consistent siting, pedestrian orientation and access to the street.

B. Setbacks
1. Site buildings to be consistent with the intended character and functional requirements of the urban context.
2. Site buildings to define the street edge/public realm consistent with the context.
3. Utilize buildings to create positive transitions between districts.

C. Parking Location
1. Minimize the visual impacts of parking areas on streets and adjoining property.
2. Minimize conflicts between pedestrian and vehicles.

6.3.2.3 Design Elements

A. Configuration
1. Promote variation in building form that enhances access to daylight, air and views from within and around new structures.
2. Encourage variation in building form that provides opportunities for architectural scale relationships in large building contexts.
3. Main Street setback: Reinforce the proportional scale of buildings to street width in order to establish a strong edge to Main Streets and other urban street corridors.
4. Arrange building heights, and scaling devices to provide transitions to adjoining areas.

B. Transparency
1. Maximize transparency of windows at Street Level to activate the street.
2. Utilize doors and windows to establish scale, variation, and patterns on building facades that provide visual interest and reflect the uses within the building.
3. Limit the use of highly reflective glass to avoid reflected glare onto neighboring streets and properties.

C. Entrances
1. Give prominence to pedestrian realm as a defining element of neighborhood character.
2. Provide convenient access to buildings and active uses from the street.
3. Articulate and create a visual hierarchy of building entrances as an aid in way-finding.
4. Provide a positive relationship to the street through access, orientation and placement consistent with the context.
5. Create visually interesting and human-scaled facades.
6.3.2.4 Specific Building Form Intent

A. Residential Zone Districts

1. Urban House
   Establish standards for development on small zone lots, typically Single Unit Dwellings, but may be other uses permitted within the zone district.

2. Duplex
   Establish standards for development on small zone lots, typically Two Unit Dwellings, but may be other uses permitted within the zone district.

3. Row House
   Establish standards for appropriately designed Multi-Unit Dwelling development within a Row House zone district, by requiring each dwelling unit to have a street-facing entrance and orients to the street. Also accommodates, where permitted, appropriately scaled Group Living, Civic, and Nonresidential development. No Dwelling Units are located behind the Dwelling Units Oriented to the Street.

4. Garden Court
   Establish standards for Multi Unit Dwelling development where dwelling entrances may be oriented around a common, central open space - Garden Court with landscaping, rather than exclusively orienting toward the street, as Row House requires. Off-Street Parking Areas are restricted in the front of the Zone Lot. Accommodates Two Unit and Multi Unit Dwelling development. Also accommodates, where permitted, appropriately scaled Group Living, Civic, and Nonresidential development.

5. Urban Town House
   Establish standards for buildings containing Side-by-side Dwelling Units that requires Dwelling Units located near the street to be Oriented to the Street. Compared to the Row House building form, additional Dwelling Units that may be side facing are permitted behind the Dwelling Units Oriented to the Street. Accommodates Two Unit and Multi Unit Dwelling development.

6. Apartment
   Establish standards for Multi-Unit Dwelling development that allows a variety of Dwelling Unit configurations, layouts excluding Side-by-side Dwelling Units, but The building form requires a minimum of one entrance at the street, in addition to transparency and other design elements. Also accommodates, where permitted, 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. Specifically, allow a reduced build-to percentage and an increased build-to range, allow a canopy and garden wall combination to meet a portion of the build-to requirement, and require a garden wall along street frontages.

2. Drive Thru Restaurant
   Restricted to eating and drinking establishment with an accessory drive-thru lane.
   a. MX: Allow a reduced build-to percentage, an increased range, and a drive-thru lane to be located between the building and any street.
   b. MS: For corner lots only, allow a reduced build-to percentage along the Primary Street, when the build-to percentage is increased along the Side Street.
3. **General**

Establish a base set of standards to define and activate the public street. The building form requires a minimum of one pedestrian entrance at the street, in addition to other design elements that promote an active street front. The building form allows for a variety of site configurations, however excludes Side-By-Side Dwelling units. All uses are allowed.

4. **Shopfront**

Establish a base set of standards to define and activate the public street. The building form requires a minimum of one pedestrian entrance at the street, in addition to other design elements that promote an active street front. The building form allows for a variety of site configurations, however excludes Side-By-Side Dwelling units. Compared to the general building form, the shopfront building form have increased standards for design elements such as transparency, active use, and build-to. All uses are allowed.
SECTION 6.3.3 PRIMARY BUILDING FORM STANDARDS

6.3.3.1 Applicability
All development, except detached accessory structures, in all the General Urban Neighborhood Context zone districts

6.3.3.2 General Standards
Combining standards from different building forms for the same structure is prohibited, except where expressly allowed.

6.3.3.3 District Specific Standards Summary
The maximum number of structures per zone lot and building forms allowed by zone district is summarized below:

<table>
<thead>
<tr>
<th>General Urban (G-) Neighborhood Context Zone Districts</th>
<th>Building Forms</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Suburban House</td>
</tr>
<tr>
<td>Max Number of Primary Structures Per Zone Lot</td>
<td>1*</td>
</tr>
</tbody>
</table>

RESIDENTIAL ZONE DISTRICTS

Row House (RH) G-RH-3 no-max
Multi Unit (MU) G-MU-3,-5 no-max G-MU-8,-12,-20 no-max
Residential Office (RO) G-RO-3,-5 no-max

COMMERCIAL MIXED USE ZONE DISTRICTS

Residential Mixed Use (RX) G-RX-3,-5 no-max
Mixed Use (MX) G-MX-3 no-max
Main Street (MS) G-MS-3,-5 no-max

■ = Allowed    ☐ = Allowed subject to geographic limitations  *See Section 1.2.3.5 for exceptions
D. Row House

Not to Scale. Illustrative Only.
## ROW HOUSE

### Article 6. General Urban Neighborhood Context

#### Division 6.3 Design Standards

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

### Sitting

<table>
<thead>
<tr>
<th>Zone Lot</th>
<th>G-RH-3</th>
<th>G-MU-3; G-RO-3</th>
<th>G-MU-5; G-RO-5</th>
<th>G-MU-8, -12; -20</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zone Lot Size (min)</td>
<td>6,000 sf</td>
<td>6,000 sf</td>
<td>6,000 sf</td>
<td>6,000 sf</td>
</tr>
<tr>
<td>Zone Lot Width (min)</td>
<td>50'</td>
<td>50'</td>
<td>50'</td>
<td>50'</td>
</tr>
</tbody>
</table>

### Required Build-To

<table>
<thead>
<tr>
<th>C</th>
<th>Primary Street (min % within min/max)</th>
<th>na</th>
<th>60%</th>
<th>10'/20'</th>
<th>60%</th>
<th>10'/20'</th>
<th>60%</th>
<th>10'/20'</th>
<th>60%</th>
<th>10'/20'</th>
</tr>
</thead>
</table>

### Setbacks

<table>
<thead>
<tr>
<th>D</th>
<th>Primary Street, where block sensitive setback does not apply (min)</th>
<th>20'</th>
<th>10'</th>
<th>10'</th>
<th>10'</th>
<th>10'</th>
<th>10'</th>
</tr>
</thead>
<tbody>
<tr>
<td>E</td>
<td>Side Street (min)</td>
<td>5'</td>
<td>5'</td>
<td>5'</td>
<td>5'</td>
<td>5'</td>
<td>5'</td>
</tr>
<tr>
<td>F</td>
<td>Side Interior (min)</td>
<td>5'</td>
<td>7.5'</td>
<td>7.5'</td>
<td>7.5'</td>
<td>7.5'</td>
<td>7.5'</td>
</tr>
<tr>
<td>G</td>
<td>Rear, alley/no alley (min)</td>
<td>10'/20'</td>
<td>10'/20'</td>
<td>10'/20'</td>
<td>10'/20'</td>
<td>10'/20'</td>
<td>10'/20'</td>
</tr>
</tbody>
</table>

### Parking

<table>
<thead>
<tr>
<th>H</th>
<th>DETACHED ACCESSORY STRUCTURES</th>
<th>See Sec. 6.3.4</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>DETACHED ACCESSORY STRUCTURES</td>
<td>See Sec. 6.3.4</td>
</tr>
</tbody>
</table>

### Design Elements

#### Building Configuration

<table>
<thead>
<tr>
<th>Dwelling Units Oriented to the Street</th>
<th>G-RH-3</th>
<th>G-MU-3; G-RO-3</th>
<th>G-MU-5; G-RO-5</th>
<th>G-MU-8, -12; -20</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street-facing Garage Door Width per Primary Structure (max)</td>
<td>20'</td>
<td>20'</td>
<td>20'</td>
<td>20'</td>
</tr>
<tr>
<td>J Upper Story Setback Above 40', Side Interior (min)</td>
<td>na</td>
<td>na</td>
<td>15'</td>
<td>15'</td>
</tr>
<tr>
<td>K Upper Story Setback Above 27', adjacent to Protected District: Side Interior (min)</td>
<td>na</td>
<td>25'</td>
<td>25'</td>
<td>25'</td>
</tr>
<tr>
<td>L Upper Story Setback Above 51', adjacent to Protected District: Side Interior (min)</td>
<td>na</td>
<td>na</td>
<td>40'</td>
<td>40'</td>
</tr>
<tr>
<td>M</td>
<td>Upper Story Setback Above 40', adjacent to Protected District: Rear, alley/Rear, no alley (min)</td>
<td>na</td>
<td>30'/40'</td>
<td>30'/40'</td>
</tr>
<tr>
<td></td>
<td>Attached Garage Allowed</td>
<td>May follow the Detached Garage building form Side Street, Side Interior and Rear setbacks</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Street Level Activation

<table>
<thead>
<tr>
<th>M</th>
<th>Transparency, Primary Street (min)</th>
<th>na</th>
<th>25%</th>
<th>25%</th>
<th>25%</th>
<th>25%</th>
</tr>
</thead>
<tbody>
<tr>
<td>N</td>
<td>Transparency, Side Street (min)</td>
<td>na</td>
<td>25%</td>
<td>25%</td>
<td>25%</td>
<td>25%</td>
</tr>
<tr>
<td>O</td>
<td>Pedestrian Access</td>
<td>Each unit shall have a street-facing Entrance</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Uses

<table>
<thead>
<tr>
<th>Uses</th>
<th>G-RH-3</th>
<th>All G-MU and G-RO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Uses shall be limited to Multi Unit Dwelling (3+) and permitted Group Living and Nonresidential uses. See Division 6.4 Uses and Parking</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

See Sections 6.3.5 - 6.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions
C. Garden Court
GARDEN COURT

<table>
<thead>
<tr>
<th><strong>HEIGHT</strong></th>
<th>G-RH-3</th>
<th>G-MU-3</th>
<th>G-MU-5</th>
</tr>
</thead>
<tbody>
<tr>
<td>A Stories (max)</td>
<td>see below</td>
<td>3</td>
<td>3½</td>
</tr>
<tr>
<td>A Feet (max)</td>
<td>see below</td>
<td>30'–35'</td>
<td>30'–65'</td>
</tr>
<tr>
<td>A Stories, front 80% / rear 20% of zone lot depth (max)</td>
<td>3½</td>
<td>na</td>
<td>na</td>
</tr>
<tr>
<td>A Feet, front 80% / rear 20% of zone lot depth (max)</td>
<td>30'–35'</td>
<td>na</td>
<td>na</td>
</tr>
<tr>
<td>A Side Wall Height, for Pitched Roof, within 15' of Side Interior and Side Street (max)</td>
<td>25'</td>
<td>na</td>
<td>na</td>
</tr>
<tr>
<td>A Upper Story Setback, for flat roof, Above 25': Side Street and Side Interior (min)</td>
<td>15'</td>
<td>na</td>
<td>na</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th><strong>SITING</strong></th>
<th>G-RH-3</th>
<th>G-MU-3</th>
<th>G-MU-5</th>
</tr>
</thead>
<tbody>
<tr>
<td>B Zone Lot Size (min)</td>
<td>6,000 sf</td>
<td>9,000 sf</td>
<td>9,000 sf</td>
</tr>
<tr>
<td>B Zone Lot Width (min)</td>
<td>50'</td>
<td>75'</td>
<td>75'</td>
</tr>
<tr>
<td>C Primary Street, block sensitive setback required</td>
<td>yes</td>
<td>yes</td>
<td>na</td>
</tr>
<tr>
<td>C Primary Street, where block sensitive setback does not apply (min)</td>
<td>20'</td>
<td>10'</td>
<td>10'</td>
</tr>
<tr>
<td>D Side Street (min)</td>
<td>5'</td>
<td>5'</td>
<td>5'</td>
</tr>
<tr>
<td>D Side Interior (min)</td>
<td>5'</td>
<td>7.5'</td>
<td>7.5'</td>
</tr>
<tr>
<td>F Rear, alley/no alley (min)</td>
<td>12'/20'</td>
<td>10'/20'</td>
<td>10'/20'</td>
</tr>
<tr>
<td>FG Required Separation Between Primary Structures (min)</td>
<td>10'</td>
<td>10'</td>
<td>10'</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>PARKING</strong></th>
<th>G-RH-3</th>
<th>G-MU-3</th>
<th>G-MU-5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface Parking between building and Primary Street/Side Street</td>
<td>Not Allowed</td>
<td>Not Allowed</td>
<td></td>
</tr>
<tr>
<td>Off-Street Parking Area</td>
<td>Shall be Setback 50' from the Primary Street</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vehicle Access</td>
<td>From Alley; or Street access allowed when no Alley present (See Sec. 6.3.7.6)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>DETACHED ACCESSORY STRUCTURES</strong></th>
<th>G-RH-3</th>
<th>G-MU-3</th>
<th>G-MU-5</th>
</tr>
</thead>
<tbody>
<tr>
<td>See Sec. 6.3.4</td>
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</table>

<table>
<thead>
<tr>
<th><strong>DESIGN ELEMENTS</strong></th>
<th>G-RH-3</th>
<th>G-MU-3</th>
<th>G-MU-5</th>
</tr>
</thead>
<tbody>
<tr>
<td>H Street-Facing Courtyard Width (min)</td>
<td>15'</td>
<td>45'</td>
<td>45' (30' or 33% of Zone Lot width, whichever is greater)</td>
</tr>
<tr>
<td>I Street-Facing Courtyard Depth (min)</td>
<td>30'</td>
<td>30'</td>
<td>30'</td>
</tr>
<tr>
<td>J Garden Court Design Standards</td>
<td>See Sec. 6.3.5.2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>K Attached Garage Allowed</td>
<td>May follow the Detached Garage building form Side Street, Side Interior and Rear setbacks</td>
<td></td>
<td></td>
</tr>
<tr>
<td>M STREET LEVEL ACTIVATION</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>J Transparency, Primary Street (min)</td>
<td>30%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>J Transparency, Side Street (min)</td>
<td>25%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>K Pedestrian Access</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>S See Sections 6.3.5 - 6.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**USES**

<table>
<thead>
<tr>
<th></th>
<th>G-RH-3</th>
<th>G-MU-3</th>
<th>G-MU-5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Uses shall be limited to Two Unit Dwelling and Multi Unit Dwelling (3+) and permitted Group Living and Nonresidential uses. See Division 6.4 Uses and Parking</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**DENVER ZONING CODE**

June 25, 2010 | Republished May 5, 2017

| 6.3-13 |
A. **Urban Town House (Multi Unit Districts)**

Not to Scale. Illustrative Only.

- (A) Height
- (B) Zone Lot
- (C) Build-to Range
- (D) Primary Street Block Sensible Setback
- (E) Side Street Setback
- (F) Side Interior Setback Dwelling Unit NOT Oriented to Street
- (G) Side Interior Setback Dwelling Unit NOT Oriented to Street
- (H) Protected District Side Interior Setback
- (I) Dwelling Units Oriented to the Street
- (J) Protected District Upper Story Setback
- (K) Transparency
- (L) Pedestrian Access
## URBAN TOWN HOUSE (MULTI UNIT DISTRICTS)

### HEIGHT

<table>
<thead>
<tr>
<th></th>
<th>G-RO-3</th>
<th>G-RO-5</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stories (max)</td>
<td>3</td>
<td>5</td>
</tr>
<tr>
<td>Feet (max)</td>
<td>35'</td>
<td>65'</td>
</tr>
</tbody>
</table>

### SITING

<table>
<thead>
<tr>
<th></th>
<th>G-RO-3</th>
<th>G-RO-5</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>B</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Zone Lot Size (min)</td>
<td>6,000 sf</td>
<td>6,000 sf</td>
</tr>
<tr>
<td>Zone Lot Width (min)</td>
<td>50'</td>
<td>50'</td>
</tr>
</tbody>
</table>

### REQUIRED BUILD-TO

<table>
<thead>
<tr>
<th></th>
<th>G-RO-3</th>
<th>G-RO-5</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>C</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Primary Street (min % within min/max)</td>
<td>70%</td>
<td>70%</td>
</tr>
<tr>
<td>10'/15'</td>
<td>10'/15'</td>
<td></td>
</tr>
</tbody>
</table>

### SETBACKS

<table>
<thead>
<tr>
<th></th>
<th>G-RO-3</th>
<th>G-RO-5</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>D</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Primary Street, block sensitive setback required</td>
<td>yes</td>
<td>na</td>
</tr>
<tr>
<td>Primary Street, where block sensitive does not apply (min)</td>
<td>10'</td>
<td>10'</td>
</tr>
<tr>
<td><strong>E</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Side Street (min)</td>
<td>7.5'</td>
<td>7.5'</td>
</tr>
<tr>
<td><strong>F</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Side Interior (min)</td>
<td>12.5'</td>
<td>7.5'</td>
</tr>
<tr>
<td><strong>G</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Side Interior, for Dwelling Units Oriented to the Street (min)</td>
<td>7.5'</td>
<td>12.5'</td>
</tr>
<tr>
<td><strong>H</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear, alley/no alley (min)</td>
<td>10'/20'</td>
<td>10'/20'</td>
</tr>
</tbody>
</table>

### PARKING

<table>
<thead>
<tr>
<th></th>
<th>G-RO-3</th>
<th>G-RO-5</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>I</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Surface Parking between building and Primary Street/Side Street</td>
<td>Not Allowed/Allowed</td>
<td></td>
</tr>
<tr>
<td>Vehicle Access</td>
<td>From Alley; or Street access allowed when no Alley present</td>
<td></td>
</tr>
</tbody>
</table>

### DESIGN ELEMENTS

### BUILDING CONFIGURATION

<table>
<thead>
<tr>
<th></th>
<th>G-RO-3</th>
<th>G-RO-5</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>J</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling Units Oriented to the Street</td>
<td>Required if any portion of the Dwelling Unit is located within 30' of Primary Street Zone Lot Line or 20' of the Side Street Zone Lot Line. (See Sec. 13.1.6.2)</td>
<td></td>
</tr>
<tr>
<td>Dwelling Unit Configuration</td>
<td>Structure may contain Dwelling Units that are attached along common walls and occupy the space between the street level and roof.</td>
<td></td>
</tr>
<tr>
<td>Upper Story Setback Above 40', Side Interior (min)</td>
<td>na</td>
<td>G-MU-5: 15'; G-RO-5, G-MU-8, -12, -20: na</td>
</tr>
<tr>
<td>Upper Story Setback Above 51', Side Interior (min)</td>
<td>na</td>
<td>G-MU-5: 15'; G-RO-5, G-MU-8, -12, -20: na</td>
</tr>
<tr>
<td>Upper Story Setback Above 27', adjacent to Protected District; Side Interior (min)</td>
<td>25'</td>
<td>25'</td>
</tr>
<tr>
<td>Upper Story Setback Above 51', adjacent to Protected District; Side Interior (min)</td>
<td>na</td>
<td>40'</td>
</tr>
<tr>
<td>Upper Story Setback Above 40', adjacent to Protected District; Rear, alley/Rear, no alley (min)</td>
<td>na</td>
<td>30'/40'</td>
</tr>
</tbody>
</table>

### STREET LEVEL ACTIVATION

<table>
<thead>
<tr>
<th></th>
<th>G-RO-3</th>
<th>G-RO-5</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>K</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Transparency, Primary Street (min)</td>
<td>40%</td>
<td>40%</td>
</tr>
<tr>
<td>Transparency, Side Street (min)</td>
<td>25%</td>
<td>25%</td>
</tr>
</tbody>
</table>

### Pedestrian Access

<table>
<thead>
<tr>
<th></th>
<th>All G-MU and G-RO</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>L</strong></td>
<td>Each Dwelling Unit Oriented to the Street shall have Dwelling Unit Entrance with Entry Feature</td>
</tr>
</tbody>
</table>

### USES

<table>
<thead>
<tr>
<th></th>
<th>All G-MU and G-RO</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>M</strong></td>
<td>Primary Uses shall be limited to Two Unit Dwelling and Multi Unit Dwelling (3+) uses. See Division 6.4 Uses and Parking</td>
</tr>
</tbody>
</table>

