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1. INTRODUCTION

Denver’s Neighborhood Planning Initiative is a long-term commitment to ensure every corner of the city can enjoy the benefits of an area plan. Since its launch in 2017, residents, neighborhood groups, and community leaders have been working alongside the city’s neighborhood planning team to create visions and plans for their areas.

The Near Northwest Planning Area is made up of the neighborhoods of Chaffee Park, Sunnyside, Highland, and Jefferson Park. This Pattern Book document is a component of the background analysis that will serve as a resource for the planning process.

Purpose of this Document

This Pattern Book documents the key physical design characteristics of the Near Northwest Plan Area. The findings presented in this document are intended to serve as an informative guide about quantitative and qualitative elements that are found on-the-ground today. It looks at area-wide, neighborhood-wide, site-specific and individual building characteristics of development in the Plan Area. This material is intended to serve as a resource to residents and stakeholders as a vision is crafted for the Near Northwest Area.

References

This document is a sub-component of the broader Near Northwest planning work. See the following for additional information on the Near Northwest planning effort.

PROJECT WEBSITE
denvergov.org/nearnorthwestplan

DENVER ZONING CODE
denvergov.org/zoning
Methodology
The process for developing this Pattern Book includes both quantitative and qualitative analysis.

QUANTITATIVE ANALYSIS
In order to quickly identify patterns in a large area such as this, a series of GIS maps and data are developed. The following maps are useful in the process for identifying commonalities and deviations:

- **Building Age.** This shows patterns of when certain areas developed as well as any patterns of recent redevelopment.
- **Building Size.** This highlights common building sizes to see if there are useful patterns to study.
- **Lot Size.** This is useful for showing typical lot sizes as well as locations of lots that deviate from traditional patterns.
- **Lot Coverage.** This dictates where buildings are closer together vs. areas that have more open space between buildings.
- **Historic Districts and Overlays.** Where are more restrictive tools in place and do they impact or dictate any of the patterns above?
- **Zoning Mismatch.** Look at zoning to see if same patterns are allowed or if current zoning dictates different patterns.

Refer to Briefing Book for maps.

QUALITATIVE ANALYSIS
Following the quantitative mapping analysis, it is critical to follow up in the field to verify and observe in person. Useful tools include area-wide in-person tours to physically “feel” the patterns and see the architecture, as well as using Google Earth Street View to follow-up and confirm or dismiss assumptions.

TYPOLOGY CATEGORIES
With the intent of streamlining this process for other areas in Denver, there are three identified categories for neighborhood typologies:

- **Low Residential.** Areas primarily made up of single- and two-unit homes. Also look for deviations, such as small apartment buildings within this category.
- **Multi-Unit Residential.** Areas where three or more homes are grouped together on a single property.
- **Commercial-Mixed Use.** Areas that include a wide range of development that is not purely residential: commercial, mixed use, industrial, educational, etc.
IDENTIFY SUB-TYPOLOGIES
Finally, using the analysis mentioned previously, a series of sub-typologies are determined for each category. These sub-typologies are mapped, although boundaries are generally blurry and may or may not locate along hard edges. This generally highlights the commonalities and differences within the neighborhoods and if and where patterns cross neighborhood boundaries.

DEFINE PHYSICAL CHARACTERISTICS
Each sub-typology is further defined by the specific characteristics that make it unique, such as its typical neighborhood, lot, and building characteristics. Note that some deviations are typical and this does not mean that every property within the sub-typology boundary is the same.

COMPARE TO WHAT’S ALLOWED
Finally, a comparison between what the typical patterns are and what can be developed under current zoning regulations are examined. This task establishes where there are key differences and thus, where areas are more likely to change patterns in the future compared to what we see today.

Document Content
This document includes the following sections:

CHARACTER OVERVIEW
This section provides an overview of the character of the Plan Area and presents an introduction and overview of the typology categories and sub-typologies.

CHARACTER ANALYSIS
This section presents more detailed analysis to supplement the Character Overview described above. It presents quantitative and qualitative details for a series of Sub-Typologies observed in the Plan Area.

