Structures located on private property along Denver designated parkways are subject to building line restrictions, or setbacks, in accordance with and subject to the standards, requirements, and procedures of this Policy.

**MONACO STREET PARKWAY (SOUTH CITY LIMITS)**
Designated from Quincy Ave to 40th Ave to Smith Rd
Denver Historic District/National Historic District

- **Exposition Ave to Dakota Ave**
  - Building Setback: 20 ft both sides
  - Sign Setback: 25 ft both sides
  - Building Exceptions: fences excepted

- **Evans Ave to Florida Ave**
  - Building Setback: 20 ft both sides
  - Sign Setback: 25 ft both sides

- **Dickenson Place to Illiff Ave**
  - Building Setback: 20 ft both sides
  - Sign Setback: 25 ft both sides

- **Monaco Circle N to LaSalle Place**
  - Building Setback: 25 ft both sides
  - Sign Setback: 25 ft both sides
  - Building Exceptions: except fences exceeding 48” in height shall set back 10 feet

- **Quincy Ave to Hampden Ave**
  - Building Setback: 20 ft both sides
  - Sign Setback: 25 ft both sides

- **Dakota Ave to Alameda Ave**
  - Building Setback: 25 ft west side, 10 ft east side
  - Sign Setback: 25 ft both sides

- **Florida Ave to Exposition Ave**
  - Building Setback: 25 ft both sides
  - Sign Setback: 25 ft both sides

- **Illiff Ave to Evans Ave**
  - Building Setback: 20 ft both sides
  - Sign Setback: 25 ft both sides
  - Building Exceptions: fences or walls excepted

- **LaSalle Place to Dickenson Place**
  - Building Setback: 5 ft east side, 25 ft west side
  - Sign Setback: 25 ft both sides

- **Hampden Ave to Monaco Circle N**
  - Building Setback: 25 ft both sides
  - Sign Setback: 25 ft both sides
  - Building Exceptions: fences excepted

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*Your guide to Denver Parks and Recreation Parkway Review*