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

Not to Scale. Illustrative Only.
**APARTMENT**

<table>
<thead>
<tr>
<th><strong>HEIGHT</strong></th>
<th>G-RO-3</th>
<th>G-MU-3</th>
<th>G-MU-5</th>
<th>G-RO-5</th>
<th>G-MU-8</th>
<th>G-MU-12</th>
<th>G-MU-20</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stories (max)</td>
<td>3</td>
<td>5</td>
<td>5</td>
<td>8</td>
<td>12</td>
<td>20</td>
<td></td>
</tr>
<tr>
<td>Feet (max)</td>
<td>40'</td>
<td>65'</td>
<td>65'</td>
<td>100'</td>
<td>140'</td>
<td>230'</td>
<td></td>
</tr>
<tr>
<td>Feet, within 175’ of Protected District (max)</td>
<td>na</td>
<td>na</td>
<td>na</td>
<td>75'</td>
<td>75'</td>
<td>75'</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>SITING</strong></th>
<th>G-RO-3</th>
<th>G-MU-3</th>
<th>G-MU-5</th>
<th>G-RO-5</th>
<th>G-MU-8</th>
<th>G-MU-12</th>
<th>G-MU-20</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zone Lot Size (min)</td>
<td>6,000 sf</td>
<td>6,000 sf</td>
<td>6,000 sf</td>
<td>6,000 sf</td>
<td>6,000 sf</td>
<td>6,000 sf</td>
<td></td>
</tr>
<tr>
<td>Zone Lot Width (min)</td>
<td>50'</td>
<td>50'</td>
<td>50'</td>
<td>50'</td>
<td>50'</td>
<td>50'</td>
<td></td>
</tr>
<tr>
<td>REQUIRED BUILD-TO</td>
<td>60%</td>
<td>60%</td>
<td>60%</td>
<td>60%</td>
<td>60%</td>
<td>60%</td>
<td></td>
</tr>
<tr>
<td>Primary Street (min % within min/max)</td>
<td>10'/20'</td>
<td>10'/20'</td>
<td>10'/20'</td>
<td>10'/20'</td>
<td>10'/20'</td>
<td>10'/20'</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>SETBACKS</strong></th>
<th>G-RO-3</th>
<th>G-MU-3</th>
<th>G-MU-5</th>
<th>G-RO-5</th>
<th>G-MU-8</th>
<th>G-MU-12</th>
<th>G-MU-20</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Street, block sensitive setback required</td>
<td>yes</td>
<td>na</td>
<td>na</td>
<td>na</td>
<td>na</td>
<td>na</td>
<td></td>
</tr>
<tr>
<td>Primary Street, where block sensitive does not apply (min)</td>
<td>10'</td>
<td>10'</td>
<td>10'</td>
<td>10'</td>
<td>10'</td>
<td>10'</td>
<td></td>
</tr>
<tr>
<td>Side Street (min)</td>
<td>5'</td>
<td>5'</td>
<td>5'</td>
<td>5'</td>
<td>5'</td>
<td>5'</td>
<td></td>
</tr>
<tr>
<td>Side Interior (min)</td>
<td>7.5'</td>
<td>7.5'</td>
<td>7.5'</td>
<td>7.5'</td>
<td>7.5'</td>
<td>7.5'</td>
<td></td>
</tr>
<tr>
<td>Side Interior, adjacent to Protected District (min)</td>
<td>10'</td>
<td>10'</td>
<td>10'</td>
<td>10'</td>
<td>10'</td>
<td>10'</td>
<td></td>
</tr>
<tr>
<td>Rear, alley/no alley (min)</td>
<td>10'/20'</td>
<td>10'/20'</td>
<td>10'/20'</td>
<td>10'/20'</td>
<td>10'/20'</td>
<td>10'/20'</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>PARKING</strong></th>
<th>G-RO-3</th>
<th>G-MU-3</th>
<th>G-MU-5</th>
<th>G-RO-5</th>
<th>G-MU-8</th>
<th>G-MU-12</th>
<th>G-MU-20</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface Parking between building and Primary Street/Side Street</td>
<td>Not Allowed/Allowed</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vehicle Access, 3 or more side-by-side dwelling units in one structure</td>
<td>From Alley; or Street access allowed when no Alley present (Sec. 6.3.7.6)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vehicle Access, all other permitted uses</td>
<td>Shall be determined as part of Site Development Plan Review</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>DESIGN ELEMENTS</strong></th>
<th>G-RO-3</th>
<th>G-MU-3</th>
<th>G-MU-5</th>
<th>G-RO-5</th>
<th>G-MU-8</th>
<th>G-MU-12</th>
<th>G-MU-20</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>BUILDING CONFIGURATION</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling Unit Configuration</td>
<td>Structure shall NOT contain a majority of Dwelling Units that are attached along common walls and occupy the space between the street level and roof.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street-facing Garage Door Width per Primary Structure (max)</td>
<td>20'</td>
<td>20'</td>
<td>20'</td>
<td>20'</td>
<td>20'</td>
<td>20'</td>
<td></td>
</tr>
<tr>
<td>Upper Story Setback Above 40’, Side Interior (min)</td>
<td>na</td>
<td>15’</td>
<td>na</td>
<td>na</td>
<td>na</td>
<td>na</td>
<td></td>
</tr>
<tr>
<td>Upper Story Setback Above 51’, Side Interior (min)</td>
<td>na</td>
<td>na</td>
<td>15’</td>
<td>15’</td>
<td>15’</td>
<td>15’</td>
<td></td>
</tr>
<tr>
<td>Upper Story Setback Above 75’, Rear, alley/Rear, no alley and Side Interior (min)</td>
<td>na</td>
<td>na</td>
<td>na</td>
<td>20’/30’</td>
<td>20’/30’</td>
<td>20’/30’</td>
<td></td>
</tr>
<tr>
<td>Upper Story Setback Above 27’, adjacent to Protected District: Side Interior (min)</td>
<td>25’</td>
<td>25’</td>
<td>25’</td>
<td>25’</td>
<td>25’</td>
<td>25’</td>
<td></td>
</tr>
<tr>
<td>Upper Story Setback Above 51’, adjacent to Protected District: Side Interior (min)</td>
<td>na</td>
<td>40’</td>
<td>40’</td>
<td>40’</td>
<td>40’</td>
<td>40’</td>
<td></td>
</tr>
<tr>
<td>Upper Story Setback Above 40’, adjacent to Protected District: Rear, alley/Rear, no alley (min)</td>
<td>na</td>
<td>30'/40’</td>
<td>30'/40’</td>
<td>30'/40’</td>
<td>30'/40’</td>
<td>30'/40’</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>STREET LEVEL ACTIVATION</strong></th>
<th>G-RH-3; All G-MU and G-RO</th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Transparency, Primary Street (min)</td>
<td>340%</td>
<td>340%</td>
<td>340%</td>
<td>340%</td>
<td>340%</td>
<td>340%</td>
<td></td>
</tr>
<tr>
<td>Transparency, Side Street (min)</td>
<td>25%</td>
<td>25%</td>
<td>25%</td>
<td>25%</td>
<td>25%</td>
<td>25%</td>
<td></td>
</tr>
<tr>
<td>Pedestrian Access, Primary Street</td>
<td>Entrance</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>USES</strong></th>
<th>G-RH-3; All G-MU and G-RO</th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Uses shall be limited to Multi Unit Dwelling (3+) and permitted Group Living and Nonresidential uses. See Division 6.4 Uses and Parking</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

See Sections 6.3.5 - 6.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions
B. Urban Town House (Mixed Use Districts)
## URBAN TOWN HOUSE (MIXED USE DISTRICTS)

### Height

<table>
<thead>
<tr>
<th></th>
<th>G-MX-3</th>
<th>G-RX-3</th>
<th>G-RX-5</th>
<th>G-MS-3</th>
<th>G-MS-5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stories (max)</td>
<td>3</td>
<td>3</td>
<td>5</td>
<td>3</td>
<td>5</td>
</tr>
<tr>
<td>Feet (min/max)</td>
<td>na/38'</td>
<td>na/38'</td>
<td>na/70'</td>
<td>na/38'</td>
<td>24'/70'</td>
</tr>
</tbody>
</table>

### Siting

#### Required Build-To

<table>
<thead>
<tr>
<th></th>
<th>G-MX-3</th>
<th>G-RX-3</th>
<th>G-RX-5</th>
<th>G-MS-3</th>
<th>G-MX-5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Street (min % within min/max)</td>
<td>70% 10'/15'</td>
<td>75% 10'/15'</td>
<td>75% 10'/15'</td>
<td>75% 10'/15'</td>
<td>75% 10'/15'</td>
</tr>
<tr>
<td>Side Street (min % within min/max)</td>
<td>na 75% 15'/25'</td>
<td>25% 7.5'/15'</td>
<td>25% 7.5'/15'</td>
<td>25% 7.5'/15'</td>
<td>25% 7.5'/15'</td>
</tr>
</tbody>
</table>

### Setbacks

<table>
<thead>
<tr>
<th></th>
<th>G-MX-3</th>
<th>G-RX-3</th>
<th>G-RX-5</th>
<th>G-MS-3</th>
<th>G-MS-5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Street (min)</td>
<td>10'</td>
<td>10'</td>
<td>10'</td>
<td>10'</td>
<td>10'</td>
</tr>
<tr>
<td>Side Street (min)</td>
<td>7.5' 7.5'</td>
<td>7.5' 7.5'</td>
<td>7.5' 7.5'</td>
<td>7.5' 7.5'</td>
<td></td>
</tr>
<tr>
<td>Side Interior (min)</td>
<td>5'</td>
<td>5'</td>
<td>5'</td>
<td>5'</td>
<td>5'</td>
</tr>
<tr>
<td>Side Interior, adjacent to Protected District (min)</td>
<td>10' 0'/25'</td>
<td>10' 0'/25'</td>
<td>10' 0'/25'</td>
<td>10' 0'/25'</td>
<td></td>
</tr>
<tr>
<td>Rear, alley/no alley (min)</td>
<td>0' 0'</td>
<td>0' 0'</td>
<td>0' 0'</td>
<td>0' 0'</td>
<td></td>
</tr>
<tr>
<td>Rear, adjacent to Protected District (min)</td>
<td>0'/10' 0'/10'</td>
<td>0'/10' 0'/10'</td>
<td>0'/10' 0'/10'</td>
<td>0'/10' 0'/10'</td>
<td></td>
</tr>
</tbody>
</table>

### Parking

- Surface Parking between building and Primary Street/Side Street: MX: Not Allowed/Allowed; RX, MS: Not Allowed/Not Allowed
- Vehicle Access: From Alley; or Street access allowed when no Alley present

### Design Elements

#### Building Configuration

<table>
<thead>
<tr>
<th></th>
<th>G-MX-3</th>
<th>G-RX-3</th>
<th>G-RX-5</th>
<th>G-MS-3</th>
<th>G-MS-5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling Units Oriented to the Street</td>
<td>Required if any portion of the Dwelling Unit is located within 20' of Primary Street Zone Lot Line or 20' of the Side Street Zone Lot Line. (See Sec. 13.1.6.2)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling Unit Configuration</td>
<td>Structure may contain Dwelling Units that are attached along common walls and occupy the space between the street level and roof.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Upper Story Setback Above 27', adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)</td>
<td>15'/25' 15'/25'</td>
<td>20'/25' 15'/25'</td>
<td>20'/25' 15'/25'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Upper Story Setback Above 51', adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)</td>
<td>na na</td>
<td>35'/40' na</td>
<td>35'/40'</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Street Level Activation

<table>
<thead>
<tr>
<th></th>
<th>G-MX-3</th>
<th>G-RX-3</th>
<th>G-RX-5</th>
<th>G-MS-3</th>
<th>G-MS-5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transparency, Primary Street (min)</td>
<td>40% 40% 40%</td>
<td>40% 40% 40%</td>
<td>40% 40% 40%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Transparency, Side Street (min)</td>
<td>25% 25% 25%</td>
<td>25% 25% 25%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pedestrian Access</td>
<td>Each Dwelling Unit Oriented to the Street shall have Dwelling Unit Entrance with Entry Feature</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Uses

<table>
<thead>
<tr>
<th></th>
<th>G-MX-3</th>
<th>G-RX-3</th>
<th>G-RX-5</th>
<th>G-MS-3</th>
<th>G-MS-5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street Level Active Uses</td>
<td>40% na na 100%</td>
<td>100%</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Primary Uses shall be limited to Two Unit Dwelling and Multi Unit Dwelling (3+) 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
H. General

Not to Scale. Illustrative Only.

- Townhouses
- Single Family Residential
- Single Family Residential
- Mixed-use Development
- Primary Street
- Side Street
- Alley
- Slot Home Text Amendment: Public Review Draft

- (A) Build-to Range
- (E) Protected District
- (B) Protected District Setback
- (F) Transparency
- (D) Surface Parking Screening
- (H) Pedestrian Access
- (G) Transparency
- (C) Surface Parking
- Zone Lot
GENERAL

<table>
<thead>
<tr>
<th>Height</th>
<th>G-MX-3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stories (max)</td>
<td>3</td>
</tr>
<tr>
<td>Feet (max)</td>
<td>45’</td>
</tr>
<tr>
<td>Height Exceptions</td>
<td>See Section 6.3.7.1</td>
</tr>
</tbody>
</table>

SITING

<table>
<thead>
<tr>
<th>Required Build-To</th>
</tr>
</thead>
<tbody>
<tr>
<td>A Primary Street (min build-to % within min/max range)</td>
</tr>
<tr>
<td>Build-to Exceptions and Alternatives</td>
</tr>
</tbody>
</table>

SETBACKS

| Primary Street (min) | 0’ |
| Side Street (min) | 0’ |
| Side Interior (min) | 0’ |
| B Side Interior, adjacent to Protected District (min) | 10’ |
| Rear, alley and no alley (min) | 0’ |
| Rear, adjacent to Protected District, alley/no alley (min) | 0’/10’ |
| Setback Exceptions and Encroachments | See Sections 6.3.7.3 and 6.3.7.4 |

PARKING

| Surface Parking between building and Primary Street/Side Street | Not Allowed/Allowed |
| D Surface Parking Screening | See Article 10, Division 10.5 |
| Vehicle Access, 3 or more side-by-side dwelling units in one structure | From Alley; or Street access allowed when no Alley present (Sec. 6.3.7.6) |
| Vehicle Access, all other permitted uses | Shall be determined as part of Site Development Plan Review |

DESIGN ELEMENTS

<table>
<thead>
<tr>
<th>Building Configuration</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling Unit Configuration</td>
</tr>
<tr>
<td>E Upper Story Setback Above 27’, adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)</td>
</tr>
</tbody>
</table>

STREET LEVEL ACTIVATION

| Transparency, Primary Street (min) | 40% Residential Only Buildings: 30% |
| Transparency, Side Street (min) | 25% |
| Transparency Alternatives | See Section 6.3.6.2 |
| H Pedestrian Access, Primary Street | Entrance Alternative See Section 6.3.6.3 |

USES

<table>
<thead>
<tr>
<th>Street Level Active Uses</th>
<th>G-MX-3</th>
</tr>
</thead>
<tbody>
<tr>
<td>(+) All permitted Primary Uses shall be allowed within this building form. See Division 6.4 Uses and Parking: and (2) 40% of the portion of the Street Level building frontage that meets the minimum Primary Street build-to requirement shall be occupied by Street Level active uses as described in Section 6.3.5.3.</td>
<td></td>
</tr>
</tbody>
</table>

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

Not to Scale. Illustrative Only.
### Article 6. General Urban Neighborhood Context

#### Division 6.3 Design Standards

<table>
<thead>
<tr>
<th><strong>SHOPFRONT</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>HEIGHT</strong></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td><strong>Stories (max)</strong></td>
</tr>
<tr>
<td>A Feet (min/max)</td>
</tr>
<tr>
<td>Height Exceptions</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>SITING</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>REQUIRED BUILD-TO</strong></td>
</tr>
<tr>
<td>B Primary Street (min build-to % within min/max range)</td>
</tr>
<tr>
<td>C Side Street (min build-to % within min/max range)</td>
</tr>
<tr>
<td>Build-to Exceptions and Alternatives</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>SETBACKS</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Street (min)</td>
</tr>
<tr>
<td>Side Street (min)</td>
</tr>
<tr>
<td>Side Interior (min)</td>
</tr>
<tr>
<td>D Side Interior, adjacent to Protected District (min)</td>
</tr>
<tr>
<td>Rear (min)</td>
</tr>
<tr>
<td>Rear, adjacent to Protected District, alley/no alley (min)</td>
</tr>
<tr>
<td>Setback Exceptions and Encroachments</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>PARKING</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface Parking between building and Primary Street/Side Street</td>
</tr>
<tr>
<td>E Surface Parking Screening</td>
</tr>
<tr>
<td>Vehicle Access, 3 or more side-by-side dwelling units in one structure</td>
</tr>
<tr>
<td>Vehicle Access, all other permitted uses</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>DESIGN ELEMENTS</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>BUILDING CONFIGURATION</strong></td>
</tr>
<tr>
<td>Dwelling Unit Configuration</td>
</tr>
<tr>
<td>F Upper Story Setback Above 27', adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)</td>
</tr>
<tr>
<td>G Upper Story Setback Above 51', adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)</td>
</tr>
<tr>
<td>STREET LEVEL ACTIVATION</td>
</tr>
<tr>
<td>H Transparency, Primary Street (min)</td>
</tr>
<tr>
<td>I Transparency, Side Street (min)</td>
</tr>
<tr>
<td>J Pedestrian Access, Primary Street</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>USES</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Street Level Active Uses</td>
</tr>
<tr>
<td>All permitted Primary Uses shall be allowed within this building form; however: (1) Second Story and Above: Residential or Lodging Accommodations Uses Only; and (2) Buildings with No Residential or Lodging Accommodation Uses: 10,000 sf GFA max.</td>
</tr>
<tr>
<td>All permitted Primary Uses shall be allowed within this building form. See Division 6.4 Uses and Parking; and (1) 100% of the portion of the Street Level building frontage that meets the minimum Primary Street and Side Street build-to requirements shall be occupied by Street Level active uses as described in Section 6.3.5.3.</td>
</tr>
</tbody>
</table>

See Sections 6.3.5 - 6.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions
SECTION 6.3.5 SUPPLEMENTAL DESIGN STANDARDS

6.3.5.1 Surface Parking Between the Building and the Primary/Side Street

A. Intent
Allow for the functional siting of Buildings and Surface Parking while continuing to minimize the impacts of Surface Parking on the pedestrian experience.

B. Applicability
This Section 6.3.5.1 applies to the Shopfront building form in the G-MS and G-RX zone districts.

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

6.3.5.2 Rooftop and/or Second Story Decks

A. Intent
To protect the privacy of adjacent rear yards in low-scale residential neighborhoods.

B. Applicability
Urban Town House building form in all the G-MU, G-RO, G-RX, G-MX and G-MS zone districts when the zone lot is adjacent to a zone district with a limitation on rooftop and/or second story decks in the rear 35% of the Zone Lot depth.

C. Supplemental Design Standard
1. Rooftop and/or Second Story Decks are prohibited in the rear 35% of the zone lot depth.
2. The Zoning Administrator may prohibit other similar structures in the rear 35% of the zone lot depth, including detached or freestanding structures but excluding the detached accessory dwelling unit building form where allowed, when the Zoning Administrator...
finds the structure would have similar adverse privacy impacts as the specifically prohibited Rooftop and/or Second Story Deck.

### 6.3.5.3 Garden Court

A. The Garden Court shall include all of the following characteristics:

1. Located at natural grade;
2. Visually and physically accessible from the primary street; may be secured for private use;
3. A minimum of 50% of the required Garden Court area shall be landscaped with live planting material, according to Section 10.5.4.6 Landscaping Material Standards;
4. Open to the sky, except one single-story Porch, Canopy, or shading device per Dwelling Unit associated to an Entrance may encroach no more than 5 feet in depth into the Garden Court; and
5. Bounded on not less than 3 sides with related Dwelling Unit building facades on the same Zone Lot.

   a. For purposes of this section, "related" shall mean either connected building facades, or multiple building facades with a maximum separation between building facades of 15 feet.

B. The Garden Court area may be used for any of the following:

1. Single or multiple entries, or access to single or multiple entries, to uses within the buildings; or
2. Public or private landscaped area; may also include entries.

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

### 6.3.5.4 Street Level Active Uses in the G-MX and G-MS Zone Districts

A. Intent

To promote activity on the street and sidewalk, enhance safety and encourage a vibrant urban environment.
B. Applicability
This Section 6.3.5.3 applies to the the **Urban Town House**, **General**, and **the Shopfront** building forms in the **G-MX** and **the G-MS** zone districts and the **Shopfront** building form in the **G-MS** zone districts where the specified percentage of the Street Level building frontage that meets the minimum Primary Street and Side Street build-to requirements shall be occupied by Street Level active uses. This language was pulled from the building form tables to create a more straightforward standard in the form tables.

C. Street Level Active Uses
1. Street Level active uses include all permitted primary uses except the following:
   a. Mini-storage Facility; or
   b. Wholesale Trade or Storage, Light.
2. Street Level active uses include all permitted accessory uses except the following:
   a. Car Wash Bay Accessory to Automobile Services or Hotel Uses; or
   b. Drive Through Facility Accessory to Eating/Drinking Establishments and to Retail Sales, Service, and Repair Uses.
3. Street Level active uses shall not include Parking Spaces or Parking Aisles.
4. Street Level active uses shall occupy Street Level floor area for a minimum depth of 15 feet (may include the depth of a recessed entrance allowed to meet minimum pedestrian access standards).
5. The length of any build-to alternatives permitted by Section 6.3.6.1 shall not apply toward the required percentage of Street Level building frontage that must be occupied by a Street Level active use.

6.3.5.5 **Dwelling Units Oriented to the Street**

A. **Intent**
To ensure that buildings containing Side-by-Side Dwelling Units contribute to vibrant pedestrian oriented street frontages with dwelling units that clearly orient to the street.

B. **Applicability**
This Section 6.3.5.6.B shall apply to development under the **Urban Town House building form standards** in all **G-MX**, **G-MS**, **G-RX**, **G-MU**, and **G-RO** zone districts when required by the building form table.

**Supplemental Design Standard**

1. **On an interior Zone Lot with one Primary Street**, **Dwelling Units must be Oriented to the Primary Street**.
2. **On a Zone Lot with more than one street frontage**, **Dwelling Units shall be Oriented to the Primary Street Zone Lot Line and Side Street Zone Lot Line**.
   a. **In all G-MX, G-MS and G-RX zone districts**, **Dwelling Units located within 20 feet of the Primary Street or Side Street shall be oriented to the corresponding street**.
   b. **In all G-MU and G-RO zone districts**, **Dwelling Units located within 30 feet of the Primary Street Zone Lot Line or 20 feet of the Side Street Zone Lot Line shall oriented to the Primary Street**.
   c. **Dwelling Units located within 20 feet of the Primary Street Zone Lot Line and Side Street Zone Lot Line shall oriented to the Primary Street**.
   d. **On a Zone Lot with more than one Primary Street**, **the Zoning Administrator shall make the determination on the street in which the dwelling unit shall orient based on an analysis, at a minimum, of**
6.3.5.6 **Height for Sloped Roofs**

**A. Intent**
To allow for design flexibility for sloped roofs that are responsive to the surrounding contexts and promote variations within the building forms.

**B. Applicability**
This Section 6.3.5.7 shall apply to development under the Urban Town House building form standards in all G-MU, G-RO, G-MX, G-RX, and G-MS zone districts.

**Supplemental Design Standard**

1. *For the portion of the roof with a minimum pitch of 6:12, the maximum building height for the subject portion shall be:*
   a. 45-feet in 3-story MX, RX, MS zone districts, and
   b. 40-feet in 3-story MU and RO zone districts.

2. *Development of a primary building with a roof with a minimum pitch that takes advantage of the maximum height allowed per this Section 6.3.5.7 may apply one or more height exceptions allowed in DZC section 6.3.7.1, except that such height exemptions shall be measured from an allowed maximum of height of:*
   a. 38-feet in 3-story MX, RX, MS zone districts, and
   b. 35-feet in 3-story MU and RO zone districts.
SECTION 6.3.6  DESIGN STANDARD ALTERNATIVES

6.3.6.1 Required Build-To Alternatives

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

B. Allowance
The following alternatives may be used singularly or in combination as alternatives to a required build-to standard and may count toward the required build-to no more than as described in the table below, provided all alternatives meet the requirements stated in Section 13.1.5.6.E:

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

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

6.3.6.2 Transparency Alternatives

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

B. Allowance
The following alternatives may be used singularly or in combination as alternatives to a required transparency standard and may count toward required transparency no more than as described in the table below, provided all alternatives meet the requirements stated in Section 13.1.6.2.A.4:
6.3.6.3 Pedestrian Access (Entrance) Alternatives

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

B. Allowance
   In the G-RO, G-MU, G-MX and G-RX zone districts for all building forms except Row House the Urban Town House, one of the following may be used as an alternative to a required Entrance, provided that the alternative meets the design standards described in Section 13.1.6.2.B.3:

   1. Courtyard or Plaza
   2. Covered Walkway

SECTION 6.3.7 DESIGN STANDARD EXCEPTIONS

6.3.7.1 Height Exceptions

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

B. Applicability and Standards:

   1. The following building features are allowed to exceed height in feet, stories, bulk plane and upper story setbacks as described in the table below, subject to the standards in this section 6.3.7.1.B.