ZONING ANALYSIS
This presents an analysis and comparison of the development found on the ground today in the Plan Area to what is legally allowed under the current Denver Zoning Code.
2. CHARACTER OVERVIEW

This section provides an overview of the character of the Plan Area. It is intended to present the general observations of the characteristics of development within the Plan Area in a concise manner. The section is organized by the following three typologies:

» **Low Residential Typology.** Primarily made up of single-and two-unit homes, which encompass the majority of land area in the Near Northwest Area.

» **Multi-Unit Typology.** Includes a wide range of residential development where three or more homes are grouped together on a single property, which is concentrated primarily south of 38th Avenue.

» **Commercial-Mixed Use Typology.** Includes a wide range of development that is not purely residential. In the Near Northwest Area, this includes commercial and mixed use areas, as well as industrial areas.

The matrix to the right provides a summary of the sub-typologies within the three categories listed above and which of the four neighborhoods each are found in. The following pages provide a high-level summary of each sub-typology.
Low Residential Typologies

The Low Residential Typology is primarily made up of single-and two-unit homes, which encompass the majority of land area in the Near Northwest Area. Similar patterns and consistent characteristics – from the general pattern and size of neighborhood streets, blocks, and lots to the design and placement of homes on each lot - determine the collection of typologies. This section roughly maps and describes a series of typologies that are seen in the Plan Area today. While distinct boundaries are identified on the map, they are not necessarily hard lines or borders - some characteristics may flood over to other typologies, but the majority of properties are characteristic of the descriptions on the following pages.
A1: TRADITIONAL GRID - RANCH DOMINANT

- **Neighborhood Layout:** rectangular blocks oriented north-south (named streets) with parallel running alleys accessed from the east-west streets (numbered.) Streets are wider than other Low Residential typologies with a parking aisle on either side of the street and narrow sidewalks are an extension of the curb, leaving no space for public street trees. Alleys lead to detached garages, however some properties have added a driveway and sometimes a carport from the street instead.

- **Lots and Buildings:** buildings are modest, typically one-story slab-on-grade, single-family homes in Transitional Ranch and Minimal Traditional house styles that were popular in United States suburbs 1940s and 50s after WWII. A few older cottage and bungalow types remain southwest of 51st and Zuni Park where the origins of Chaffee Park began. Lots are consistent and average-sized (5,500-7,000 SF) and homes are set back from the street, typically with grass front yards and minimal landscaping.

- **Location:** Chaffee Park (west of Tejon Street)

- **Level of Change:** Low

A2: UNIQUE GRID - RANCH DOMINANT

- **Neighborhood Layout:** this typology differs from the traditional north-south grid, including square-shaped “carriage blocks” – a unique square-shaped block that traditionally had an internal “carriage lot”, with multiple alleys as well as two unique subdivisions with curvilinear streets typical of farther-out suburbs. Street widths and sidewalk conditions are similar to Typology A1, and while most blocks still have alleys and detached garages, this typology tends to have more front yard driveways than Typology A1.

- **Lots and Buildings:** the building types are very similar to Typology A1, only with fewer brick bungalow and cottages. Lots vary in size with the curvilinear blocks being very consistent and average sized while the carriage blocks include more variety, many larger than 7,000 square feet, but longer and narrower than other lots due to the square nature of the blocks and placement of alleys.

- **Location:** Chaffee Park (east of Tejon Street) and Sunnyside (north of 44th Ave. and east of Zuni Street)

- **Level of Change:** Low

A3: TRADITIONAL GRID - BUNGALOW/COTTAGE

- **Neighborhood Layout:** rectangular blocks oriented north-south (named streets) with parallel running alleys accessed form east-west streets (numbered.) Streets are narrower than Typologies A1 and A2 but still include parking on both sides. Sidewalks on the north-south streets are separated from the curb leaving space for street trees, many of which are very mature. Sidewalk conditions on east-west streets vary – some being attached to the curb, some separated and often there are large stretches where no sidewalks exist. Some blocks slope gently to the east, leaving the west sides of some streets with raised front yards.