   2. Unoccupied elevator penthouses, stair enclosures, and enclosed or unenclosed mechanical equipment including vertical or sloped screen walls for such equipment granted an exception for height in stories shall only be as large as necessary to achieve the intended
6.3-46 | DENVER ZONING CODE
June 25, 2010 | Republished May 5, 2017

function of the feature and shall not exceed the minimum required dimensions defined in the Denver Building and Fire Code.

3. An elevator lobby granted an exception for height in stories shall be no larger in area than the area of the elevator shaft which it abuts, measured to the exterior walls.

4. Unoccupied building features shall not include space for living, sleeping, eating, cooking, bathrooms, toilet compartments, closets, halls, storage, or similar space.

5. Where a building feature exceeds the maximum height in feet and the maximum height in stories as allowed in this section, both the standards for excessive height in feet and standards for excessive height in stories are applicable, as described in the table below.

<table>
<thead>
<tr>
<th>BUILDING FEATURES</th>
<th>ZONE DISTRICTS</th>
<th>THE Aggregate SHALL NOT EXCEED 33-1/3 PER-CENT OF THE AREA OF THE SUPPORTING ROOF</th>
<th>SHALL BE SET BACK FROM THE PERIMETER OF THE BUILDING A MINIMUM OF ONE FOOT HORIZONTALLY FOR EVERY ONE FOOT OF VERTICAL HEIGHT</th>
<th>MAY EXCEED MAXIMUM HEIGHT IN FEET BY:</th>
<th>MAY EXCEED MAXIMUM HEIGHT IN STORIES BY:</th>
<th>MAY PROJECT THROUGH THE BULK PLANE</th>
<th>MAY ENCROACH INTO THE UPPER STORY SETBACK</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eaves</td>
<td>All G- Zone Districts</td>
<td>No</td>
<td>No</td>
<td>Any distance when attached to a feature that meets the definition of a Story</td>
<td>Not applicable</td>
<td>Any distance</td>
<td>Any distance</td>
</tr>
<tr>
<td>Unoccupied spires, towers, flagpoles, antennas, chimneys, flues and vents</td>
<td>All G- Zone Districts</td>
<td>No</td>
<td>No</td>
<td>28’</td>
<td>Not applicable</td>
<td>Any distance</td>
<td>Any distance</td>
</tr>
<tr>
<td>Unoccupied cooling towers and enclosures for tanks</td>
<td>All 5-Story or greater G-MU, G-RX, G-MS Zone Districts</td>
<td>No</td>
<td>Yes</td>
<td>28’</td>
<td>Not applicable</td>
<td>Not allowed</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Unoccupied elevator pent-houses, stair enclosures, and enclosed or unenclosed mechanical equipment including vertical or sloped screen walls for such equipment</td>
<td>All 3-Story G-MU, G-RO, G-RX, G-MS, G-MX Zone Districts in the Urban Town House building form</td>
<td>Yes</td>
<td>Yes, from the perimeter of the portion of the building facing the Primary Street, Side Street, Side Interior and Rear, No, all others</td>
<td>12’</td>
<td>1 story</td>
<td>Not Allowed</td>
<td>Not Allowed</td>
</tr>
<tr>
<td>Unoccupied elevator pent-houses, stair enclosures, and enclosed or unenclosed mechanical equipment including vertical or sloped screen walls for such equipment</td>
<td>All 3-Story or lower G-MU, G-RX, G-MX, G-MS Zone Districts</td>
<td>Yes</td>
<td>Yes</td>
<td>12’</td>
<td>1 story</td>
<td>Not allowed</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Unoccupied elevator pent-houses, stair enclosures, and enclosed or unenclosed mechanical equipment including vertical or sloped screen walls for such equipment</td>
<td>All 5-Story or greater G-MU, G-RX, G-MS Zone Districts</td>
<td>Yes</td>
<td>Yes</td>
<td>28’</td>
<td>1 story</td>
<td>Not allowed</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Building Features</td>
<td>Zone Districts</td>
<td>The aggregate shall not exceed 33-1/3 percent of the area of the supporting roof</td>
<td>Shall be set back from the perimeter of the building a minimum of one foot horizontally for every one foot of vertical height</td>
<td>May exceed maximum height in feet by:</td>
<td>May exceed maximum height in stories by:</td>
<td>May project through the bulk plane</td>
<td>May encroach into the upper story setback</td>
</tr>
<tr>
<td>------------------</td>
<td>----------------</td>
<td>------------------------------------------------------------------</td>
<td>---------------------------------------------------------------------------------</td>
<td>---------------------------------</td>
<td>----------------------------------</td>
<td>---------------------------------------</td>
<td>------------------------------------------</td>
</tr>
<tr>
<td>Elevator lobbies</td>
<td>All 3-Story or lower G-MU, G-RX, G-MX, G-MS Zone Districts</td>
<td>Yes</td>
<td>Yes</td>
<td>12’</td>
<td>1 story</td>
<td>Not allowed</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Elevator lobbies</td>
<td>All 5-Story or greater G-MU, G-RX, G-MS Zone Districts</td>
<td>Yes</td>
<td>Yes</td>
<td>28’</td>
<td>1 story</td>
<td>Not allowed</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Open Structures</td>
<td>All 3-Story or lower G-MU, G-RX, G-MX, G-MS Zone Districts</td>
<td>Yes</td>
<td>Yes</td>
<td>12’</td>
<td>Not applicable</td>
<td>Not allowed</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Open Structures</td>
<td>All 5-Story or greater G-MU, G-RX, G-MS Zone Districts</td>
<td>Yes</td>
<td>Yes</td>
<td>28’</td>
<td>Not applicable</td>
<td>Not allowed</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Parapet Wall and/or Safety Railing</td>
<td>All 5-Story or greater G-Zone Districts</td>
<td>No</td>
<td>No</td>
<td>Any distance</td>
<td>Not applicable</td>
<td>Not allowed</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Flush-mounted solar panels</td>
<td>All G-Zone Districts</td>
<td>No</td>
<td>No</td>
<td>Any distance</td>
<td>Not applicable</td>
<td>Any distance</td>
<td>Any distance</td>
</tr>
<tr>
<td>Evaporative coolers</td>
<td>All G-Zone Districts</td>
<td>No</td>
<td>Yes</td>
<td>Any distance</td>
<td>Not applicable</td>
<td>Any distance</td>
<td>Any distance</td>
</tr>
<tr>
<td>Accessory water tanks</td>
<td>All G-MX, G-MS Zone Districts</td>
<td>No</td>
<td>Yes</td>
<td>28’</td>
<td>Not applicable</td>
<td>Any distance</td>
<td>Any distance</td>
</tr>
</tbody>
</table>

### 6.3.7.2 Required Build-To Exceptions

#### A. Civic, Public & Institutional Uses

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

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

#### B. Parkways

1. **Intent**
   
   To ensure structures contribute to the look and feel of a Parkway and great public space along Parkways, when Parkway setbacks are more restrictive than this Code's build-to range.

2. **Standard**
   
   Where a zone lot has street frontage on a Parkway designated under D.R.M.C, Chapter 49, if the parkway setback is greater than the outer range of the required build-to range,
the build-to shall follow the setback established by the Parkway. The minimum build-to percentage shall still apply.

C. G-MU-3 and G-RO-3 Block Sensitive Setback

1. **Intent**
   To maintain an established context or pattern by ensuring the block sensitive setback establishes the build-to range.

2. **Standard**
   In the G-MU-3 and G-RO-3 zone districts, when the Primary Street, block sensitive setback is different than the Primary Street required build-to min/max range, the following shall establish the min/max build-to range. In all cases, the minimum build-to percentage shall apply:
   a. The minimum in the build-to min/max range shall follow:
      i. The Primary Street, block sensitive setback when greater than the min.
      ii. The build-to min in the min/max range, when the Primary Street, block sensitive setback is less than the min.
   b. The maximum in the build-to min/max range shall follow:
      i. The Primary Street, block sensitive setback when greater than the max.
      ii. The build-to max in the min/max range, when the Primary Street, block sensitive setback is less than the max.

6.3.7.3 Setback Exceptions

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

B. **Standard**
   In all G- zone districts, where a zone lot has street frontage on a Parkway designated under D.R.M.C., Chapter 49, the greater of the following street setbacks shall apply:
   1. The street setback required by the applicable building form standards in this Code; or
   2. The required Parkway setback established under D.R.M.C., Chapter 49.

6.3.7.4 Setback Encroachments

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

B. **Standard**
   Required minimum setbacks shall be open and unobstructed. The following setback encroachments, excluding required upper story setbacks, are allowed:
   1. **Architectural Elements**
      To allow for minor elements which add to the architectural character of buildings, while maintaining an open and unobstructed setback space.
### Belt Courses, sills, lintels, pilasters, pediments, cornices; chimneys and fireplace insert vents not exceeding 6’ in width

<table>
<thead>
<tr>
<th>ZONE</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All G- Zone</td>
<td>All building forms</td>
<td>1.5’ Cornices only: 3’</td>
<td>1.5’ Cornices only: 3’</td>
<td>1.5’ Cornices only: 3’; if setback is less than 5’: 2’</td>
<td>1.5’ Cornices only: 5’</td>
</tr>
</tbody>
</table>

**Intent:** To allow common, minor decorative elements which are integral to a building.

---

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

<table>
<thead>
<tr>
<th>ZONE</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All G- Zone</td>
<td>All building forms</td>
<td>6”</td>
<td>6”</td>
<td>6”</td>
<td>6”</td>
</tr>
</tbody>
</table>

**Intent:** To allow for re-siding of existing structures which may not meet a required minimum setback or the re-siding of the structure would result in not meeting the required minimum setback.
Canopies providing cover to an entrance:
- Shall be no more than 8’ maximum in horizontal width;
- Shall be open on three sides;
- May include an at-grade landing.

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All G-RH Zone Districts</td>
<td>All building forms</td>
<td>3’</td>
<td>3’</td>
<td>3’; if setback is less than 5’; 2’ and at no point closer than 2’ to a property zone lot line.</td>
<td>Not allowed</td>
</tr>
</tbody>
</table>

**Intent:** To provide for covering over an entrance to protect from weather. Unlike the Porch encroachment, canopy is allowed in Side Interior.

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

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All G- Zone Districts, except G-RH</td>
<td>Urban Townhouse</td>
<td>Any distance</td>
<td>Any distance</td>
<td>3’ and at no point closer than 7.5’ to the zone lot line</td>
<td>Not allowed</td>
</tr>
<tr>
<td>All others</td>
<td>Any distance</td>
<td>Any distance</td>
<td>Not allowed</td>
<td>Not allowed</td>
<td></td>
</tr>
</tbody>
</table>

**Intent:** Provide protection from the weather for pedestrians entering the building and define street pedestrian entrances to the building.
Article 6. General Urban Neighborhood Context
Division 6.3 Design Standards

### Gutters and Roof Overhang

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
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<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All G-Zone Districts</td>
<td>All building forms</td>
<td>3'</td>
<td>3'</td>
<td>3'; if setback is less than 5'; 2'</td>
<td>5'</td>
</tr>
</tbody>
</table>

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

![Illustrative only](image1.png)

### Multi-story Porches (1 story or multi-story), Decks, Patios, and Exterior Balconies, Stoops, and above-grade stairways at the ground story connected to a porch:

- May be covered;
- All sides shall be at least 50% open except for any side abutting a building facade or fire wall.

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All G-Zone Districts</td>
<td>All building forms</td>
<td>8' and minimum of 1' between right-of-way and first riser of above-grade stairway</td>
<td>5' and minimum of 1' between right-of-way and first riser of above-grade stairway</td>
<td>Not allowed</td>
<td>5'</td>
</tr>
</tbody>
</table>

**Intent:** To promote elements which provide for street activation and human scale.

![Illustrative only](image2.png)
### Street Level Porches (1 Story), Decks, Patios, Exterior Balconies, Stoops, and above-grade stairways connected to a porch:
- May be covered;
- All sides shall be at least 50% open except for any side abutting a building facade or fire wall.

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All G-MU, G-RO, G-MX, G-MS, G-RX Zone Districts</td>
<td>Urban Town House</td>
<td>8’ and minimum of 1’ between right-of-way and first riser of above-grade stairway</td>
<td>5’ and minimum of 1’ between right-of-way and first riser of above-grade stairway</td>
<td>5’ and at no point closer than 5’ to the Zone Lot line</td>
<td>5’</td>
</tr>
</tbody>
</table>

### Illustrative only

**Intent:** To promote elements which provide for street activation and human scale.

[Not to Scale. Illustrative Only.]
### Article 6. General Urban Neighborhood Context

#### Division 6.3 Design Standards

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All G-Zone Districts</td>
<td><strong>Urban Town House</strong></td>
<td>1.5'</td>
<td>1.5'</td>
<td>1.5'</td>
<td>1.5'</td>
</tr>
<tr>
<td>All building forms</td>
<td></td>
<td>1.5'</td>
<td>1.5'</td>
<td>Not Allowed</td>
<td>1.5'</td>
</tr>
</tbody>
</table>

**Intent:** To allow for improved interior day lighting.

**Projecting Windows:**
- Shall be a minimum of 1.5’ above finished floor;
- Shall not extend floor to ceiling; and
- No individual projection shall be more than 10’ in horizontal length at the opening along the face of the building.

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All G-Zone Districts</td>
<td><strong>All building forms</strong></td>
<td>5'</td>
<td>3'</td>
<td>3'</td>
<td>10'</td>
</tr>
</tbody>
</table>

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

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

### 2. Site Elements

To allow for minor screening and parking elements while maintaining an open and unobstructed setback space.
### ZONE DISTRICTS | BUILDING FORMS | PRIMARY STREET | SIDE STREET | SIDE INTERIOR | REAR
--- | --- | --- | --- | --- | ---
Fences and Walls | See Article 10, Division 10.5 Landscaping, Fences, Walls and Screening

### ZONE DISTRICTS | BUILDING FORMS | PRIMARY STREET | SIDE STREET | SIDE INTERIOR | REAR
--- | --- | --- | --- | --- | ---
Off-Street Parking Area for Urban House, Duplex building forms | All G-RH, G-MU and G-RO Urban House, Duplex | Any distance | Any distance | Any distance | Any distance

**Intent:** To allow off-street parking area where it is not impactful due to the number of required parking spaces.
### Article 6. General Urban Neighborhood Context
#### Division 6.3 Design Standards

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Garden Court, Row House, and Apartment</td>
<td>Not allowed</td>
<td>Not allowed</td>
<td>Allowed within the rear 35% of the Zone Lot only</td>
<td>Any distance</td>
</tr>
<tr>
<td>All G-RH, G-MU, G-RO, G-MX, G-MS and G-MX Zone Districts</td>
<td>Urban Town House</td>
<td>Not allowed*</td>
<td>Not allowed* (See exception below)</td>
<td>In the front 65% of the Zone Lot; 5’ and at no point closer than 5’ to the Zone Lot line; In the rear 35% of the Zone Lot; Any distance</td>
<td>Any distance</td>
</tr>
<tr>
<td>General and Shopfront</td>
<td>Any distance</td>
<td>Any distance</td>
<td>Any distance</td>
<td>Any distance</td>
<td>Any distance</td>
</tr>
</tbody>
</table>

**Intent:** To restrict off-street parking area where it is impactful due to the number of required parking spaces.

*Exception: The minimum 5’ of back out space required in Division 10, Section 4 shall be permitted to encroach 2.5’ when the encroachment is screened from the Side Street with a Garden Wall and 1 deciduous canopy tree or planting strip.

**Not to Scale. Illustrative Only.**
### Article 6. General Urban Neighborhood Context
#### Division 6.3 Design Standards

**ZONE DISTRICTS** | **BUILDING FORMS** | **PRIMARY STREET** | **SIDE STREET** | **SIDE INTERIOR** | **REAR**
--- | --- | --- | --- | --- | ---
Drive or Driveway for Urban House and Duplex building forms | All G-RH, G-MU and G-RO Zone Districts | Urban House and Duplex | Any distance | Any distance | Any distance | Any distance

**Intent:** To allow a Drive or Driveway to access an Off-Street Parking Area.

![Illustrative only](image_url)
## Article 6. General Urban Neighborhood Context

### Division 6.3 Design Standards

<table>
<thead>
<tr>
<th>ZONE Districts</th>
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<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All G-RH, G-MU and G-RO Zone Districts</td>
<td>Garden Court, Rowhouse, and Apartment</td>
<td>Any distance</td>
<td>Any distance</td>
<td>Not allowed (*see exception below)</td>
<td>Any distance</td>
</tr>
<tr>
<td>Urban Town House</td>
<td>Not allowed* (*See exception)</td>
<td>5’ and at no point closer than 5’ to the Zone Lot line</td>
<td>Any distance</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Drive or Driveway for Garden Court, Rowhouse, and Apartment building forms**

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

### Flatwork providing pedestrian access to entrances and buildings:

<table>
<thead>
<tr>
<th>ZONE Districts</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
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<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All G- Zone Districts</td>
<td>All building forms</td>
<td>Any distance, but may not exceed 50% of the area within the setback</td>
<td>Any distance, but may not exceed 50% of the area within the setback</td>
<td>Maximum of 5’ wide: Any distance</td>
<td>Maximum of 5’ wide: Any distance</td>
</tr>
</tbody>
</table>

**Flatwork providing pedestrian access to entrances and buildings:**

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

---

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

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

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
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<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All G-Zone Districts</td>
<td>All building forms</td>
<td>Any distance</td>
<td>Any distance</td>
<td>Any distance</td>
<td>Any distance</td>
</tr>
</tbody>
</table>

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

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

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

---

*Illustrative only*
Basketball goals on a fixed post

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
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<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All G-Zone Districts</td>
<td>All building forms</td>
<td>Any distance</td>
<td>Any distance</td>
<td>Any distance</td>
<td>Any distance</td>
</tr>
</tbody>
</table>

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

<table>
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<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All G-Zone Districts</td>
<td>All building forms</td>
<td>Any distance</td>
<td>Any distance</td>
<td>Any distance</td>
<td>Any distance</td>
</tr>
</tbody>
</table>

Intent: To allow below grade structures that do not disrupt the streetscape.
Gas and electric meters

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

Intent: To allow for functional siting.

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

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

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

Intent: To allow for functional siting.
Ground mounted evaporative coolers
- located behind the front of the primary structure and
- screened from adjacent properties and public rights-of-way, and
- not to exceed the noise standards of D.R.M.C. Section 36-6

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
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<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All G-Zone Districts</td>
<td>All building forms</td>
<td>Not allowed</td>
<td>3'</td>
<td>3'</td>
<td>Not allowed</td>
</tr>
</tbody>
</table>

Intent: To allow for functional siting.

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

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

Intent: To provide for egress from a building only for emergency purposes
### Article 6. General Urban Neighborhood Context

#### Division 6.3 Design Standards

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
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<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All G-Zone Districts</td>
<td>All building forms</td>
<td>Any distance</td>
<td>Any distance</td>
<td>Any distance</td>
<td>Any distance</td>
</tr>
</tbody>
</table>

**Pedestrian Bridge where the encroachment is necessary to complete a connection for access to a mass transit station:**
- Provided Public Works has approved a right-of-way encumbrance.
- Shall not include elevators, stairways or other vertical circulation elements.

**Intent:** To allow for above-grade connections to and from transit stations

---

**Solar Panel, Flush Mounted Roof**

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
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<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All G-Zone Districts</td>
<td>All building forms</td>
<td>Any distance</td>
<td>Any distance</td>
<td>Any distance</td>
<td>Any distance</td>
</tr>
</tbody>
</table>

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

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Illustrative only

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Not to Scale. Illustrative Only.

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Illustrative only

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Not to Scale. Illustrative Only.
### Article 6. General Urban Neighborhood Context

#### Division 6.3 Design Standards

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
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<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All G-Zone Districts</td>
<td>All building forms</td>
<td>Any distance</td>
<td>Any distance</td>
<td>Any distance</td>
<td>Any distance</td>
</tr>
</tbody>
</table>

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

- Shall not exceed 3’ in height.

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

---

![Diagram](image-url)

*Not to Scale. Illustrative Only.*
<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
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<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Utility pedestals, transformers or other similar equipment, excluding mechanical equipment:</td>
<td>All G-RH, G-MU, G-RO, G-MX, and G-MS Zone Districts</td>
<td>All building forms</td>
<td>Not allowed</td>
<td>Not allowed</td>
<td>Any distance</td>
</tr>
</tbody>
</table>

Intent: To allow for functional siting.

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

Intent: To allow for emergency egress
6.3.7.5 Building Coverage Exception

A. Applicability
   All G-zone districts where a building coverage standard applies.

B. Front Porch
   1. Intent
      To promote street activation and human scale.
   2. Standard
      Area on a zone lot occupied by a Front Porch may be excluded from the calculation of building coverage, up to a maximum of 400 square feet for each dwelling unit.

C. Detached Accessory Dwelling Unit or Detached Garage
   1. Intent
      To promote openness between buildings located in the front and back of the lot.
   2. Standard
      Area on a zone lot occupied by either a Detached Accessory Dwelling Unit building form or a Detached Garage building form may be excluded from the calculation of building coverage. See those building forms for the applicable zone district.

6.3.7.6 Vehicle Access From Alley Required - Exceptions

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

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

If improvements to any portion of the Alley, including widening and/or repaving, are required by the City at the time of Development due to a change in use or intensity, which resolve the exceptions specified in Section 6.3.7.6, then vehicular Alley access is required.

SECTION 6.3.8 REFERENCE TO OTHER DESIGN STANDARDS

6.3.8.1 Article 10: General Design Standards
Refer to the following Divisions for other applicable design standards
A. Parking and Loading: Division 10.4
B. Landscaping, Fences, Screening and Walls: Division 10.5
C. Site Grading: Division 10.6
D. Outdoor Lighting: Division 10.7
E. Signs: Division 10.10
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**PUBLIC REVIEW DRAFT NOTES:**

Article 7 red lines generally contain:

- Changes to the maximum number of structures per zone lot consistent with code wide changes in the Primary Building Form Table.
- Changes to the building form specific intents to improve predictability and alignment with standards.
- The new Building Form, Urban Town House, to which the tools and standards described in the Strategy Report are applied.
- New limitations on the Shopfront and General buildings forms excluding the use of the building form when side-by-side residential are only contained within the building.
- Revisions or new supplemental design standards to address rooftop decks, Dwelling Units Oriented to the Street, and Height for sloped roofs.
- Revisions of build-to alternatives, height exceptions, and setback exceptions for the Urban Town House building form.
- Minor clean-up to improve code clarity and consistency.

The Denver City Council will consider adoption of text and map amendments to establish a new River North Design Overlay (DO-7) in February, 2018. If the DO-7 text and map amendments are adopted, this proposed text amendment to address slot homes will be revised to add ‘Urban Townhouse’ as a permitted building form within the DO-7 overlay, which would apply to a number of properties in the River North (RiNo) area that are currently zoned with Urban Center Mixed Use (C-MX) zone districts.
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:

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.

7.3.2.2 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.
3. Reinforce the character and quality of public streets with buildings that provide consistent siting, pedestrian orientation and access to the street.
B. Setbacks
   1. Site buildings to be consistent with the intended character and functional requirements of the urban context.
   2. Site buildings to define the street edge/public realm consistent with the context.
   3. Utilize buildings to create positive transitions between districts.

C. Parking Location
   1. Minimize the visual impacts of parking areas on streets and adjoining property.
   2. Minimize conflicts between pedestrian and vehicles.

7.3.2.3 Design Elements

A. Building Configuration
   1. Promote variation in building form that enhances access to daylight, air and views from within and around new structures.
   2. Encourage variation in building form that provides opportunities for architectural scale relationships in large building contexts.
   3. Main Street setback: Reinforce the proportional scale of buildings to street width in order to establish a strong edge to Main Streets and other urban street corridors.
   4. Arrange building heights, and scaling devices to provide transitions to adjoining areas.

B. Transparency
   1. Maximize transparency of windows at Street Level to activate the street.
   2. Utilize doors and windows to establish scale, variation, and patterns on building facades that provide visual interest and reflect the uses within the building.
   3. Limit the use of highly reflective glass to avoid reflected glare onto neighboring streets and properties.

C. Entrances
   1. Give prominence to pedestrian realm as a defining element of neighborhood character.
   2. Provide convenient access to buildings and active uses from the street. Articulate and create a visual hierarchy of building entrances as an aid in way-finding.
   3. Provide a positive relationship to the street through access, orientation and placement consistent with the context.
   4. Create visually interesting and human-scaled facades.

7.3.2.4 Specific Building Form Intent

A. Commercial Mixed Use Zone Districts
   1. **Urban Town House**
      Establish standards for buildings containing Side-by-side Dwelling Units that requires Dwelling Units located near the street to be oriented to the street. Additional dwelling units that may be side facing are permitted behind the Dwelling Units Oriented to the Street.
2. **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. Specifically, allow a reduced build-to percentage and increased build-to range.

3. **Drive Thru Restaurant**
To allow more flexible design standards to accommodate unique circumstances of eating/drinking establishments with an accessory drive-thru lane. Specifically, allow corner lots a reduced build-to percentage on the Primary Street when the build-to percentage is increased along the Side Street.

4. **General**
Establish a base set of standards to define and activate the public street. The building form requires a minimum of one pedestrian entrance at the street, in addition to other design elements that promote an active street front. The building form allows for a variety of site configurations, however excludes Side-By-Side Dwelling units for the zone district from which all other building forms deviate for specific situations. All uses are allowed.

5. **Shopfront**
Establish a base set of standards to define and activate the public street. The building form requires a minimum of one pedestrian entrance at the street, in addition to other design elements that promote an active street front. The building form allows for a variety of site configurations, however excludes Side-By-Side Dwelling units. Compared to the general building form, the shopfront building form have increased standards for design elements such as transparency, active use, and build-to. All uses are allowed.

B. **Cherry Creek North Zone Districts**

1. **Cherry Creek General**
To establish the base set of standards for the zone district from which all other building forms deviate for specific situations.

2. **Cherry Creek General - Small Lot on South Side of 3rd Ave**
To allow more flexible design standards for zone lots sized 6,250 SF and less that are located on the south side of 3rd Avenue and that exist as of October 27, 2014, in order to encourage small lot reinvestment. Specifically, allow building forms that do not fully comply with the 3rd Avenue CCN Solar Access Bulk Plane.

3. **Cherry Creek Open Space**
To establish a building form that encourages the provision of Private Open Space. In exchange for providing Private Open Space, buildings are exempt from the Mass Reduction that applies to the Cherry Creek General building form.

4. **Cherry Creek Open Space - Small Lot on the South Side of 3rd Ave**
To establish a building form that encourages the provision of Private Open Space on 3rd Avenue and that allows for more flexible design standards for zone lots sized 9,375 SF and less that are located on the south side of 3rd Avenue and that exist as of October 27, 2014, in order to encourage small lot reinvestment. Specifically, allow building forms that do not comply with the 3rd Avenue CCN Bulk Plane in exchange for providing Private Open Space.
SECTION 7.3.3 PRIMARY BUILDING FORM STANDARDS

7.3.3.1 Applicability
All development, except detached accessory structures, in all the Urban Center Neighborhood Context zone districts

7.3.3.2 General Standards
Combining standards from different building forms for the same structure is prohibited, except where expressly allowed.

7.3.3.3 District Specific Standards Summary
The maximum number of structures per zone lot and building forms allowed by zone district is summarized below:

<table>
<thead>
<tr>
<th>Urban Center (C-) Neighborhood Context Zone Districts</th>
<th>Building Forms</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Suburban House</td>
</tr>
<tr>
<td>Max Number of Primary Structures per Zone Lot</td>
<td>1*</td>
</tr>
<tr>
<td>Residential Mixed Use (RX)</td>
<td>C-RX-5, -8, -12</td>
</tr>
<tr>
<td>Mixed Use (MX)</td>
<td>C-MX-3, -5, -8, -12, -20</td>
</tr>
<tr>
<td>Main Street (MS)</td>
<td>C-MS-5, -8, -12</td>
</tr>
<tr>
<td>Cherry Creek North (CCN)</td>
<td>C-CCN-3, -4, -5</td>
</tr>
<tr>
<td></td>
<td>C-CCN-7, -8, -12</td>
</tr>
</tbody>
</table>

■ = Allowed  □ = Allowed subject to geographic limitations  *See Section 1.2.3.5 for exceptions
A. Urban Town House
## Article 7. Urban Center Neighborhood Context
### Division 7.3 Design Standards

### URBAN TOWN HOUSE

<table>
<thead>
<tr>
<th><strong>HEİGH</strong>T</th>
<th>C-MX-3</th>
<th>C-MX-5,-8,-12,-16,-20</th>
<th>C-RX-5,-8,-12</th>
<th>C-MS-5,-8,-12</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A</strong> Stories (max)</td>
<td>3</td>
<td>5</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td><strong>A</strong> Feet (min/max)</td>
<td>na/38’</td>
<td>50’</td>
<td>na/70’</td>
<td>24’/70’</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>SITİNG</strong></th>
<th>C-MX-3</th>
<th>C-MX-5,-8,-12,-16,-20</th>
<th>C-RX-5,-8,-12</th>
<th>C-MS-5,-8,-12</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>REQUIRED BUILD-TO</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>B Primary Street (min build-to % within min/max range)</td>
<td>70%</td>
<td>70%</td>
<td>70%</td>
<td>75%</td>
</tr>
<tr>
<td></td>
<td>10'/15’</td>
<td>10'/15’</td>
<td>10'/15’</td>
<td>10'/15’</td>
</tr>
<tr>
<td>Side Street (min build-to % within min/max range)</td>
<td>na</td>
<td>na</td>
<td>na</td>
<td>25%</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>7.5'/15’</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>SETBACKS</strong></th>
<th>C-MX-3</th>
<th>C-MX-5,-8,-12,-16,-20</th>
<th>C-RX-5,-8,-12</th>
<th>C-MS-5,-8,-12</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>C</strong> Primary Street (min)</td>
<td>10’</td>
<td>10’</td>
<td>10’</td>
<td>10’</td>
</tr>
<tr>
<td><strong>D</strong> Side Street (min)</td>
<td>7.5’</td>
<td>7.5’</td>
<td>7.5’</td>
<td>7.5’</td>
</tr>
<tr>
<td><strong>E</strong> Side Interior (min)</td>
<td>5’</td>
<td>5’</td>
<td>5’</td>
<td>5’</td>
</tr>
<tr>
<td><strong>F</strong> Side Interior, adjacent to Protected District (min)</td>
<td>10’</td>
<td>10’</td>
<td>10’</td>
<td>10’</td>
</tr>
<tr>
<td>Rear, alley and no alley (min)</td>
<td>0’</td>
<td>0’</td>
<td>0’</td>
<td>0’</td>
</tr>
<tr>
<td>Rear, adjacent to Protected District, alley/no alley (min)</td>
<td>0'/10’</td>
<td>0'/10’</td>
<td>0'/10’</td>
<td>0'/10’</td>
</tr>
</tbody>
</table>

### PARKING
- Surface Parking between building and Primary Street/Secondary Street: Not Allowed/Not Allowed
- Vehicle Access: From Alley; or Street access allowed when no Alley present

<table>
<thead>
<tr>
<th><strong>DESİGN ELEMENTS</strong></th>
<th>C-MX-3</th>
<th>C-MX-5,-8,-12,-16,-20</th>
<th>C-RX-5,-8,-12</th>
<th>C-MS-5,-8,-12</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>BUILDING CONFIGURATION</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>G</strong> Dwelling Units Oriented to the Street</td>
<td>Required if any portion of the Dwelling Unit is located within 20’ of Primary Street Zone Lot Line or 20’ of the Side Street Zone Lot Line. (See Sec. 13.1.6.2)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling Unit Configuration</td>
<td>Structure may contain Dwelling Units that are attached along common walls and occupy the space between the street level and roof.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>H</strong> Upper Story Setback Above 27’, adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)</td>
<td>15'/25’</td>
<td>20'/25’</td>
<td>20'/25’</td>
<td>20'/25’</td>
</tr>
<tr>
<td>Upper Story Setback Above 51’, adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)</td>
<td>na</td>
<td>35'/40’</td>
<td>35'/40’</td>
<td>35'/40’</td>
</tr>
</tbody>
</table>

### STREET LEVEL ACTIVATION
- **I** Transparency, Primary Street (min) | 40% | 40% | 40% | 40% |
| Transparency, Side Street (min) | 25% | 25% | 25% | 25% |

### USES
- **J** Pedestrian Access | All C-MX | All C-RX | All C-MS |
| Street Level Active Uses | 100% | na | 100% |

Primary Uses shall be limited to Two Unit Dwelling and Multi Unit Dwelling (3+) uses. See Division 6.4 Uses and Parking

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

Not to Scale. Illustrative Only.
### GENERAL

#### HEIGHT

<table>
<thead>
<tr>
<th></th>
<th>C-MX-3</th>
<th>C-RX-5</th>
<th>C-RX-8</th>
<th>C-RX-12</th>
<th>C-MX-16</th>
<th>C-MX-20</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stories (max)</td>
<td>3</td>
<td>5</td>
<td>8</td>
<td>12</td>
<td>16</td>
<td>20</td>
</tr>
<tr>
<td>Feet (max)</td>
<td>45’</td>
<td>70’</td>
<td>110’</td>
<td>150’</td>
<td>200’</td>
<td>250’</td>
</tr>
<tr>
<td>Feet, within 175’ of Protected District (max)</td>
<td>na</td>
<td>na</td>
<td>75’</td>
<td>75’</td>
<td>75’</td>
<td>75’</td>
</tr>
</tbody>
</table>

**Height Exceptions**

See Section 7.3.7.1

#### SITING

<table>
<thead>
<tr>
<th></th>
<th>C-MX-3</th>
<th>C-RX-5</th>
<th>C-RX-8</th>
<th>C-RX-12</th>
<th>C-MX-16</th>
<th>C-MX-20</th>
</tr>
</thead>
<tbody>
<tr>
<td>REQUIRED BUILD-TO</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A Primary Street (min build-to % within min/max range)</td>
<td>70%</td>
<td>O’/10’</td>
<td>Residential Only Buildings: O’/15’</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>B Side Interior, adjacent to Protected District (min)</td>
<td>10’</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>C Side Interior, adjacent to Protected District, alley/no alley (min)</td>
<td>0’</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Build-to Exceptions and Alternatives**

See Sections 7.3.7.2 and 7.3.6.1

#### SETBACKS

<table>
<thead>
<tr>
<th></th>
<th>C-MX-3</th>
<th>C-RX-5</th>
<th>C-RX-8</th>
<th>C-RX-12</th>
<th>C-MX-16</th>
<th>C-MX-20</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Street (min)</td>
<td>0’</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Side Street (min)</td>
<td>0’</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Side Interior (min)</td>
<td>0’</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>B Primary Street, adjacent to Protected District</td>
<td>10’</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>C Rear, alley and no alley (min)</td>
<td>0’</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Setback Exceptions and Encroachments**

See Sections 7.3.7.3 and 7.3.7.4

#### PARKING

<table>
<thead>
<tr>
<th></th>
<th>C-MX-3</th>
<th>C-RX-5</th>
<th>C-RX-8</th>
<th>C-RX-12</th>
<th>C-MX-16</th>
<th>C-MX-20</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface Parking between building and Primary Street/Side Street</td>
<td>Not Allowed (Sec. 7.3.5.4)</td>
<td>Not Allowed (Sec. 7.3.5.1)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>C Surface Parking Screening Required</td>
<td>See Article 10, Division 10.5</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Vehicle Access, 3 or more side-by-side dwelling units in one structure**

From Alley, or Street access allowed when no Alley present (Sec. 7.3.5.4)

**Vehicle Access, all other permitted uses**

Shall be determined as part of Site Development Plan Review

#### DESIGN ELEMENTS

<table>
<thead>
<tr>
<th></th>
<th>C-MX-3</th>
<th>C-RX-5</th>
<th>C-RX-8</th>
<th>C-RX-12</th>
<th>C-MX-16</th>
<th>C-MX-20</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling Unit Configuration</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>D Upper Story Setback Above 27’, adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)</td>
<td>15’/25’</td>
<td>20’/25’</td>
<td>20’/25’</td>
<td>20’/25’</td>
<td>20’/25’</td>
<td>20’/25’</td>
</tr>
<tr>
<td>E Upper Story Setback Above 51’, adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)</td>
<td>na</td>
<td>35’/40’</td>
<td>35’/40’</td>
<td>35’/40’</td>
<td>35’/40’</td>
<td>35’/40’</td>
</tr>
</tbody>
</table>

**STREET LEVEL ACTIVATION**

<table>
<thead>
<tr>
<th></th>
<th>All C-MX</th>
<th>All C-RX</th>
</tr>
</thead>
<tbody>
<tr>
<td>F Transparency, Primary Street (min)</td>
<td>40%</td>
<td></td>
</tr>
<tr>
<td>G Transparency, Side Street (min)</td>
<td>25%</td>
<td></td>
</tr>
<tr>
<td>H Pedestrian Access, Primary Street</td>
<td>Entrance</td>
<td></td>
</tr>
</tbody>
</table>

**Street Level Active Uses**

<table>
<thead>
<tr>
<th></th>
<th>All C-MX</th>
<th>All C-RX</th>
</tr>
</thead>
<tbody>
<tr>
<td>(1) All permitted Primary Uses shall be allowed within this building form. See Division 7.4 Uses and Parking; and (2) 100% of the portion of the Street Level building frontage that meets the minimum Primary Street build-to requirement shall be occupied by Street Level active uses as described in Section 7.3.5.5.</td>
<td>100%</td>
<td>na</td>
</tr>
</tbody>
</table>

**USES**

All permitted Primary Uses shall be allowed within this building form; however: (1)Second Story and Above: Residential or Lodging Accommodations uses only; and (2) Buildings with No Residential or Lodging Accommodation Uses: 10,000 sf GFA max

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

---

DENVER ZONING CODE
June 25, 2010 | Republished May 5, 2017

| 7.3-13 |
H. Shopfront

Not to Scale. Illustrative Only.
### Shopfront

#### Height

<table>
<thead>
<tr>
<th></th>
<th>C-MX-3</th>
<th>C-MX-5</th>
<th>C-MX-8</th>
<th>C-MX-12</th>
<th>C-MX-16</th>
<th>C-MX-20</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stories (max)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Feet (min/max)</td>
<td>3</td>
<td>5</td>
<td>8</td>
<td>12</td>
<td>16</td>
<td>20</td>
</tr>
<tr>
<td>Height Exceptions</td>
<td>See Section 7.3.7.1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Siting

**Required Build-To**

<table>
<thead>
<tr>
<th></th>
<th>C-MX-3</th>
<th>C-MX-5</th>
<th>C-MX-8</th>
<th>C-MX-12</th>
<th>C-MX-16</th>
<th>C-MX-20</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Only Buildings:</td>
<td>75% 0'/5'</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential Only Buildings:</td>
<td>25% 0'/5'</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Build-to Exceptions and Alternatives**

|                  | See Sections 7.3.7.2 and 7.3.6.1 |

#### Setbacks

<p>| | | | | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Street (min)</td>
<td>0'</td>
<td>0'</td>
<td>0'</td>
<td>0'</td>
<td>0'</td>
<td>0'</td>
</tr>
<tr>
<td>Side Street (min)</td>
<td>0'</td>
<td>0'</td>
<td>0'</td>
<td>0'</td>
<td>0'</td>
<td>0'</td>
</tr>
<tr>
<td>Side Interior (min)</td>
<td>0'</td>
<td>0'</td>
<td>0'</td>
<td>0'</td>
<td>0'</td>
<td>0'</td>
</tr>
</tbody>
</table>

**Setback Exceptions and Encroachments**

|                  | See Sections 7.3.7.3 and 7.3.7.4 |

#### Parking

**Surface Parking between building and Primary Street/ Side Street**

Not Allowed (Sec. 7.3.5.1)/Not Allowed (Sec. 7.3.5.1)

**Surface Parking Screening Required**

See Article 10, Division 10.5

**Vehicle Access**

From Alley; or Street access allowed when no Alley present (Sec. 7.3.5.4)

**Vehicle Access; all other permitted uses**

Shall be determined as part of Site Development Plan Review

#### Design Elements

#### Building Configuration

<table>
<thead>
<tr>
<th></th>
<th>C-MX-3</th>
<th>C-MX-5</th>
<th>C-MX-8</th>
<th>C-MX-12</th>
<th>C-MX-16</th>
<th>C-MX-20</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling Unit Configuration</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Structure shall NOT contain a majority of Dwelling Units that are attached along common walls and occupy the space between the street level and roof.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Primary Street Upper Story Setback above 5 stories or 70’ (min) See Section 7.3.6.2 for Alternative**

<p>| | | | | | | |</p>
<table>
<thead>
<tr>
<th></th>
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<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>na</td>
<td>na</td>
<td>20'</td>
<td>20'</td>
<td>20'</td>
<td>20'</td>
<td></td>
</tr>
</tbody>
</table>

**Upper Story Setback Above 27’, adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)**

<p>| | | | | | | |</p>
<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>15'/25'</td>
<td>20'/25'</td>
<td>20'/25'</td>
<td>20'/25'</td>
<td>20'/25'</td>
<td>20'/25'</td>
<td></td>
</tr>
</tbody>
</table>

**Upper Story Setback Above 51’, adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)**

<p>| | | | | | | |</p>
<table>
<thead>
<tr>
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<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>na</td>
<td>35'/40'</td>
<td>35'/40'</td>
<td>35'/40'</td>
<td>35'/40'</td>
<td>35'/40'</td>
<td></td>
</tr>
</tbody>
</table>

#### Street Level Activation

<p>| | | | | | | |</p>
<table>
<thead>
<tr>
<th></th>
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<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Transparency, Primary Street (min)</td>
<td>60%</td>
<td>Residential Only Buildings: 40%</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Transparency, Side Street (min)**

<p>| | | | | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>25%</td>
<td>25%</td>
<td>30%</td>
<td>30%</td>
<td>30%</td>
<td>30%</td>
<td></td>
</tr>
</tbody>
</table>

**Transparency Alternatives**

See Section 7.3.6.3

**Pedestrian Access, Primary Street**

<p>| | | | | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
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<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Entrance</td>
<td>All C-MS and C-MX</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Street Level Active Uses**

100%

(1) All permitted Primary Uses shall be allowed within this building form. See Division 7.4 Uses and Parking; and (2) 100% of the portion of the Street Level building frontage that meets the minimum Primary Street build-to requirement shall be occupied by Street Level active uses as described in Section 7.3.5.5.

See Sections 7.3.5 - 7.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions
SECTION 7.3.5  SUPPLEMENTAL DESIGN STANDARDS

7.3.5.1 Surface Parking Between the Building and the Primary/Side Street

A. Intent
Allow for the functional siting of Buildings and Surface Parking while continuing to minimize the impacts of Surface Parking on the pedestrian experience.

B. Applicability
This Section 7.3.5.1 applies to the General, Shopfront, and Urban Town House building forms in the C-MX, and C-RX zone districts and the Shopfront building form in the and C-MS zone districts.

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

7.3.5.2 Rooftop and/or Second Story Decks

A. Intent
To protect the privacy of adjacent rear yards in low-scale residential neighborhoods.

B. Applicability
Urban Town House building form in all the C-RX, C-MS, and C-MX zone districts when the zone lot is adjacent to a zone district with a limitation on rooftop and/or second story decks in the rear 35% of the Zone Lot depth.

C. Supplemental Design Standard
1. **Rooftop and/or Second Story Decks are prohibited in the rear 35% of the zone lot depth.**
2. **The Zoning Administrator may prohibit other similar structures in the rear 35% of the zone lot depth, including detached or freestanding structures but excluding the detached...**
accessory dwelling unit building form where allowed, when the Zoning Administrator finds the structure would have similar adverse privacy impacts as the specifically prohibited Rooftop and/or Second Story Deck.

### 7.3.5.3 Dwelling Units Oriented to the Street

**A. Intent**
To ensure that buildings containing Side-by-Side Dwelling Units contribute to vibrant pedestrian oriented street frontages with dwelling units that clearly orient to the street.

**B. Applicability**
This Section 7.3.5.3 shall apply to development under the Urban Town House building form standards in all C-MX, C-RX, and C-MS zone districts when required by the building form table.

#### Supplemental Design Standard

1. **On an interior Zone Lot with one Primary Street,** dwelling units must be oriented to the Primary Street.

2. **On a Zone Lot with more than one street frontage,** dwelling units shall be oriented to the Primary Street Zone Lot Line and Side Street Zone Lot Line.
   a. **In all zone districts, Dwelling Units located within 20 feet of the Primary Street Zone Lot Line or Side Street Zone Lot Line shall be oriented to the corresponding street.**
   b. **Dwelling Units located within 20 feet of the Primary Street Zone Lot Line and Side Street Zone Lot Line shall be oriented to the Primary Street.**
   c. **On a Zone Lot with more than one Primary Street, the Zoning Administrator shall make the determination on the street in which the dwelling unit shall orient based on an analysis, at a minimum, of:**
      i. The prevailing building orientation and setback patterns of buildings located on the same face block(s) as the subject zone lot;
      ii. Block and lot shape;
      iii. The functional street classification of all abutting streets as adopted by the Public Works Department;
      iv. The future street classification of all abutting streets as adopted in Blueprint Denver;
      v. Guidance provided in any applicable General Development Plan or regulating neighborhood plan, such as designation of pedestrian priority streets in such plan.

### 7.3.5.4 Height for Sloped Roofs

**A. Intent**
To allow for design flexibility for sloped roofs that are responsive to the surrounding contexts and promote variations within the building forms.

**B. Applicability**
This Section 7.3.5.4 shall apply to development under the Urban Town House building form standards in all C-MX, C-RX, and C-MS zone districts.

#### Supplemental Design Standard

1. **For the portion of the roof with a minimum pitch of 6:12,** the maximum building height for the subject portion shall be 45-feet in 3-story MX, RX, and MS zone districts.
2. Development of a primary building with a roof with a minimum pitch that takes advantage of the maximum height allowed per this Section 6.3.5.7 may apply one or more height exceptions allowed in DZC section 6.3.7.1, except that such height exemptions shall be measured from an allowed maximum of height of 38-feet in 3-story MX, RX, MS zone districts.

7.3.5.5 Ground Stories of Parking Structures in the C-CCN Zone Districts

A. Intent

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

B. Applicability

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

C. Permitted Street Level Uses

1. The Street Level of a structure containing parking spaces shall be occupied by a use permitted in the applicable C-CCN zone district for 100% of the structure’s primary street frontage(s), except the following uses are prohibited from occupying any portion of the structure’s street frontage(s):
   a. Parking, Garage,
   b. Parking accessory to a primary use otherwise permitted in the same building or structure,
   c. Household Living, and
   d. Automobile Services, Light or Heavy, except as otherwise allowed in Section 11.4.18.3.

2. Residential lobbies and other similar pedestrian access to and through the subject structure from the primary street side(s) of the building may be credited toward compliance with the 100% Street Level use frontage requirement in Section 7.3.5.2.C.1 above.
6. The applicant can demonstrate at the time of zoning permit application that vehicular access from a street to an Accessory Garage, Carport, or other Off-Street Parking Area was legally established, constructed, or expanded prior to June 25, 2010 and was Continuously Maintained, and the Primary Structure has not been Voluntarily Demolished.

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

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

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

**B. Applicability**
This Section 7.3.5.5 applies to the General building form in the C-MX zone districts and the Shopfront building form in the C-MS zone districts.

**C. Street Level Active Uses**

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

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

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

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

5. The length of any build-to alternatives permitted by Section 7.3.6.1 shall not apply toward the required percentage of Street Level building frontage that must be occupied by a Street Level active use.

**SECTION 7.3.6 DESIGN STANDARD ALTERNATIVES**

**7.3.6.1 Required Build-To Alternatives**

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

**B. Allowance**
The following alternatives may be used singularly or in combination as alternatives to a required build-to standard and may count toward the required build-to no more than as described in the table below, provided all alternatives meet the requirements stated in Section 13.1.5.6.E:
REQUIRED BUILD-TO ALTERNATIVES

<table>
<thead>
<tr>
<th>ZONE DISTRICT</th>
<th>BUILDING FORM</th>
<th>PERMANENT OUTDOOR PATIO SEATING (MAX INCREASE IN BUILD-TO RANGE)</th>
<th>PRIVATE OPEN SPACE (MAX % OF BUILD-TO)</th>
<th>GARDEN WALL (MAX % OF BUILD-TO)</th>
<th>GARDEN WALL WITH COVERED SEATING FOR PEDESTRIANS (MAX % OF BUILD-TO)</th>
<th>Pergola (MAX % OF BUILD-TO)</th>
<th>Arcade (MAX % OF BUILD-TO)</th>
<th>Courtyard (MAX % OF BUILD-TO)</th>
<th>Vehicle Access (MAX FEET OF BUILD-TO)</th>
</tr>
</thead>
<tbody>
<tr>
<td>C-RX C-MX C-MS</td>
<td>Urban Town House</td>
<td>na</td>
<td>na</td>
<td>na</td>
<td>na</td>
<td>na</td>
<td>na</td>
<td>30%</td>
<td>12 feet</td>
</tr>
<tr>
<td>C-RX C-MX All Others</td>
<td>na</td>
<td>na</td>
<td>25%***</td>
<td>30%***</td>
<td>30%***</td>
<td>100%</td>
<td>100%</td>
<td>na</td>
<td></td>
</tr>
<tr>
<td>C-MS All Others</td>
<td>na</td>
<td>na</td>
<td>25%***</td>
<td>30%***</td>
<td>30%***</td>
<td>100%</td>
<td>na</td>
<td>na</td>
<td></td>
</tr>
<tr>
<td>C-CCN All Others</td>
<td>5**</td>
<td>100%**</td>
<td>25%***</td>
<td>30%***</td>
<td>30%***</td>
<td>100%</td>
<td>na</td>
<td>na</td>
<td></td>
</tr>
</tbody>
</table>

*Permitted increase in the maximum depth of the required build-to range.
** If used in combination with each other, the permanent outdoor patio seating and private open space alternatives may count toward 100% of required build-to, provided the outdoor patio seating complies with the private open space rule of measurement in Article 13.
***If used in combination with each other, the garden wall, garden wall with covered seating for pedestrians and pergola alternatives may count toward no more than 30% of required build-to.

7.3.6.2 Primary Street Upper Story Setback

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

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

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

7.3.6.3 Transparency Alternatives

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

B. Allowance
The following alternatives may be used singularly or in combination as alternatives to a required transparency standard and may count toward required transparency no more than as described in the table below, provided all alternatives meet the requirements stated in Section 13.1.6.2.A.4:
TRANSPARENCY ALTERNATIVES

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

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

7.3.6.4 Pedestrian Access (Entrance) Alternatives

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

B. Allowance
In C-MX and C-RX zone districts, for all building forms except the Row House Urban Town House building form, one of the following may be used as an alternative to a required Entrance, provided that the alternative meets the design standards described in Section 13.1.6.2.B.3:

1. Courtyard or Plaza
2. Covered Walkway

SECTION 7.3.7 DESIGN STANDARD EXCEPTIONS

7.3.7.1 Height Exceptions

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

B. Applicability and Standards:

1. The following building features are allowed to exceed height in feet, stories, bulk plane and upper story setbacks as described in the table below, subject to the standards in this section 7.3.7.1.B.

2. Unoccupied elevator penthouses, stair enclosures, and enclosed or unenclosed mechanical equipment including vertical or sloped screen walls for such equipment granted an exception for height in stories shall only be as large as necessary to achieve the intended
function of the feature and shall not exceed the minimum required dimensions defined in the Denver Building and Fire Code.

3. An elevator lobby granted an exception for height in stories shall be no larger in area than the area of the elevator shaft which it abuts, measured to the exterior walls.

4. Unoccupied building features shall not include space for living, sleeping, eating, cooking, bathrooms, toilet compartments, closets, halls, storage, or similar space.

5. Where a building feature exceeds the maximum height in feet and the maximum height in stories as allowed in this section, both the standards for excessive height in feet and standards for excessive height in stories are applicable, as described in the table below.

<table>
<thead>
<tr>
<th>BUILDING FEATURES</th>
<th>ZONE DISTRICTS</th>
<th>THE AGGREGATE SHALL NOT EXCEED 33-1/3 PERCENT OF THE AREA OF THE SUPPORTING ROOF</th>
<th>SHALL BE SET BACK FROM THE PERIMETER OF THE BUILDING A MINIMUM OF ONE FOOT HORIZONTALLY FOR EVERY ONE FOOT OF VERTICAL HEIGHT</th>
<th>MAY EXCEED MAXIMUM HEIGHT IN FEET BY:</th>
<th>MAY EXCEED MAXIMUM HEIGHT IN STORIES BY:</th>
<th>MAY PROJECT THROUGH THE BULK PLANE</th>
<th>MAY PROJECT THROUGH THE 3RD AVENUE CCN BULK PLANE</th>
<th>MAY ENCROACH INTO THE UPPER STORY SETBACK</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eaves</td>
<td>All C-Zone Districts</td>
<td>No</td>
<td>No</td>
<td>Any distance when attached to a feature that meets the definition of a Story</td>
<td>Not applicable</td>
<td>Any distance</td>
<td>Not allowed</td>
<td>Any distance</td>
</tr>
<tr>
<td>Unoccupied spires, towers, flagpoles, antennas, chimneys, flues and vents</td>
<td>All C-Zone Districts</td>
<td>No</td>
<td>No</td>
<td>28’</td>
<td>Not applicable</td>
<td>Any distance</td>
<td>Not allowed</td>
<td>Any distance</td>
</tr>
<tr>
<td>Unoccupied cooling towers and enclosures for tanks</td>
<td>All 5-Story or greater C-RX, C-MX, C-MS Zone Districts</td>
<td>No</td>
<td>Yes</td>
<td>28’</td>
<td>Not applicable</td>
<td>Not allowed</td>
<td>Not allowed</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Unoccupied elevator penthouses, stair enclosures, and enclosed or unenclosed mechanical equipment, including vertical or sloped screen walls for such equipment</td>
<td>C-MX-3 Zone Districts in the Urban Town House building form</td>
<td>Yes</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Unoccupied elevator penthouses, stair enclosures, and enclosed or unenclosed mechanical equipment including vertical or sloped screen walls for such equipment</td>
<td>C-MX-3, C-CCN Zone Districts</td>
<td>Yes</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Building Features

<table>
<thead>
<tr>
<th>Building Features</th>
<th>Zone Districts</th>
<th>The Aggregate Shall Not Exceed 33 1/3 Percent of the Area of the Supporting Roof</th>
<th>Shall Be Set Back from the Perimeter of the Building a Minimum of One Foot Horizontally for Every One Foot of Vertical Height</th>
<th>May Exceed Maximum Height in Feet By:</th>
<th>May Exceed Maximum Height in Stories By:</th>
<th>May Project Through the Bulk Plane</th>
<th>May Project Through the 3rd Avenue Ccn Bulk Plane</th>
<th>May Encroach into the Upper Story Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unoccupied Elevator Penthouses, Stair Enclosures, and Enclosed or Unenclosed Mechanical Equipment Including Vertical or Sloped Screen Walls for Such Equipment</td>
<td>All 5-Story or Greater C-Rx, C-Mx, C-MS Zone Districts</td>
<td>Yes</td>
<td>Yes</td>
<td>28’</td>
<td>1 story</td>
<td>Not allowed</td>
<td>Not allowed</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Elevator Lobbies</td>
<td>C-Mx-3, C-CCN Zone Districts</td>
<td>Yes</td>
<td>Yes</td>
<td>12’</td>
<td>1 story</td>
<td>Not allowed</td>
<td>Not allowed</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Elevator Lobbies</td>
<td>All 5-Story or Greater C-Rx, C-Mx, C-MS Zone Districts</td>
<td>Yes</td>
<td>Yes</td>
<td>28’</td>
<td>1 story</td>
<td>Not allowed</td>
<td>Not allowed</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Open Structures</td>
<td>C-Mx-3, C-CCN Zone Districts</td>
<td>Yes</td>
<td>Yes</td>
<td>12’</td>
<td>Not applicable</td>
<td>Not allowed</td>
<td>Not allowed</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Open Structures</td>
<td>All 5-Story or Greater C-Rx, C-Mx, C-MS Zone Districts</td>
<td>Yes</td>
<td>Yes</td>
<td>28’</td>
<td>Not applicable</td>
<td>Not allowed</td>
<td>Not allowed</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Parapet Wall and/or Safety Railing</td>
<td>All 5-Story or Greater C Zone Districts</td>
<td>No</td>
<td>No</td>
<td>Any Distance</td>
<td>Not Applicable</td>
<td>Not allowed</td>
<td>Not allowed</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Flush-Mounted Solar Panels</td>
<td>All C Zone Districts</td>
<td>No</td>
<td>No</td>
<td>Any Distance</td>
<td>Not Applicable</td>
<td>Any Distance</td>
<td>Not allowed</td>
<td>Any Distance</td>
</tr>
<tr>
<td>Evaporative Coolers</td>
<td>All C Zone Districts</td>
<td>No</td>
<td>Yes</td>
<td>Any Distance</td>
<td>Not Applicable</td>
<td>Any Distance</td>
<td>Not allowed</td>
<td>Any Distance</td>
</tr>
<tr>
<td>Accessory Water Tanks</td>
<td>All C-Mx, C-MS Zone Districts</td>
<td>No</td>
<td>Yes</td>
<td>28’</td>
<td>Not Applicable</td>
<td>Any Distance</td>
<td>Not allowed</td>
<td>Any Distance</td>
</tr>
</tbody>
</table>

### 7.3.7.2 Required Build-To Exceptions

#### A. Civic, Public & Institutional Uses

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

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

1. Intent
   To ensure structures contribute to the look and feel of a Parkway and great public space along Parkways, when Parkway setbacks are more restrictive than this Code's build-to range.

2. Standard
   Where a zone lot has street frontage on a Parkway designated under D.R.M.C, Chapter 49, if the parkway setback is greater than the outer range of the required build-to range, the build-to shall follow the setback established by the Parkway. The minimum build-to percentage shall still apply.

7.3.7.3 Setback Exceptions

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

B. Standard
   In all C- zone districts, where a zone lot has street frontage on a Parkway designated under D.R.M.C., Chapter 49, the greater of the following street setbacks shall apply:
   1. The street setback required by the applicable building form standards in this Code; or
   2. The required Parkway setback established under D.R.M.C., Chapter 49.

7.3.7.4 Setback Encroachments

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

B. Standard
   Required minimum setbacks shall be open and unobstructed. The following setback encroachments, excluding required upper story setbacks, are allowed:
   1. Architectural Elements
      To allow for minor elements which add to the architectural character of buildings, while maintaining an open and unobstructed setback space.
### Article 7. Urban Center Neighborhood Context
#### Division 7.3 Design Standards

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

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

Intent: To allow common, minor decorative elements which are integral to a building.

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All C-Zone Districts</td>
<td>All building forms</td>
<td>6”</td>
<td>6”</td>
<td>6”</td>
<td>6”</td>
</tr>
</tbody>
</table>

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

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

---

**Illustrative only**

**Not to Scale. Illustrative Only.**
Canopies providing cover to an entrance:
• The width shall be no greater than 25% of the width of the face of the building or 20', whichever is less; and
• Shall be open on three sides.

Intent: Provide protection from the weather for pedestrians entering the building and define street entrances to the building.

Gutters and Roof Overhang

Intent: To allow features of structures intended to repel weather
### Article 7. Urban Center Neighborhood Context

#### Division 7.3 Design Standards

<table>
<thead>
<tr>
<th>Building Forms</th>
<th>Primary Street</th>
<th>Side Street</th>
<th>Side Interior</th>
<th>Rear</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Multi-story Porches</strong> (1-story or multi-story), Decks, Patios, and Exterior Balconies, Stoops, and above-grade stairways at the ground story connected to a porch:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• May be covered;</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• All sides shall be at least 50% open except for any side abutting a building facade or fire wall.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>All C- Zone Districts</td>
<td>All building forms</td>
<td>8’ and minimum of 1’ between right-of-way and first riser of above-grade stairway</td>
<td>5’ and minimum of 1’ between right-of-way and first riser of above-grade stairway</td>
<td>Not allowed</td>
</tr>
</tbody>
</table>

**Intent:** To promote elements which provide for street activation and human scale.

<table>
<thead>
<tr>
<th>Building Forms</th>
<th>Primary Street</th>
<th>Side Street</th>
<th>Side Interior</th>
<th>Rear</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Projecting Windows:</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Shall be a minimum of 1.5’ above finished floor;</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Shall not extend floor to ceiling; and</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• No individual projection shall be more than 10’ in horizontal length at the opening along the face of the building.</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>All C- Zone Districts</td>
<td>Urban Town House</td>
<td>1.5’</td>
<td>1.5’</td>
<td>1.5’</td>
</tr>
<tr>
<td>All others</td>
<td>1.5’</td>
<td>1.5’</td>
<td>Not Allowed</td>
<td>1.5’</td>
</tr>
</tbody>
</table>

**Intent:** To allow for improved interior daylighting.
2. **Site Elements**
   To allow for minor screening and parking elements while maintaining an open and unobstructed setback space.
**Article 7. Urban Center Neighborhood Context**

**Division 7.3 Design Standards**

---

### Fences and Walls

See Article 10, Division 10.5 Landscaping, Fences, Walls and Screening

### Surface Parking

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not Allowed</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Off-Street Parking Area

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All C-Zone Districts</td>
<td>Urban Town House</td>
<td>Not allowed</td>
<td>Not allowed*</td>
<td>Allowed</td>
<td>Allowed</td>
</tr>
<tr>
<td>All Others</td>
<td>Allowed</td>
<td>Allowed</td>
<td>Allowed</td>
<td>Allowed</td>
<td>Allowed</td>
</tr>
</tbody>
</table>

**Intent:** To restrict off-street parking area where it is impactful due to the number of required parking spaces.

*Exception: The minimum 5' of back out space required in Division 10, Section 4 shall be permitted to encroach 2.5' when the encroachment is screened from the Side Street with a Garden Wall and 1 deciduous canopy tree or planting strip.

### Drive or Driveway

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All C-Zone Districts</td>
<td>All building forms</td>
<td>Any distance</td>
<td>Any distance</td>
<td>Not allowed*</td>
<td>Any distance</td>
</tr>
</tbody>
</table>

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

*Exception: A Drive or Driveway may encroach any distance into a Side Interior setback where:
- The Side Interior setback Abuts a public Alley;
- Other public right-of-way, or an easement for public access Abutting a public Alley; or
- Where a shared access agreement allows the Drive or Driveway to provide shared access to more than one Abutting Zone Lot.
### Article 7. Urban Center Neighborhood Context

#### Division 7.3 Design Standards

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All C-Zone Districts</td>
<td>All building forms</td>
<td>Any distance, but may not exceed 50% of the area within the setback</td>
<td>Any distance, but may not exceed 50% of the area within the setback</td>
<td>Maximum of 5’ wide: Any distance</td>
<td>Maximum of 5’ wide: Any distance</td>
</tr>
</tbody>
</table>

**Flatwork providing pedestrian access to entrances and buildings:**

- All C-Zone Districts
- All building forms

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

**Illustrative only**

---

3. **Service & Utility Elements**

To allow for minor service and utility elements while maintaining an open and unobstructed setback space.
Barrier-free access structures providing access to existing buildings as required by the Americans with Disabilities Act or Denver Accessibility Standards, when no alternative locations are available.

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

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

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

Basketball goals on a fixed post

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

Not to Scale. Illustrative Only.
### Article 7. Urban Center Neighborhood Context
#### Division 7.3 Design Standards

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Enclosed structure that is below the original grade and completely underground, of any setback space, except as otherwise restricted by this Code</td>
<td>All C-Zone Districts</td>
<td>All building, forms</td>
<td>Any distance</td>
<td>Any distance</td>
<td>Any distance</td>
</tr>
</tbody>
</table>

**Intent:** To allow below grade structures that do not disrupt the streetscape.

---

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gas and electric meters</td>
<td>All C-Zone Districts</td>
<td>All building, forms</td>
<td>1.5’</td>
<td>1.5’</td>
<td>1.5’</td>
</tr>
</tbody>
</table>

**Intent:** To allow for functional siting.
### Article 7. Urban Center Neighborhood Context
### Division 7.3 Design Standards

#### DENVER ZONING CODE

**June 25, 2010 | Republished May 5, 2017**

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

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

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

---

*Not to Scale. Illustrative Only.*
### Article 7. Urban Center Neighborhood Context

#### Division 7.3 Design Standards

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All C- Zone Districts</td>
<td>All building forms</td>
<td>Not allowed</td>
<td>3’</td>
<td>3’</td>
<td>Not allowed</td>
</tr>
</tbody>
</table>

**Ground mounted evaporative coolers**
- located behind the front of the primary structure and
- screened from adjacent properties and public rights-of-way, and
- not to exceed the noise standards of D.R.M.C. Section 36-6

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

---

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

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

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

---

**Illustrative Only**
Pedestrian Bridge where the encroachment is necessary to complete a connection for access to a mass transit station:
- Provided Public Works has approved a right-of-way encumbrance.
- Shall not include elevators, stairways or other vertical circulation elements.

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

Intent: To allow for above-grade connections to and from transit stations

Solar Panel, Flush Mounted Roof

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

Intent: To allow flush mounted solar panels on the roof of existing structures which may not meet a required minimum setback.
Utility pedestals, transformers or other similar equipment, excluding mechanical equipment:
• Shall not exceed 3’ in height.

Intent: To allow for functional siting.
### Article 7. Urban Center Neighborhood Context

#### Division 7.4 Uses and Required Minimum Parking

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

**Utility pedestals, transformers or other similar equipment:**
- Greater than 3’ in height but not exceeding 8’ in height above Finished Grade.

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

---

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

**Window well and/or emergency basement egress areas:**
- Shall be below grade.

**Intent:** To allow for emergency egress

---

![Illustrative only](image1)

![Illustrative only](image2)
Mailboxes and other similar structures, including individual mailbox structures and cluster box units (CBUs)

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All C-Zone Districts</td>
<td>All building forms</td>
<td>Any distance</td>
<td>Any distance</td>
<td>Not allowed</td>
<td>Not Allowed</td>
</tr>
</tbody>
</table>

Intent: To allow for functional siting.

SECTION 7.3.8 REFERENCE TO OTHER DESIGN STANDARDS

7.3.8.1 Article 10: General Design Standards
Refer to the following Divisions for other applicable design standards

A. Parking and Loading: Division 10.4
B. Landscaping, Fences, Walls and Screening: Division 10.5
C. Site Grading: Division 10.6
D. Outdoor Lighting: Division 10.7
E. Signs: Division 10.10
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PUBLIC REVIEW DRAFT NOTES:
Article 9 red lines generally contain:
• Development of building form specific intents to improve predictability and alignment with standards.
• The new Building Form, Urban Town House, to which the tools and standards described in the Strategy Report are applied.
• New limitations on the General buildings form excluding the use of the building form when side-by-side residential are only contained within the building.
• Revisions or new supplemental design standards to address rooftop decks, Dwelling Units Oriented to the Street, and Height for sloped roofs.
• Revisions of build-to alternatives, height exceptions, and setback exceptions for the Urban Town House building form.
• Minor clean-up to improve code clarity and consistency.
• No changes to the Campus (CMP), Open Space (OS), Denver International Airport (AIO), PUD and Master Planned (M) contexts are proposed.

The Denver City Council will consider adoption of text and map amendments to establish a new River North Design Overlay (DO-7) in February, 2018. If the DO-7 text and map amendments are adopted, this proposed text amendment to address slot homes will be revised to add ‘Urban Townhouse’ as a permitted building form within the DO-7 overlay, which would apply to a number of properties in the River North (RiNo) area that are currently zoned with Industrial Mixed Use (I-MX-) zone districts.
SECTION 9.1.2 DISTRICTS ESTABLISHED

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

**Industrial Context**
- I-MX-3, -5, -8 Industrial Mixed Use District
- I-A Light Industrial District
- I-B General Industrial District

### 9.1.2.1 Purpose

The following paragraphs explain the general purpose and intent of the Industrial Context zone districts.

#### A. I-MX Industrial Mixed Use Districts (I-MX-3,-5,-8)

1. **General Purpose**
   - a. The Industrial Mixed Use districts are intended to develop in a pedestrian-oriented pattern, with buildings built up to the street and an active Street Level.
   - b. The Industrial Mixed Use districts are also intended to provide a transition between mixed use areas and I-A or I-B Industrial Districts.
   - c. The Industrial Mixed Use districts accommodate a variety of industrial, commercial, civic and residential uses.

2. **Industrial Mixed Use 3 (I-MX-3)**
   - I-MX-3 applies to industrially-dominated areas served primarily by local or collector streets with a maximum building height of 3 stories.

3. **Industrial Mixed Use 5 (I-MX-5)**
   - I-MX-5 applies to industrially-dominated areas served primarily by collector streets with a maximum building height of 5 stories.

4. **Industrial Mixed Use 8 (I-MX-8)**
   - I-MX-8 applies to industrially-dominated areas served primarily by collector or arterial streets with a maximum building height of 8 stories.

#### B. I-A Light Industrial District

This district is intended to be an employment area containing offices, business and light industrial uses that are generally compatible with adjacent Residential or Mixed Use Commercial Zone Districts. No new residential uses may be established in the I-A zone district in order to promote a stable employment base for the city. Accordingly, I-A zoned areas serve as a land use buffer between more residential areas and more intensive industrial areas, which may be zoned I-B General Industrial. All uses conducted in this zone district must be enclosed within a structure, unless specifically allowed to operate out of doors.

#### C. I-B General Industrial District

This district is intended to be an employment area containing industrial uses that are generally more intensive than uses permitted in the I-A zone district. The overall purpose of the district is to promote industrial development and economic activity. No new residential uses may be established in the I-B zone district in order to promote and continue a stable employment base for the city.
9.1.2.2 Specific Building Form Intent

A. Urban Town House
   Establish standards for buildings containing Side-by-side Dwelling Units that requires dwelling units located near the street to be oriented to the street. Additional Dwelling Units that may be side facing are permitted behind the Dwelling Units oriented to the street.

B. General
   Establishes a base set of standards to define and activate the public street. The building form requires a minimum of one pedestrian entrance at the street, in addition to other design elements that promote an active street front. The building form allows for a variety of site configurations, however excludes Side-By-Side Dwelling Units. All uses are allowed.

C. Industrial
   Establishes standards that allow for greater flexibility to accommodate industrial uses as allowed by the zone district.

SECTION 9.1.3 DESIGN STANDARDS

9.1.3.1 Applicability
   All development in the I-MX, I-A, I-B zone districts.

9.1.3.2 Primary Building Form

A. General Standards
   Combining standards from different building forms for the same structure is prohibited, except where expressly allowed.

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

<table>
<thead>
<tr>
<th>Industrial (I-) Neighborhood Context Zone Districts</th>
<th>Building Forms</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Urban Town House</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Max Number of Primary Structures per Zone Lot</th>
<th>No Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Industrial Mixed Use I-MX -3, -5, -8</td>
<td>■ ■ ■</td>
</tr>
<tr>
<td>Light Industrial I-A</td>
<td>■ ■</td>
</tr>
<tr>
<td>General Industrial I-B</td>
<td>■ ■</td>
</tr>
</tbody>
</table>

■ = Allowed
9.7.9.6 **Primary Building Form** District Specific Standards

A. **Urban Town House**

![Urban Town House Diagram]

- (A) Height
- (B) Build-to Percentage
- (C) Primary Street Setback
- (D) Protected District Side Interior Setback
- (E) Build-to Range
- (F) Protected District Side Interior Setback
- (G) Dwelling Units Oriented to the Street
- (H) Protected District Upper Story Setback
- (I) Transparency
- (J) Pedestrian Access
- PRIMARY STREET
- SIDE STREET

Not to Scale. Illustrative Only.
## URBAN TOWN HOUSE

### Height

<table>
<thead>
<tr>
<th></th>
<th>I-MX-3</th>
<th>I-MX-5</th>
</tr>
</thead>
<tbody>
<tr>
<td>A Stories (max)</td>
<td>3</td>
<td>5</td>
</tr>
<tr>
<td>A Feet (max)</td>
<td>38'</td>
<td>70'</td>
</tr>
</tbody>
</table>

### Sitting

**Required build-to**

<table>
<thead>
<tr>
<th></th>
<th>I-MX-3</th>
<th>I-MX-5</th>
</tr>
</thead>
<tbody>
<tr>
<td>B Primary Street (min % within min/max)</td>
<td>70% (10'/15')</td>
<td>70% (10'/15')</td>
</tr>
</tbody>
</table>

### Setbacks

<table>
<thead>
<tr>
<th></th>
<th>I-MX-3</th>
<th>I-MX-5</th>
</tr>
</thead>
<tbody>
<tr>
<td>C Primary Street (min)</td>
<td>10'</td>
<td>10'</td>
</tr>
<tr>
<td>D Side Street (min)</td>
<td>7.5'</td>
<td>7.5'</td>
</tr>
<tr>
<td>E Side Interior (min)</td>
<td>5'</td>
<td>5'</td>
</tr>
<tr>
<td>F Side Interior, adjacent to Protected District (min)</td>
<td>10'</td>
<td>10'</td>
</tr>
<tr>
<td>Rear (min)</td>
<td>0'</td>
<td>0'</td>
</tr>
<tr>
<td>Rear Setback adjacent to Protected District alley, no alley (min)</td>
<td>5'/10'</td>
<td>5'/10'</td>
</tr>
</tbody>
</table>

### Parking

<table>
<thead>
<tr>
<th></th>
<th>I-MX-3</th>
<th>I-MX-5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface Parking between building and Primary Street/Side Street</td>
<td>Not Allowed/Allowed</td>
<td></td>
</tr>
<tr>
<td>Surface Parking Screening</td>
<td>See Sec. 10.5.4.4</td>
<td></td>
</tr>
<tr>
<td>Vehicle Access</td>
<td>From Alley; or Street access allowed when no Alley present</td>
<td></td>
</tr>
</tbody>
</table>

### Design Elements

<table>
<thead>
<tr>
<th></th>
<th>I-MX-3</th>
<th>I-MX-5</th>
</tr>
</thead>
<tbody>
<tr>
<td>G Dwelling Units Oriented to the Street</td>
<td>Required if any portion of the Dwelling Unit is located within 20' of Primary Street Zone Lot Line or 20' of the Side Street Zone Lot Line. (See Sec. 13.1.6.2)</td>
<td></td>
</tr>
<tr>
<td>Dwelling Unit Configuration</td>
<td>Structure may contain Dwelling Units that are attached along common walls and occupy the space between the street level and roof.</td>
<td></td>
</tr>
<tr>
<td>H Upper Story Setback Above 27', adjacent to Protected District: alley/no alley and Side Interior (min)</td>
<td>20'/25'</td>
<td>20'/25'</td>
</tr>
<tr>
<td>Upper Story Setback Above 51', adjacent to Protected District: alley/no alley and Side Interior (min)</td>
<td>na</td>
<td>35'/40'</td>
</tr>
</tbody>
</table>

### Street Level Activation

<table>
<thead>
<tr>
<th></th>
<th>I-MX-3</th>
<th>I-MX-5</th>
</tr>
</thead>
<tbody>
<tr>
<td>I Transparency, Primary Street (min)</td>
<td>40%</td>
<td>40%</td>
</tr>
<tr>
<td>Transparency, Side Street (min)</td>
<td>25%</td>
<td>25%</td>
</tr>
<tr>
<td>J Pedestrian Access, Primary Street</td>
<td>Each Dwelling Unit Oriented to the Street shall have Dwelling Unit Entrance with Entry Feature.</td>
<td></td>
</tr>
</tbody>
</table>

### Uses

<table>
<thead>
<tr>
<th></th>
<th>I-MX-3</th>
<th>I-MX-5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Uses shall be limited to Two Unit Dwelling and Multi Unit Dwelling (3+) uses. See Section 9.1.4 Uses and Parking</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

See Sections 9.1.3.5 - 9.1.3.9 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions.
9.1.3.3
A. General
### GENERAL

<table>
<thead>
<tr>
<th>HEIGHT</th>
<th>I-MX-3</th>
<th>I-MX-5</th>
<th>I-MX-8</th>
<th>I-A</th>
<th>I-B</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stories (max)</td>
<td>3</td>
<td>5</td>
<td>8</td>
<td>na</td>
<td>na</td>
</tr>
<tr>
<td>Feet (max)</td>
<td>45'</td>
<td>70'</td>
<td>110'</td>
<td>na</td>
<td>na</td>
</tr>
<tr>
<td>Feet within 175' of a Protected District (max)</td>
<td>na</td>
<td>na</td>
<td>75'</td>
<td>75'</td>
<td>75'</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SITING</th>
<th>I-MX-3</th>
<th>I-MX-5</th>
<th>I-MX-8</th>
<th>I-A</th>
<th>I-B</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZONE LOT</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Floor Area Ratio (FAR) (max)</td>
<td>na</td>
<td>na</td>
<td>na</td>
<td>2.0</td>
<td>2.0</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>REQUIRED BUILD-TO</th>
</tr>
</thead>
<tbody>
<tr>
<td>B Primary Street (min % within min/max)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SETBACKS</th>
</tr>
</thead>
<tbody>
<tr>
<td>C Primary Street (min)</td>
</tr>
<tr>
<td>D Side Street (min)</td>
</tr>
<tr>
<td>E Side Interior (min)</td>
</tr>
<tr>
<td>Side Interior, adjacent to Protected District (min)</td>
</tr>
<tr>
<td>F Rear (min)</td>
</tr>
<tr>
<td>Rear Setback adjacent to Protected District alley, no alley (min)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PARKING</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface Parking between building and Primary Street/Side Street</td>
</tr>
<tr>
<td>Surface Parking Screening</td>
</tr>
<tr>
<td>Vehicle Access, 3 or more side-by-side dwelling units in one structure</td>
</tr>
<tr>
<td>Vehicle Access, all other permitted uses</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>DESIGN ELEMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling Unit Configuration</td>
</tr>
<tr>
<td>G Upper Story Setback Above 27', adjacent to Protected District: alley/no alley and Side Interior (min)</td>
</tr>
<tr>
<td>Upper Story Setback Above 51', adjacent to Protected District: alley/no alley and Side Interior (min)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>STREET LEVEL ACTIVATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>I Transparency, Primary Street (min)</td>
</tr>
<tr>
<td>Transparency, Side Street (min)</td>
</tr>
<tr>
<td>Pedestrian Access, Primary Street Entrance</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>USES</th>
</tr>
</thead>
<tbody>
<tr>
<td>I-MX-3</td>
</tr>
<tr>
<td>Uses</td>
</tr>
</tbody>
</table>

See Sections 9.1.3.5 - 9.1.3.9 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions
SECTION 9.1.4 SUPPLEMENTAL DESIGN STANDARDS

9.1.4.1 Surface Parking Between the Building and the Primary/Side Street

A. **Intent**
   Allow for the functional siting of Buildings and Surface Parking while continuing to minimize the impacts of Surface Parking on the pedestrian experience.

B. **Applicability**
   This Section 9.1.4.1 applies to the General and Urban Townhouse building forms in the I-MX zone districts.

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

Figure 9.

9.1.4.2 Rooftop and/or Second Story Decks

A. **Intent**
   To protect the privacy of adjacent rear yards when adjacent to low-scale residential neighborhoods.

B. **Applicability**
   Urban Town House building form in all the I-MX zone districts when the Zone Lot is adjacent to a zone district with a limitation on rooftop and/or second story decks in the rear 35% of the Zone Lot depth.

C. **Supplemental Design Standard**
   1. Rooftop and/or Second Story Decks are prohibited in the rear 35% of the zone lot depth.
   2. The Zoning Administrator may prohibit other similar structures in the rear 35% of the zone lot depth, including detached or freestanding structures but excluding the detached...
accessory dwelling unit building form where allowed, when the Zoning Administrator finds the structure would have similar adverse privacy impacts as the specifically prohibited Rooftop and/or Second Story Deck.

9.1.4.3 Dwelling Units Oriented to the Street

A. **Intent**

To ensure that buildings containing Side-by-Side Dwelling Units contribute to vibrant pedestrian oriented street frontages with Dwelling Units that clearly Orient to the Street.

B. **Applicability**

This Section 9.1.4.3 shall apply to development under the Urban Town House building form standards in all I-MX zone districts when required by the building form table.

**Supplemental Design Standard**

1. **On an interior Zone Lot with one Primary Street,** dwelling units must be oriented to the the Primary Street.

2. **On a Zone Lot with more than one street frontage,** dwelling units shall be oriented to the Primary Street and Side Street.
   a. **Dwelling Units located within 20 feet of the Primary Street Zone Lot Line or Side Street Zone Lot Line shall be oriented to the corresponding street.**
   b. **Dwelling Units located within 20 feet of the Primary Street Zone Lot Line and Side Street Zone Lot Line shall oriented to the Primary Street.**
   c. **On a Zone Lot with more than one Primary Street, the Zoning Administrator shall make the determination on the street in which the dwelling unit shall orient based on an analysis, at a minimum, of:**
      i. The prevailing building orientation and setback patterns of buildings located on the same face block(s) as the subject zone lot;
      ii. Block and lot shape;
      iii. The functional street classification of all abutting streets as adopted by the Public Works Department;
      iv. The future street classification of all abutting streets as adopted in Blueprint Denver;
      v. Guidance provided in any applicable General Development Plan or regulating neighborhood plan, such as designation of pedestrian priority streets in such plan.

9.1.4.4 Height for Sloped Roofs

A. **Intent**

To allow for design flexibility for sloped roofs that are responsive to the surrounding contexts and to promote variations within the building forms.

B. **Applicability**

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

**Supplemental Design Standard**

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

2. Development of a primary building with a roof with a minimum pitch that takes advantage of the maximum height allowed per this Section 4.3.5.7 may apply one or more...
height exceptions allowed in DZC section 4.3.7.1, except that such height exemptions shall be measured from an allowed maximum of height of 38-feet in the I-MX-3 zone district.

9.1.4.5 Design Standards Alternatives

A. Required Build-To Alternatives

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

2. Allowance
   The following alternatives may be used singularly or in combination as alternatives to a required build-to standard and may count toward the required build-to no more than as described in the table below, provided all alternatives meet the requirements stated in Section 13.1.5.6.E:
Article 9. Special Contexts and Districts
Division 9.1 Industrial Context

REQUIRED BUILD-TO ALTERNATIVES

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

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

B. Transparency Alternatives

1. **Intent**

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

2. **Allowance**

   The following alternatives may be used singularly or in combination as alternatives to a required transparency standard and may count toward required transparency no more than as described in the table below, provided all alternatives meet the requirements stated in Section 13.1.6.2.A.5:

TRANSPARENCY ALTERNATIVES

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

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

C. Pedestrian Access (Entrance) Alternatives

1. **Intent**

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

2. **Allowance**

   In all I-MX zone districts for all building forms, the General building form, one of the following may be used as an alternative to a required Entrance, provided that the alternative meets the design standards described in Section 13.1.6.2.B.4:
### 9.1.4.6 Design Standard Exceptions

#### A. Height Exceptions

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

2. **Applicability and Standards:**
   
   a. The following building features are allowed to exceed height in feet, stories, bulk plane and upper story setbacks as described in the table below, subject to the standards in this section 9.1.3.6.

   b. Unoccupied elevator penthouses, stair enclosures, and enclosed or unenclosed mechanical equipment including vertical or sloped screen walls for such equipment granted an exception for height in stories shall only be as large as necessary to achieve the intended function of the feature and shall not exceed the minimum required dimensions defined in the Denver Building and Fire Code.

   c. An elevator lobby granted an exception for height in stories shall be no larger in area than the area of the elevator shaft which it abuts, measured to the exterior walls.

   d. Unoccupied building features shall not include space for living, sleeping, eating, cooking, bathrooms, toilet compartments, closets, halls, storage, or similar space.

   e. Where a building feature exceeds the maximum height in feet and the maximum height in stories as allowed in this section, both the standards for excessive height in feet and standards for excessive height in stories are applicable, as described in the table below.

<table>
<thead>
<tr>
<th>BUILDING FEATURES</th>
<th>ZONE DISTRICTS</th>
<th>THE AGGREGATE SHALL NOT EXCEED 33 1/3 PERCENT OF THE AREA OF THE SUPPORTING ROOF</th>
<th>SHALL BE SET BACK FROM THE PERIMETER OF THE BUILDING A MINIMUM OF ONE FOOT HORIZONTALLY FOR EVERY ONE FOOT OF VERTICAL HEIGHT</th>
<th>MAY EXCEED MAXIMUM HEIGHT IN FEET BY:</th>
<th>MAY EXCEED MAXIMUM HEIGHT IN STORIES BY:</th>
<th>MAY PROJECT THROUGH THE BULK PLANE</th>
<th>MAY ENCroach INTO THE UPPER STORY SETBACK</th>
</tr>
</thead>
<tbody>
<tr>
<td>Eaves</td>
<td>All I- Zone Districts</td>
<td>No</td>
<td>No</td>
<td>Any distance when attached to a feature that meets the definition of a Story</td>
<td>Not applicable</td>
<td>Any distance</td>
<td>Any distance</td>
</tr>
<tr>
<td>Unoccupied spires, towers, flagpoles, antennas, chimneys, flues and vents</td>
<td>All I- Zone Districts</td>
<td>No</td>
<td>No</td>
<td>28’</td>
<td>Not applicable</td>
<td>Any distance</td>
<td>Any distance</td>
</tr>
<tr>
<td>Unoccupied cooling towers and enclosures for tanks</td>
<td>All 5-Story or greater I-MX Zone Districts, I-A, I-B</td>
<td>No</td>
<td>Yes</td>
<td>28’</td>
<td>Not applicable</td>
<td>Not allowed</td>
<td>Not allowed</td>
</tr>
</tbody>
</table>
## Article 9. Special Contexts and Districts
### Division 9.1 Industrial Context

<table>
<thead>
<tr>
<th>Building Features</th>
<th>Zone Districts</th>
<th>The Aggregate Shall Not Exceed 33-1/3 Percent of the Area of the Supporting Roof</th>
<th>Shall Be Set Back From the Perimeter of the Building For a Minimum of One Foot Horizontally For Every One Foot of Vertical Height</th>
<th>May Exceed Maximum Height in Feet By:</th>
<th>May Exceed Maximum Height in Stories By:</th>
<th>May Project Through the Bulk Plane</th>
<th>May Encroach Into the Upper Story Setback</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unoccupied elevator penthouses, stair enclosures, and enclosed or unenclosed mechanical equipment including vertical or sloped screen walls for such equipment</td>
<td>I-MX-3 Zone District in the Urban Town House Building Form</td>
<td>Yes</td>
<td>Yes, from the perimeter of the portion of the building facing the Primary Street, Side Street, Side Interior and Rear. No, all others.</td>
<td>12’</td>
<td>1 story</td>
<td>Not Allowed</td>
<td>Not Allowed</td>
</tr>
<tr>
<td>Unoccupied elevator penthouses, stair enclosures, and enclosed or unenclosed mechanical equipment including vertical or sloped screen walls for such equipment</td>
<td>I-MX-3 and all other building forms</td>
<td>Yes</td>
<td>Yes</td>
<td>12’</td>
<td>1 story</td>
<td>Not allowed</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Unoccupied elevator penthouses, stair enclosures, and enclosed or unenclosed mechanical equipment including vertical or sloped screen walls for such equipment</td>
<td>All 5-Story or greater I-MX Zone Districts, I-A, I-B</td>
<td>Yes</td>
<td>Yes</td>
<td>28’</td>
<td>1 story</td>
<td>Not allowed</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Elevator lobbies</td>
<td>I-MX-3</td>
<td>Yes</td>
<td>Yes</td>
<td>12’</td>
<td>1 story</td>
<td>Not allowed</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Elevator lobbies</td>
<td>All 5-Story or greater I-MX Zone Districts, I-A, I-B</td>
<td>Yes</td>
<td>Yes</td>
<td>28’</td>
<td>1 story</td>
<td>Not allowed</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Open Structures</td>
<td>I-MX-3</td>
<td>Yes</td>
<td>Yes</td>
<td>12’</td>
<td>Not applicable</td>
<td>Not allowed</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Open Structures</td>
<td>All 5-Story or greater I-MX Zone Districts, I-A, I-B</td>
<td>Yes</td>
<td>Yes</td>
<td>28’</td>
<td>Not applicable</td>
<td>Not allowed</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Parapet Wall and/or Safety Railing</td>
<td>All 5-Story or greater I-MX Zone Districts, I-A, I-B</td>
<td>No</td>
<td>No</td>
<td>Any distance</td>
<td>Not applicable</td>
<td>Not allowed</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Flush-mounted solar panels</td>
<td>All I-Zone Districts</td>
<td>No</td>
<td>No</td>
<td>Any distance</td>
<td>Not applicable</td>
<td>Any distance</td>
<td>Any distance</td>
</tr>
<tr>
<td>Evaporative coolers</td>
<td>All I-Zone Districts</td>
<td>No</td>
<td>Yes</td>
<td>Any distance</td>
<td>Not applicable</td>
<td>Any distance</td>
<td>Any distance</td>
</tr>
</tbody>
</table>
B. Required Build-To Exceptions

1. Civic, Public & Institutional Uses
   a. **Intent**
      To accommodate signature entrance architecture, gathering spaces, plazas, or community amenities along the front facades of structures containing civic, public and institutional uses.
   b. **Standard**
      Structures containing one or more uses in the Civic, Public & Institutional Uses Classification are not required to meet the Primary Street and Side Street Build-To standards.

2. Parkways
   a. **Intent**
      To ensure structures contribute to the look and feel of a Parkway and great public space along Parkways, when Parkway setbacks are more restrictive than this Code's build-to range.
   b. **Standard**
      Where a zone lot has street frontage on a Parkway designated under D.R.M.C., Chapter 49, if the parkway setback is greater than the outer range of the required build-to range, the build-to shall follow the setback established by the Parkway. The minimum build-to percentage shall still apply.

C. Setback Exceptions

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

2. **Standard**
   In all I- zone districts, where a zone lot has street frontage on a Parkway designated under D.R.M.C., Chapter 49, the greater of the following street setbacks shall apply:
   a. The street setback required by the applicable building form standards in this Code; or
   b. The required Parkway setback established under D.R.M.C., Chapter 49.

D. Setback Permitted Encroachments

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

Required minimum setbacks shall be open and unobstructed. The following setback encroachments, excluding required upper story setbacks, are allowed:

a. **Architectural Elements**

To allow for minor elements which add to the architectural character of buildings, while maintaining an open and unobstructed setback space.

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Belt Courses, sills, lintels, pilasters, pediments, cornices; chimneys and fireplace insert vents not exceeding 6' in width</td>
<td>All I-Zone Districts</td>
<td>All building forms</td>
<td>1.5' Cornices only: 3'</td>
<td>1.5' Cornices only: 3'; if setback is less than 5': 2'</td>
<td>1.5' Cornices only: 5'</td>
</tr>
</tbody>
</table>

Intent: To allow common, minor decorative elements which are integral to a building.

[Not to Scale. Illustrative Only.]

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brick and stone veneers above Finished Grade for re-siding an existing structure only</td>
<td>All I-Zone Districts</td>
<td>All building forms</td>
<td>6'</td>
<td>6'</td>
<td>6'</td>
</tr>
</tbody>
</table>

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

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

#### Division 9.1 Industrial Context

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All I- Zone Districts</td>
<td>Urban Town House</td>
<td>Any distance</td>
<td>Any distance</td>
<td>2' and at no point closer than 3' to the Zone Lot line</td>
<td>Not allowed</td>
</tr>
<tr>
<td>All others</td>
<td>Any distance</td>
<td>Any distance</td>
<td>Not allowed</td>
<td>Not allowed</td>
<td></td>
</tr>
</tbody>
</table>

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

**Intent:** Provide protection from the weather for pedestrian entering the building and define street entrances to the building.

### Gutters and Roof Overhang

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

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

---

**Illustrative only**

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

#### Division 9.1 Industrial Context

#### 9.1-20 | DENVER ZONING CODE

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All I- Zone Districts</td>
<td>All Building Forms</td>
<td>8’ and minimum of 1’ between right-of-way and first riser of above-grade stairway</td>
<td>Not allowed</td>
<td>5’</td>
<td></td>
</tr>
</tbody>
</table>

**Multi-story** Porches (1 story or multi-story), Decks, Patios, and Exterior Balconies, Stoops, and above-grade stairways at the ground story connected to a porch:

- May be covered;
- All sides shall be at least 50% open except for any side abutting a building facade or fire wall.

**Intent:** To promote elements which provide for street activation and human scale.

---

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All I- Zone Districts</td>
<td>Urban Town House</td>
<td>1.5’</td>
<td>1.5’</td>
<td>1.5’</td>
<td>1.5’</td>
</tr>
<tr>
<td>All others</td>
<td>1.5’</td>
<td>1.5’</td>
<td>Not Allowed</td>
<td>1.5’</td>
<td></td>
</tr>
</tbody>
</table>

**Projecting Windows:**

- Shall be a minimum of 1.5’ above finished floor;
- Shall not extend floor to ceiling; and
- No individual projection shall be more than 10’ in horizontal length at the opening along the face of the building.

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

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**SLOT HOME TEXT AMENDMENT: PUBLIC REVIEW DRAFT**

**RELEASED JANUARY 29, 2018**

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**Not to Scale. Illustrative Only.**
Shading devices: Building elements, such as awnings, designed and intended to control light entering a building

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

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

b. Site Elements
To allow for minor screening and parking elements while maintaining an open and unobstructed setback space.
### Article 9. Special Contexts and Districts

#### Division 9.1 Industrial Context

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fences and Walls</td>
<td>See Article 10, Division 10.5 Landscaping, Fences, Walls and Screening</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Surface Parking

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All I- Zone Districts</td>
<td>All building forms</td>
<td>I-A and I-B: 10'; 15' when garden wall screening is provided following Section 10.5.4.4</td>
<td>Not allowed</td>
<td>Not allowed</td>
<td>Any distance</td>
</tr>
<tr>
<td>I-MX: Not applicable</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

#### Division 9.1 Industrial Context

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Drive or Driveway</td>
<td>All I- Zone Districts</td>
<td>All building forms</td>
<td>Any distance</td>
<td>Any distance</td>
<td>Not allowed</td>
</tr>
</tbody>
</table>

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

---

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flatwork providing pedestrian access to entrances and buildings:</td>
<td>All I- Zone Districts</td>
<td>All building forms</td>
<td>Any distance, but may not exceed 50% of the area within the setback</td>
<td>Any distance, but may not exceed 50% of the area within the setback</td>
<td>Maximum of 5' wide:</td>
</tr>
</tbody>
</table>

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

---

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**DENVER ZONING CODE**

June 25, 2010 | Republished May 5, 2017

| 9.1-23 |
c. **Service & Utility Elements**

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

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

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

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

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

Basketball goals on a fixed post

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All I-Zone Districts</td>
<td>All building forms</td>
<td>Any distance</td>
<td>Any distance</td>
<td>Any distance</td>
<td>Any distance</td>
</tr>
</tbody>
</table>
### Article 9. Special Contexts and Districts

#### Division 9.1 Industrial Context

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

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

**Intent:** To allow below grade structures that do not disrupt the streetscape.

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All I- Zone Districts</td>
<td>All building forms</td>
<td>1.5’</td>
<td>1.5’</td>
<td>1.5’</td>
<td>1.5’</td>
</tr>
</tbody>
</table>

**Gas and electric meters**

**Intent:** To allow for functional siting.
Ground mounted air conditioning units or other similar mechanical equipment, except evaporative coolers, provided the following are all met:

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

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

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

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

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

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
<th>SIDE STREET</th>
<th>SIDE INTERIOR</th>
<th>REAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>All I-Zone Districts</td>
<td>All building forms</td>
<td>Not allowed</td>
<td>3’</td>
<td>3’</td>
<td>Not allowed</td>
</tr>
</tbody>
</table>

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

#### Division 9.1 Industrial Context

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

#### Emergency Egress

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

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

**Illustrative only**

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

#### Pedestrian Bridge

- Pedestrian Bridge where the encroachment is necessary to complete a connection for access to a mass transit station:
  - Provided Public Works has approved a right-of-way encumbrance.
  - Shall not include elevators, stairways or other vertical circulation elements.

**Intent:** To allow for above-grade connections to and from transit stations.

**Illustrative only**
### Solar Panel, Flush Mounted Roof

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

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

---

### Utility pedestals, transformers or other similar equipment, excluding mechanical equipment: **•** Shall not exceed 3’ in height.

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

**Intent:** To allow for functional siting.
### Article 9. Special Contexts and Districts

**Division 9.1 Industrial Context**

---

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

![Illustrative only](image1)

**ZONE DISTRICTS**

<table>
<thead>
<tr>
<th>Window well and/or emergency basement egress areas:</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Shall be below grade.</td>
</tr>
</tbody>
</table>

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

---

**Intent:** To allow for emergency egress

![Illustrative only](image2)
9.1.4.7 **Required Screening and Enclosure Standards**

**A. Solid Wall or Fence Screens**

When required by this Code, screening shall comply with the following minimum requirements:

1. Fences and walls used for required screening shall be a minimum of 6 feet in height.
2. Fences and walls must be of wood, brick, masonry, textured concrete or aggregate concrete. Materials such as corrugated or sheet metal, tires, car doors, or other discarded materials are not permitted. Chain link or wire mesh may be used only in combination with plant material of sufficient density to create a year round opaque screen.
3. Other materials may be used upon approval by the Zoning Administrator according to Section 12.4.5, Administrative Adjustment.
4. In flood-prone areas, the Zoning Administrator may approve the use of open materials, such as open bars or chain link, at the bottom of required screening up to the flood elevation.
5. The requirement for a solid wall or fence may be satisfied by an equivalent visual barrier consisting of chain link fence containing an approved sight-obscuring material.
6. Within 50 feet of the intersection of the right-of-way lines of intersecting streets, the height and location of such walls or fences shall be determined by Public Works.
7. All walls or fences shall be maintained in good condition at all times.

9.1.4.8 **Vehicle Access From Alley Required - Exceptions**

**A. No Alley**

Where a building form specifies “street access allowed when no Alley present”, vehicle access from the street is allowed when a Zone Lot is not bounded by an Alley.
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PUBLIC REVIEW DRAFT NOTES:
Article 10 red lines generally contain:

- Revisions to the parking and loading standards for the Urban Town House, Garden Court, Rowhouse and Town House building forms consistent with the tools and standards in the Strategy Report.
- Revisions to the grading standards to allow for additional flexibility in the Urban Town House building Form regarding the side interior setback area.
4. **Compact Spaces**
   a. No more than 10 percent of the total parking spaces provided (required and excess spaces) may be compact.
   b. When provided in a parking garage, compact spaces may be used only where the layout of the structure requires such spaces at the end of a row or to accommodate a column.
   c. All compact parking spaces shall be clearly and visibly striped and labeled (e.g., by a sign) for compact car use only.

5. **Measurements**
   a. In a parking structure, stall dimensions shall be measured from the surface of an adjacent pillar, post, or column closest to the parking stall.

### TABLE A: DIMENSIONS OF PARKING SPACES & MODULES

<table>
<thead>
<tr>
<th>Parking Angle</th>
<th>Stall Length (A)</th>
<th>Stall Width (B)</th>
<th>Projection (C)</th>
<th>Parking Aisle One-Way / Two-Way (D)</th>
<th>Module One-Way / Two-Way (E)</th>
<th>Interlock Reduction (F)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Standard Parking Space</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0°</td>
<td>22'</td>
<td>8.5'</td>
<td>8.5'</td>
<td>13'/20'</td>
<td>30/37'</td>
<td>--</td>
</tr>
<tr>
<td>30°</td>
<td>17.5'</td>
<td>8.5'</td>
<td>16.11'</td>
<td>13'/20'</td>
<td>45.22/52.22'</td>
<td>2'</td>
</tr>
<tr>
<td>45°</td>
<td>17.5'</td>
<td>8.5'</td>
<td>18.38'</td>
<td>13'/20'</td>
<td>49.77/56.77'</td>
<td>2'</td>
</tr>
<tr>
<td>60°</td>
<td>17.5'</td>
<td>8.5'</td>
<td>19.41'</td>
<td>16'/20'</td>
<td>54.81/58.81'</td>
<td>1.5'</td>
</tr>
<tr>
<td>75°</td>
<td>17.5'</td>
<td>8.5'</td>
<td>19.1'</td>
<td>18'/20'</td>
<td>56.21/58.21'</td>
<td>1'</td>
</tr>
<tr>
<td>90°</td>
<td>17.5'</td>
<td>8.5'</td>
<td>17.5'</td>
<td>23'/23'</td>
<td>58/58'</td>
<td>--</td>
</tr>
<tr>
<td>90° *</td>
<td>17.5'</td>
<td>8.5'</td>
<td>17.5'</td>
<td>20'/20'</td>
<td>55/55'</td>
<td>--</td>
</tr>
<tr>
<td><strong>Compact Parking Space</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>0°</td>
<td>18'</td>
<td>7.5'</td>
<td>7.5'</td>
<td>13'/20'</td>
<td>28/35'</td>
<td>--</td>
</tr>
<tr>
<td>30°</td>
<td>15.5'</td>
<td>7.5'</td>
<td>15.11'</td>
<td>13'/20'</td>
<td>43.22/50.22'</td>
<td>2'</td>
</tr>
<tr>
<td>45°</td>
<td>15.5'</td>
<td>7.5'</td>
<td>16.97'</td>
<td>13'/20'</td>
<td>46.94/53.94'</td>
<td>2'</td>
</tr>
<tr>
<td>60°</td>
<td>15.5'</td>
<td>7.5'</td>
<td>17.67'</td>
<td>16'/20'</td>
<td>51.35/55.35'</td>
<td>1.5'</td>
</tr>
<tr>
<td>75°</td>
<td>15.5'</td>
<td>7.5'</td>
<td>17.17'</td>
<td>18'/20'</td>
<td>52.34/54.34'</td>
<td>1'</td>
</tr>
<tr>
<td>90°</td>
<td>15.5'</td>
<td>7.5'</td>
<td>15.5'</td>
<td>23'/23'</td>
<td>54/54'</td>
<td>--</td>
</tr>
<tr>
<td>90° *</td>
<td>15.5'</td>
<td>7.5'</td>
<td>15.5'</td>
<td>20'/20'</td>
<td>51/51'</td>
<td>--</td>
</tr>
</tbody>
</table>

*Applies to vehicle parking layout for development under the Urban Town House, Town House, Row House, and Garden Court building forms when the only building forms per Zone Lot.
10.4.6.3 Vehicular Access and Circulation

**A. Internal Drive Dimensions**

The following standards shall apply in all zone districts to all Off-Street Parking Areas, excluding single-unit and two-unit dwelling development:

1. **Definition**

   “Internal drives” mean the part of a Off-Street Parking Area used for vehicular circulation, but which do not abut parking stalls in a manner that allows their use for vehicular access to the parking stalls.

2. **Minimum Internal Drive Dimensions**

   a. Internal drives shall be a minimum width of 10 feet for one-way traffic and shall be a minimum width of 20 feet for two-way traffic except for development under the Urban Townhouse, Town House, Row House, and Garden Court building forms. The Zoning Administrator may reduce the minimum internal drive width standard when necessary to relieve hardship associated with providing safe vehicle access and circulation on unusually small or narrow zone lots. Any such request for reduction shall be reviewed according to Section 12.4.5, Administrative Adjustments.

   b. Internal drives for development under the Urban Town House, Town House, Row House, and Garden Court building forms shall be a minimum width of 12 feet for one-way and/or two-way traffic on Zone Lots that have no other building forms.
c. The Zoning Administrator may reduce the minimum internal drive width standard when necessary to relieve hardship associated with providing safe vehicle access and circulation on unusually small or narrow zone lots. Any such request for reduction shall be reviewed according to Section 12.4.5, Administrative Adjustments.

B. Vehicular Access
The following standards shall apply in all zone districts to all Off-Street Parking Areas:

1. Access to and egress from each parking space shall be obtained with no more than a standard two-movement entrance or exit from the parking space by a vehicle parking there.

2. Curb cuts for vehicular access from the public right-of-way and vehicle stacking space on the parking lot proximate to any entry pay station or other control device are subject to review by Public Works according to Section 10.4.6.3.B.3, below. “Vehicular Access from the public right-of-way” means the part of the parking lot used for vehicles to transition between the public right-of-way and the parking lot.

3. Access from the public right-of-way to all Off-Street Parking Areas shall comply with Public Works Access criteria. Parking areas shall be provided with entrances and exits located to minimize traffic congestion and the effect of headlights at night.

4. All surface Off-Street Parking Areas shall be designed to enable all vehicle maneuvers to occur on private property and not in the public right-of-way unless specifically allowed by this Code.

5. Controlled access (e.g. gated or other access control) Off-Street Parking Areas shall be designed to accommodate anticipated queuing of vehicles entirely on private property and not in the public right-of-way.
10.6.5.6 Site grade may be altered by more than 1 foot if the Zoning Administrator finds the grade change is necessary to allow for exterior stairs and/or ramps connecting to a pedestrian access/entrance that is required to comply with Denver Building Code standards, and when no alternative location is reasonably available.

SECTION 10.6.6 SIDE INTERIOR SETBACK AREA GRADING STANDARDS

Re-grading of side, interior setback areas is not permitted except as described below:

10.6.6.1 Proper Site Drainage
Site grade may be altered if the Zoning Administrator finds the grade change is necessary to provide proper site drainage and avoid adverse effects on adjacent properties. “Proper site drainage” may include those features according to Section 10.6.5.2.

10.6.6.2 Emergency Basement Egress
Site grade may be altered to allow for window well and/or emergency basement egress areas that are each no more than 3 feet in depth as measured perpendicular to the side property Zone Lot line and 6 feet in length as measured parallel to the side property Zone Lot line.

10.6.6.3 ADA Accessibility Standards
Site grade may be altered by more than 1 foot if the Zoning Administrator finds the grade change is necessary to allow for barrier-free access to a building as required by the Americans with Disabilities Act or Denver Accessibility Standards, and when no alternative location is reasonably available due to lot width. The applicant must demonstrate to the Zoning Administrator that the building design cannot be modified to accommodate the accessible route within existing grades.

10.6.6.4 Limited Grading Allowances Under Urban Town House Grading Standards

A. When development occurs using the Urban Town House building form, no site grade change greater than one foot may occur within 7.5 feet of the Side Interior Zone Lot line. Site grade changes located more than 7.5 foot from the Side Interior Zone Lot Line may occur.
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PUBLIC REVIEW DRAFT NOTES:
Article 13 red lines generally contain:
• Changes mezzanine allowances in the Urban Town House building form.
• Revisions to the Block Sensitive Setback in MU and RO zone districts where required.
• Standards for the Drive Way Access Build-To Alternative available to the Urban Town House building form when alley access is not possible.
• Rule of measurement for Side Interior Setback for Dwelling Units Not Oriented to the Street in MU and RO zone districts.
• Rule of measurement for the Oriented to the Street Standard as required by the building form tables in article 3 through 9.
• New standard for Dwelling Unit Entrance with Entry Feature as required by the building form tables in article 3 through 9.
• Revisions to definitions of relevant words, terms and phrases.
• Minor clean-up to improve code clarity and consistency.

SLOT HOME TEXT AMENDMENT: PUBLIC REVIEW DRAFT
RELEASED JANUARY 29, 2018

DENVER ZONING CODE
June 25, 2010 | Republished May 5, 2017
SECTION 13.1.3 HEIGHT FOR ALL OTHER ZONE DISTRICTS

13.1.3.1 Applicability
This Section 13.1.3 shall apply to all zone districts except SU, TU, TH, RH (excluding M-RH), E-MU-2.5, MU-3, and RO-3 zone districts.

13.1.3.2 Base Plane
Overall height for all buildings and structures on the zone lot shall be measured from a base plane. The applicant shall apply either a single base plane for the entire zone lot or a building-specific base plane:

A. Single Base Plane
A single base plane shall be a horizontal plane established at the average elevation of the original grade of the two side interior zone lot lines, or the elevation of original grade of one side interior zone lot line when two are not present, measured at the minimum primary street setback line. See Figure 13.1-12. In any case where a Side Interior Zone Lot Line does not intersect with a Primary Street Zone Lot Line, the Zoning Administrator shall determine the points where the Front Base Plane shall originate based on the criteria for determining zone lot lines in Section 13.1.5.2.A.3, Criteria for Zoning Administrator Determination.

Figure 13.1-12
B. Building-Specific Base Plane
A building-specific base plane shall be a horizontal plane established at the average elevation of the original grade or finished grade, whichever is lower, of the corners of each building. With this approach, a building-specific base plane is established for each building sited on the same zone lot. See Figure 13.1-13

C. Measurements for purposes of establishing a base plane shall be rounded to the closest whole number.

13.1.3.3 Height in Stories

A. Intent
To provide an easy reference for visualizing building height and to provide an appropriate consistency of building scale.

B. Stories (max) Rule of Measurement
1. Overall height in stories shall be measured as the total number of stories.
2. A Story shall count towards the total number of stories when:
   a. The Story has its finished floor surface entirely above the Base Plane; or
   b. The Story is located below a story which has its finished floor surface more than 6 feet above the base plane (See Figure 13.1-14); or
   c. The Story is located below a story which has its finished floor surface more than 6 feet above the finished grade for more than 50% of the total building perimeter; or
   d. The Story is located below a story which has its finished floor surface more than 12 feet above finished grade at any point. (See Figure 13.1-15)
Figure 13.1-14

>6 feet = story

Base Plane

Figure 13.1-15

>6 ft.

>12 ft.
3. **Overall Height in Stories for Sloping Lots**

Where a lot slopes downward from the primary street zone lot line, one story that is additional to the specified maximum number of stories may be built in the rear 50% depth of the zone lot. This section shall not apply to zone lots that do not have a rear zone lot line.

![Figure 13.1-16](image)

*Graphic is illustrative of a 5-Story Zone District.*

4. **Mezzanine**

   a. Intent: From the primary street building elevation it should read as a single story and an extruded volume from the space below

   b. **Except in the Urban Town House building form, a mezzanine shall not constitute an additional story if it has all of the following features:** A mezzanine is floor space within a building that has all of the following features:

      i. The space meets the definition of Story, Habitable stated in this Article 13; and

      ii. The total gross floor area of the mezzanine story, not counting floor area with a net floor-to-ceiling distance less than 5 feet, shall be no greater than 33% of the floor below, in the room in which the mezzanine is located.

      iii. The mezzanine shall be open and unobstructed to the room in which such mezzanine is located except for walls not more than 42 inches high, columns and posts.

      iv. Such floor space shall not count as a story or towards F.A.R. See Figure 13.1-17.

   c. **In the Urban Town House building form, a mezzanine shall count as a story or toward the Gross Floor Area.**

![Figure 13.1-17](image)
13.1.5.3 Primary Street, Block Sensitive Setback

A. Intent
To provide a contextual setback appropriate to existing conditions.

B. Applicability of Primary Street, Block Sensitive Setback
Where required by this Code’s building form standards, a Block Sensitive Setback standard shall apply to development on a zone lot in the following circumstances only:

1. There are at least 3 zone lots containing residential structures on the same Primary Street frontage as the subject zone lot. See Figure 13.1-42 (Primary Street as determined in Section 13.1.5.2)

2. If the rule in paragraph 1 does not apply, the applicant may request to be subject to a Primary Street, Block Sensitive Setback and shall follow the Administrative Adjustment process to determine the Primary Street, Block Sensitive Setback, rather than this Section 13.1.5.3. See Article 12, Section 12.4.5.3, Permitted Types of Administrative Adjustments.

3. Where the rules in paragraphs 1 or 2 do not apply, the “Primary street setback, where block sensitive setback does not apply” standard stated in the applicable building form table shall apply.
C. Determining the Primary Street, Block Sensitive Setback

1. Identify the Reference Zone Lots
   Identify the two closest zone lots to the subject property which: See Figure 13.1-43.
   
   a. Contain primary structures; and
   b. Are located along the subject property zone lot Primary Street frontage; and
   c. Are not corner zone lots; and
   d. Are zoned in a zone district that has a Block Sensitive Setback.
   e. Where two reference zone lots cannot be identified using a-d, the Zoning Administrator shall identify the two reference zone lots.
2. **Determine the Minimum Setback**

   a. The reference zone lots identified in 1. above shall establish the minimum setback for the subject property, unless either of the following conditions exist:

   i. One (not both) Reference Zone Lot Setback Less Than 20 Feet

      a) If the facade of the structure on only one of the reference zone lots is less than 20 feet from the Primary Street zone lot line, then the next two closest zone lots shall be added into the evaluation, and the subject property if it contains a structure, and:

      b) If none of the other zone lots have a Primary Street setback less than 20 feet, the reference zone lot with the less than 20 feet setback shall be considered an outlier and removed from consideration of establishing the minimum setback. The two closest reference zone lots shall establish the minimum setback. See Figure 13.1-44

   c) If a majority of the reference zone lots have a Primary Street setback of less than 20 feet, the two closest reference zone lots shall establish the minimum setback. See Figure 13.1-45

   d) If there is not a majority of the reference zone lots with a Primary Street setback of less than 20 feet, the Zoning Administrator shall establish the minimum setback based on an analysis of the predominant pattern of the reference zone lots. See Figure 13.1-46
ii. Reference Zone Lot Front Facade Setback 50% of the Zone Lot Depth or Greater

a) If the facade of only one of the structures on a reference zone lot, identified in 1. above, is setback 50% of the Zone Lot Depth or more from the Primary Street zone lot line, then two additional zone lots shall be added into the evaluation, including the subject property if it contains a structure, and

b) If none of the other zone lots has a Primary Street setback of 50% of the Zone Lot Depth or more, the next two closest zone lots shall establish the minimum setback. See Figure 13.1-47

c) If there are other zone lots which have a 50% or deeper setbacks, the Zoning Administrator shall establish the setback range based on an analysis of the predominant pattern. See Figure 13.1-48
iii. Where the Primary Street Setback is required in a MU or RO zone district and the Block Sensitive Setback is determined to be greater than 20 feet, the minimum Primary Street Setback shall be 20 feet instead.

b. Applicant may request an administrative adjustment in order to consider the entire block face. See Article 12, Section 12.4.5.3, Permitted Types of Administrative Adjustments.

3. Rule of Measurement
   a. The Block Sensitive Setback is a minimum setback based on the location of the front facades of the primary structures on the zone lots identified in 1. and 2. above.
   b. Development of a structure on the subject zone lot shall be located no closer to the primary street than the closest front facade of the principal structure on the reference zone lot as identified in 1. and 2. above.

13.1.5.4 Determination of Primary Street, Side Street, Side Interior, and Rear Zone Lot Lines for all CC, MX, and MS Zone Districts

A. Intent
   To provide a reference of measurement for standards related to form and building placement (e.g. Build-to, Setbacks)

B. General Requirements
   1. Each zone lot line shall have a designation of Primary Street, Side Street, Side Interior or Rear.
   2. Each zone lot shall have at least one Primary Street.
   3. A primary street zone lot line or a side street zone lot line may abut a private street if approved by the Zoning Administrator.
   4. Once designated for a zone lot, a Primary Street designation cannot be changed after development (e.g., a primary street cannot, for purposes of subsequent development, be re-designated a side street) unless all requirements of the zone district can be met.

C. Criteria for Zoning Administrator Determinations
   The Zoning Administrator shall designate a zone lot’s Primary Street, Side Street, Side Interior and Rear Zone Lot Lines, as applicable, based on an analysis of:
   1. Guidance provided in any applicable General Development Plan, regulating plan, and/or Urban Design Standards and Guidelines, such as designation of pedestrian priority streets in such plan.
   2. If criteria 1 does not apply or does not provide guidance for all zone lot lines, then the following criteria shall be used:
      a. The Zoning Administrator may designate no more than:
         i. One Primary Street in the S-CC, S-MX, E-CC, and E-MX zone districts.
         ii. Two Primary Streets in the U-MX and G-MX zone districts.
         iii. Two Primary Streets in the C-MX zone districts, and any additional Primary Streets being designated Primary Street B.
13.1.5.6 Required Build-To

A. Intent
To clearly define the public realm through consistent building placement, massing and orientation.

B. Applicability
The Primary Building Form Standards in Articles 3 through 9 specify required build-to standards for many Primary Building Forms. Rules of measurement, general requirements, and build-to alternative requirements are provided in this Section 13.1.5.6.

C. Rule of Measurement
See Figure 13.1-57

Figure 13.1-57

1. Min/Max Range:
   a. Required build-to standards are measured from and perpendicular to the zone lot line abutting a named or numbered street.
   b. Where a zone lot includes an easement for public access or the benefit of a public utility, and such easement abuts the public street right-of-way, a required build-to shall be measured from the easement rather than from the zone lot line.
   c. Where a Zone Lot includes open space meeting the requirements of 12.4.12.5 abutting the public street right-of-way, a required Build-To shall be measured from the open space rather than the zone lot line.

2. Minimum Percentage:
   a. Required build-to is calculated as a percentage (%) using the length of the primary building front or side wall, and/or the length of a permitted build-to alternative such as a garden wall, located at or within the range of the Build-To requirement, divided by the total zone lot width at the zone lot line abutting the street right-of-way.
   b. For a Zone Lot including an easement for public access or the benefit of a public utility, the required Build-To is calculated as a percentage (%) using the length of the primary building front or side wall, and/or the length of a permitted build-to alternative located at or within the range of the Build-To requirement, divided by the total zone lot width at the zone lot line abutting the street right of way less the dimension of the easement.
c. The width in linear feet of recessed pedestrian entries, used to meet a required entrance standard and recessed no deeper than 15 feet from the maximum build-to line, may be added to the length of the applicable wall for purposes of meeting a minimum percentage build-to requirement, not to exceed the width of the doors and typical sidelights, as applicable.

d. For recessed vehicle garage doors that provide direct entrance to an integrated parking structure, but which are setback farther than the max of the build-to range due to city standards, rules or regulations, the width in linear feet may be added to the length of the applicable building wall for purposes of meeting the minimum percentage build-to requirement.

D. General Requirements

1. Required build-to standards shall apply only to the Street Level of the primary structure(s) on a zone lot.

2. Buildings, or a permitted alternative, shall be built at or within the Build-To requirement for at least the minimum percentage (%) required along the Primary and/or Side Street frontage.

3. Build-to requirements are calculated separately for each separately owned zone lot frontage comprising a development site.

E. Build-to Alternative Requirements
Where permitted, the following alternatives may be used singularly or in combination as alternatives to a required build-to minimum percentage standard:

1. **Permanent Outdoor Patio Seating**
   Permanent outdoor patio seating shall be placed between the building and the Primary Street zone lot line. Street Level activation standards shall still apply for portions of the facade behind permanent outdoor patio seating.
2. **Private Open Space**  
Private Open Space shall comply with the following standards:  
   a. Private Open Space used as a build-to alternative in any zone district:  
      i. Shall be open to the sky  
      ii. Shall not be covered by an Off-Street Parking Area or a Completely or Partially Enclosed Structure, but may include Open Structures excluding Exterior Balconies  
      iii. May include tables, chairs, benches, sculptures and similar elements  
      iv. May include the operation of any unenclosed primary, accessory, or temporary uses permitted in the zone district  
      v. Shall be fully visible from a primary street  
      vi. Shall not be permanently enclosed by railings, fences, gates, or walls that do not allow public access during business hours.  
   b. Private Open Space used as a build-to alternative in a C-CCN zone district shall contain at least one Minimum Contiguous Area meeting the requirements of Section 13.1.6.1.B.3.b.vii  

3. **Garden Wall**  
A garden wall shall comply with all of the following standards:  
   a. Garden Walls must be between 30 inches and 42 inches in height with the following exceptions:  
      i. Decorative and/or structural piers may exceed 42 inches in height.  
      ii. Seating incorporated into the wall may be a minimum of 18 inches in height and may be accessed from both sides of the wall without an intervening division.  
      iii. Pergola, awning and trellis structures must maintain clear visual sight lines between the public right of way and the property between the heights of 42 inches and 84 inches.
b. Allowed materials are limited to masonry or an ornamental metal fence with masonry piers spaced at not more than 25 feet with landscaping.
   i. An Administrative Adjustment to the allowed material is permitted to better match the primary building. See Article 12.

c. Garden walls used as a Required Build-To Alternative may also be counted toward Perimeter Landscaping Requirements in Article 10.

Figure 13.1-60

4. **Pergola**
   A pergola shall comply with all of the following standards:
   a. Pergola structure shall consist of an arbor or passageway of columns that is at least 50% open to the sky.
   b. Pergola structure shall be no less than 5 feet deep as measured perpendicular to the Primary or Side Street zone lot line.
   c. Pergola structure shall not be erected over a Drive or Driveway, or over any part of an Off-Street Parking Area.
   d. Pergola structure shall maintain at least 8 feet clearance between the structure and grade where erected over any public rights-of-way or pedestrian walkways.
   e. Pergola structure shall be made of metal, masonry, treated wood, or other materials that are durable in an exterior urban environment.
   f. Pergola structure shall be supported by vertical columns, posts, or piers not less than 15 feet on center, which means the center of each column, post, or pier is a minimum of 15 feet from the center of the next column, post, or pier, and then the next, and so on.
   g. Garden walls, seating and/or landscaping may be incorporated between the pergola's vertical supports, provided that the pergola maintains at least 75% open area for clear visual sight lines between the public rights-of-way and the interior of the property between the heights of 42 inches and 84 inches above grade.
5. **Arcade**
An arcade shall comply with all of the following standards:

a. An arcade shall be located below an occupied building area,
b. The arcade column line shall generally align with, and run parallel to, the wall plane of the building above,
c. An arcade shall extend no more than 2 stories in height,
d. The exterior face of the arcade column line shall be within the required build-to range,
e. The average depth of the arcade shall be no less than 6 feet clear, as measured from the interior face of the columns (benches, trash receptacles and other non-permanent features may be located in the clear area),
f. The average depth of the arcade shall be no more than $2/3$ of the average height of unobstructed arcade openings, as measured from the front face of the columns,
g. The interior wall of the arcade shall meet the required Street Level activation standards or alternatives.
6. **Courtyard**

A courtyard shall comply with all of the following standards:

a. **Minimum Courtyard Design:**
   i. Shall face the Primary Street;
   ii. Shall have a width of at least 15 feet, measured as the distance between the two closest edges of the exterior walls facing each other across the courtyard; and
   iii. Shall have a depth of at least 30 feet measured as the horizontal distance between the primary street-facing exterior building wall nearest to the primary street zone lot line and the closest facade of the exterior building wall facing the primary street behind the courtyard, measured perpendicular to the zone lot line.

b. The Courtyard is intended primarily for pedestrian use and shall include all of the following physical characteristics:
   i. Shall be no more than one-half story above or below grade at the zone lot line adjoining the primary street;
   ii. Shall be physically accessible from the primary street, but may be secured for private use;
   iii. Shall be visible from the primary street zone lot line;
   iv. Shall be open to the sky; and
   v. Shall be bounded on not less than 3 sides with connected building facades.

c. The Courtyard area may be used for any of the following:
   i. Single or multiple entries to uses within the building;
   ii. Public or private landscaped area;
   iii. Outdoor seating area; or
   iv. Motor Court, which is intended primarily for pedestrian activity but may include shared space for limited vehicular circulation for loading/unloading and access to parking areas outside the courtyard area. Driveways, Internal Drives, and Off-street Parking Areas are not permitted in the Motor Court. The vehicular circulation areas must meet enhanced or upgraded paving standards, including but not limited to unit pavers, porous pavers, or integrally colored concrete with a module of not more than 4 feet.
7. **Drive Way Access**
   a. **The maximum Internal Access Drive width shall not exceed 12 feet in width.**
   b. **Rule of Measurement**
      i. The Build-To Alternative shall be calculated by subtracting the alternative from the Build-To requirement. For example, on a 100 foot wide Zone Lot where the Build-To percentage is 70 percent, 70 feet of the building must be within the build-to range. When using the Drive Way Access Build-To Alternative, a maximum of 12 feet is subtracted from the required 70 foot, resulting in a required build-to of 58 feet.

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13.1.5.7 Setbacks

   **A. Intent**
   
   To provide adequate separation for privacy and access to sunlight.
B. Rules of Measurement

Setbacks provide a minimum horizontal distance between a zone lot line and the location of uses and structures on a zone lot, measured as follows: See Figure 13.1-64

1. Primary and Side Street setbacks are measured perpendicular to the zone lot line at the edge of the right-of-way abutting a name or numbered street or an easement for public access Abutting the right-of-way of a named or numbered street.

2. Side Interior and Rear setbacks are measured perpendicular to the side interior or rear zone lot line abutting another zone lot, a public alley, or an easement for public access Abutting an Alley.

3. Where a Side Interior setback standard is stated as “min one side/min combined:”
   a. One side interior setback shall meet the standard meeting the “min one side” and the total of both side interior setbacks shall be equal to or greater than the standard of the “min combined.”
   b. If zone lot has only one Side Interior Zone Lot Line, the “min one side” standard shall apply.

4. Primary street and rear setbacks extend across the full width of the zone lot, overlapping with the side interior and side street setbacks as applicable.

5. Side interior and side street setbacks extend the full length of the side zone lot lines, overlapping with both the primary street and rear setbacks.

6. **Side interior setbacks in the Urban Town House building form for Dwelling Units Oriented to the Street shall apply only to the length of the side interior Zone Lot lines where a line extended perpendicular from the side interior Zone Lot line intersects any exterior building facade of a Side-by-side Dwelling Unit Oriented to the Street.**

13.1.5.8 Setback Encroachments

A. Rule of Measurement

1. Each setback encroachment shall be measured from the required minimum setback line.

2. Setback encroachments are not cumulative in that they are always measured from the same point.

3. The entirety of the element permitted as an encroachment shall be within the permitted encroachment distance. See Figure 13.1-65
13.1.6.2 Dwelling Unit Oriented to the Street

1. **Intent**
   
   To ensure that buildings contribute to vibrant pedestrian-oriented street frontages by requiring Dwelling Units near the street to properly orient to and engage the street while still allowing for design flexibility in Dwelling Unit shape and location.

2. **Applicability**
   
   The Primary Building Form Standards in Articles 3 through 9 specify required Dwelling Units Oriented to the Street for the Primary Building Forms of Urban Town House, Row House and Town House.

3. **General Requirements**
   
   a. For purposes of this standard, a "Dwelling Unit Oriented to the Street" shall be defined as a Dwelling Unit that is Street-Facing and the width of the Dwelling Unit does not exceed the length of the Dwelling Unit.
   
   b. Any Dwelling Unit required to be oriented to the street must share a wall with at least one additional Dwelling Unit also oriented to the same street.

4. **Rules of Measurement**

   **Dwelling Unit Proportions**
   
   a. The length of any Dwelling Unit shall be at least the width of the same unit. See Figure 13.1-87
   
      i. **Dwelling Unit Width**
         
         Dwelling Unit Width shall be the linear distance of the unit at its widest point. The width is measured parallel to the front Dwelling Unit Façade facing the corresponding Primary Street or Side Street to which the unit is oriented.
   
      ii. **Dwelling Unit Length**
         
         Dwelling Unit Length shall be the linear distance of the unit at its longest point. The length is measured perpendicular to the front Dwelling Unit Façade facing the corresponding Primary Street or Side Street to which the unit is oriented. See Figure 1-87
Street-Facing Dwelling Unit Façade(s)

i. The total linear distance of Street-Facing Dwelling Unit Façade(s) that are associated with a Dwelling Unit must be at least 75% of the total width of the same Dwelling Unit. See Figure 1-88.

ii. Street-facing Dwelling Unit Façade(s) are measured as the total linear distance of façade(s) that are associated with a Dwelling Unit and face the corresponding Primary Street or Side Street to which the same Dwelling Unit is oriented.

iii. Where more than one street-facing Dwelling Unit Façade faces the corresponding Primary Street or Side Street, the linear distance of each façade is measured separately and combined to determine the total linear distance. See Figure 1-89.

iv. For the purposes of this rule, a Dwelling Unit Façade shall be associated with a Dwelling Unit if the same Dwelling Unit is located directly behind the façade. See Figure 1-89.
B. Pedestrian Access

1. Intent
To provide clear, obvious connections for pedestrians between Primary Streets and primary uses within buildings.

2. Applicability
The Primary Building Form Standards in Articles 3 through 9 specify which type of Pedestrian Access is required for each Primary Building Form. Pedestrian access requirements are provided in this Section 13.1.6.2.B.

3. Pedestrian Access Requirements
The following are required supplemental standards for each type of Pedestrian Access:

a. Entrance
   i. Where required by the Primary Building Form Standards, an Entrance shall provide a clear, obvious, publicly accessible connection between the Street defined by the building form (Primary and/or Side) and the primary uses within the building.
   ii. For the Garden Court, Town House, and Row House building forms, an entrance shall be street-facing according to the standards specific to such building forms in Articles 3 through 9.
   iii. For all other building forms, an entrance shall be located:
      a) On the Primary Street facing facade; or
      b) Located on a Side Street facing facade but entirely within 15 feet of the zone lot line abutting the Primary Street and provided the entrance is clearly visible from the public right-of-way. See Figure 13.1-96.
   iv. An entrance shall be one of the following three types:
      a) Door - An entrance on the same plane as the building facade.
      b) Recessed Entrance - An entrance inset behind the plane of the building facade by no more than 15 feet.
      c) Corner Entrance - An angled street-facing entrance located on the corner of a building at approximately 45 degrees to the intersecting streets.

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Figure 13.1-95

Not to Scale. Illustrative Only.
b. **Entry Feature**
   
   i. Where required by the Primary Building Form Standards, an Entry Feature shall signal the connection between the Primary Street and the primary uses within the building.
   
   ii. An entry feature shall be located either on the Primary Street facing facade or be visible from the Primary Street. See Figure 13.1-97.
   
   iii. An entry feature shall be a Door, Gate, Front Porch, Front Stoop, Front Terrace, Canopy, and/or Arcade.

   **Figure 13.1-96**

   ![Diagram of Entry Features](image)

   **c. Dwelling Unit Entrance with Entry Feature**
   
   i. Where required by the Primary Building Form Standards or Overlay District Standards, a Dwelling Unit Entrance with Entry Feature shall provide a clear and obvious publicly accessible connection between the Street and the primary uses within the building.
   
   ii. Each Dwelling Unit Entrance with Entry Feature shall combine an Entrance with a minimum of one of the following Entry Features (see figure 13.1-97):
   
   a) **A Porch with a minimum depth of 5 feet** between the street facing building facade and the Primary Street or Side Street Zone Lot line, measured perpendicular to the zone lot line; or
   
   b) **A Canopy with a minimum depth of 3 feet** between the street-facing building facade and Primary Street or Side Street Zone Lot line, measured perpendicular to the zone lot line.
**Dormer:** A framed window unit projecting through the sloping plane of a roof.

**Drive Aisle:** An improved and maintained way providing vehicular access within an Off-Street Parking Area.

**Drive or Driveway:** An improved and maintained way providing vehicular access from the public right-of-way to an Off-Street Parking Area, to a Garage structure, to dwellings, or to other uses. Does not include areas providing direct access to parking stalls or attached Garages for more than one dwelling unit - See Off-Street Parking Area.

**Downtown Ground Floor Active Use:** Shall include retail sale; banking facility open to the public with at least one employee on site; eating place; personal and business service; hotel lobby; indoor and outdoor entertainment or recreation facility; dedicated public park or open space; arts and cultural facility; and the frontage of entry ways or stairways through which such uses are principally accessed, provided, however, that the following types of retail sales shall not be considered Downtown Ground Floor Active Use: amusement center; sale of automobiles; sale of auto trailers; sale of house trailers; sale of trucks; sale of auto and truck parts, accessories, tires and tubes; automobile gasoline filling station; boat sales; home building materials store; koshering of poultry sold at retail on the premises; motorcycle store; monument and tombstone sales; pawnshop; retail sale of medical and hospital equipment and supplies; and retail sale of packaged coal and wood for household use; and provided, further, that no adult use shall be considered a Downtown Ground Floor Active Use.

**Dwarf Goat:** See Denver Revised Municipal Code section 8-4(4.5).

**Dwelling:** Any building or portion of building that is used as the residence of one or more households, but not including hotels and other lodging accommodation uses, hospitals, tents, or similar uses or structures providing transient or temporary accommodation with the exception of an accessory Short-term Rental.

**Dwelling, Side-by-Side Unit:** A Structure containing only Dwelling Units that are attached along common walls and occupy the space between the street level and roof.
**Parkway:** A type of boulevard that the city has designated as a “Parkway” according to Chapter 49 of the D.R.M.C.

**Patio:** A level hard surfaced area at finished grade. (For an above-grade patio, see Deck)

**Pedestrian and/or Transit Mall:** A public right-of-way and/or public rights-of-way from which general vehicular traffic shall be excluded except that public transportation vehicles, emergency vehicles and other vehicles by special permit may be permitted, and which shall have been specially constructed with amenities to enhance a primarily pedestrian environment.

**Pedestrian Connection:** A clear, obvious, and publicly accessible route and connection between the Primary Street and the primary uses within the building.

**Permanent Occupancy:** The use of housing accommodations or rooms on a month-to-month or year-to-year basis with a fixed rent for each period of occupancy.

**Pergola:** See Rule of Measurement, Division 13.1.

**Permitted Structure:** See definition of “Structure, Permanent,” below.

**Person:** An individual including any receiver, guardian, personal representative, registered agent, fiduciary, or representative of any kind, and any corporation, partnership, firm, association, joint venture, or other legal entity.

**Planned Unit Development (PUD):** A zone district wherein an area of land, controlled by one or more landowners, to be developed under unified control or unified plan of development for a number of dwelling units, commercial, education, recreational, or industrial uses, or any combination of the foregoing, the plan for which does not correspond in zone lot size, building form, bulk, use, density, lot coverage, open space, or other restriction to the existing zoning regulations of this Code. See Division 9.6, Planned Unit Development District, of this Code.

**Plaza:** An open area at ground level accessible to the public at all times, and which is unobstructed from its lowest level to the sky. Any portion of a plaza occupied by landscaping, statuary, pools and open recreation facilities shall be considered to be a part of the plaza. The term “plaza” shall not include off-street loading areas, driveways, off-street parking areas.

**Porch, Front:** A one or two-story structure providing access to the primary uses within a primary building. Front porch may be covered and must be unenclosed on the primary street-facing façade of the primary building.

**Porch:** A one or two-story structure attached to a building providing access to the building. A porch may be covered and must be at least $50\%$ open, except for sides abutting abutting façade or required fire wall. If a porch is not covered, it is distinguished from a patio by enclosure of the porch by low walls or railings.

**Premises:** A general term meaning part or all of any zone lot or part or all of any building or structure or group of buildings or structures located thereon.

**Primary Area of GDP:** Boundary of the area within a GDP either owned and/or represented by a private landowner(s) or applicant(s).

**Primary Street:** See Rule of Measurement, Division 13.1.

**Private Open Space:** See Rule of Measurement, Division 13.1.
retains earth shall be considered a retaining wall; the remainder shall be a fence or wall and be measured as set forth in Section 13.1.7.

**Rezoning:** An amendment to the Official Zoning Map.

**Roof:** The structure forming the upper covering of a Completely Enclosed Structure or Partially Enclosed Structure.

**Roof, Flat:** A roof that has no sloping plane greater than 2:12.

**Roof Line:** The highest point on any building or structure where an exterior wall or parapet wall encloses roof or floor area, including floor area provided for housing mechanical equipment.

**Rooftop and/or Second Story Deck:** For purposes of a Supplemental Design Standard within Articles 3-5: Any unenclosed deck, patio, terrace, porch, exterior balcony, or similar unenclosed building element either located on the roof of a primary or detached accessory structure or projecting from the building above the Street Level.

**Roof Overhang:** For purposes of setback encroachments: Eaves or the lower edge of the roof which overhang the walls. This includes the eave or edge of the roof which overhangs the gable end walls.

**Room:** Any enclosed division of a building containing over 70 square feet of floor space and commonly used for living purposes, not including lobbies, halls, closets, storage space, bathrooms, utility rooms and unfinished attics, cellars or basements. An enclosed division is an area in a structure bounded along more than 75 percent of its perimeter by vertical walls or partitions, or by other types of dividers which serve to define the boundaries of the division.

**Rotocraft:** Any aircraft deriving its principal lift or support in the air from one (1) or more rotors or from the vertical component of the force produced by rotating airfoils.

**Row House:** A multiple unit residential structure consisting of attached dwelling units arranged side-by-side parallel to a named or numbered street. Each dwelling unit has an individual, direct entrance to the exterior which faces the street and no part of any dwelling unit is constructed vertically above any part of another dwelling unit. See Figure 13.3-3.
Screening: A method of visually shielding or obscuring one abutting or nearby structure or use from another by fencing, walls, berms, or densely planted vegetation.

Secondary Area of GDP: Boundary of a designated area adjoining the primary area of the GDP where development may not be imminent, but based on adopted City plans, can be expected to transition over time.

Semi-Trailer: Any vehicle of the trailer type so designed and used in conjunction with a truck-tractor that some part of its own weight and that of its own load rest upon or is carried by a truck-tractor.


Setback Space or Area: The area between a zone lot line and a required minimum setback line.

Shielded: The light emitted from the lighting fixture is projected below a horizontal plain running through the lowest point of the fixture where light is emitted. The lamp is not visible with a shielded light fixture, and no light is emitted from the sides of such a fixture.

SIC: Standard Industrial Classification as published by the U.S. Census Bureau, has been replaced by the NAICS.

Side-by-Side Dwelling Unit: See "Dwelling Unit, Side-by-Side," above.

Side Zone Lot Line: See "Zone Lot, Side".


Sign: A sign is any object or device or part thereof situated outdoors or indoors which is used to advertise or identify an object, person, institution, organization, business, product, service, event or location by any means including words, letters, figures, designs, symbols, fixtures, colors, motion illumination or projected images. Signs do not include the following:

a. Flags of nations, or an organization of nations, states and cities, fraternal, religious and civic organizations;
b. Merchandise, pictures or models of products or services incorporated in a window display;
c. Time and temperature devices not related to a product;
d. National, state, religious, fraternal, professional and civic symbols or crests;
e. Works of art which in no way identify a product.

Sign, Animated: Any sign or part of a sign which changes physical position by any movement or rotation.

Sign, Arcade: A wall or projecting sign attached to the roof or wall of an arcade and totally within the outside limits of the structural surfaces which are delineating the arcade.

Sign, Billboard: See definition of "Outdoor General Advertising Device," above.