- **Lots and Buildings:** buildings are typically made of brick and feature a variety of styles, with bungalows and cottages being the dominant type. Homes are typically one to one-and-a-half story with hip or gabled roofs and dormers. Some one-story flat roof buildings and two-story pitched roof homes exist, but they are rare. Front porches are common. Most lots are in the 6,000 – 7,000 SF range, however some areas are closer together with lots around 5,000 SF.

- **Location:** Sunnyside (north of 44th Avenue and west of Zuni)

- **Level of Change:** Low
**A4: EAST-WEST GRID - BUNGALOW/ COTTAGE**

- **Neighborhood Layout:** this seven-block area was laid out with rectangular east-west oriented blocks as opposed to north-south meaning homes face onto the numbered streets. Alleys run parallel and on the east four blocks, alleys are T-shaped so that homes on the far end also front onto the named street (Clay Street). Otherwise, this typology is very similar to Typology A3.
- **Lots and Buildings:** lots and buildings are very similar to Typology A3, including average lots and primarily brick homes with pitched roofs (hip and gabled), with bungalows and cottages being the dominant style.
- **Location:** southwest corner of Sunnyside.
- **Level of Change:** Low

**A5: TRADITIONAL GRID - MIXED HOUSING**

- **Neighborhood Layout:** the layout is similar to Typology A3, except the blocks are shorter rectangles to match up with the square blocks to the west. Blocks are very consistently laid out in size, shape, and composition. Alleys still run parallel to north-south streets and sidewalks are detached from the curb with wide tree lawns and very consistent, mature street trees that shade most of the streets.
- **Lots and Buildings:** this typology differs from Typology A3 in building forms due to the mix of housing types present. There are multiple modest, one-story brick duplex and triplex forms scattered throughout. This area has also experienced a lot of new construction, primarily in the form of new duplexes, although additions and “pop tops” are also common. Traditional buildings are similar to previous typologies with brick bungalows and cottages being most common, however homes in this area tend to be a bit larger. Traditional roof forms are pitched whereas newer construction includes more contemporary, flat-roof forms.
- **Location:** Sunnyside (north of 38th Ave. between Zuni and Tejon Streets)
- **Level of Change:** Medium

**A6: CARRIAGE GRID: MIXED HOUSING**

- **Neighborhood Layout:** this typology includes homes laid out on a series of “carriage blocks” – a unique square-shaped block that traditionally had an internal “carriage lot”, though most of these have now been joined with other properties. Still, the block type is unique in this part of North Denver, as it includes lots that front onto all sides of the block instead of just two sides and the internal structure of alleys is unique, usually in some form of H-, T-, or L-shaped configurations.
- **Lots and Buildings:** this typology is similar to A5 in building sizes and types, but differs in lot size, primarily due to the carriage lots that have morphed over time. Homes tend to be larger and take up more of the lot than previous typologies. Like A5, there are quite a few original triplexes and multiplex apartment complexes, that are typically one to two stories and located on corners, though not always. New construction in this area is apparent, with many newer single family homes, pop-tops, and duplexes completed in recent years.
- **Location:** Sunnyside (west of Zuni and south of 44th Ave.) and Highland (south of 38th Ave. and west of Tejon)
- **Level of Change:** Medium
A7: CARRIAGE GRID - TRANSFORMING

» **Neighborhood Layout:** this typology continues with a development pattern on square-shaped “carriage blocks” with internal alleys and street and sidewalk configurations very similar to Typology A6.

» **Lots and Buildings:** the difference in this area has to do with the higher degree of lots and buildings transforming in recent years. There has been substantial construction in this area, typically where small, modest homes have been replaced with larger duplexes and some townhomes and “slot homes”. Home sizes and building footprints and lot coverage are now larger than traditionally. Small and modest bungalows and cottages remain; however, the consistency has drastically changed.

» **Location:** Sunnyside (between 38th and 41st Avenues and Tejon and Pecos Streets) and Highland (between 38th and 32nd Avenues and Tejon and Pecos Streets) and Jefferson Park (see map for pockets)

» **Level of Change:** High

A8: TRADITIONAL GRID: TRANSFORMING

» **Neighborhood Layout:** this typology differs in block layout and is most similar to Typology A5 with shorter rectangular north-south oriented blocks and parallel alleys. Streets are narrow and sidewalks are detached with tree lawns and street trees.

» **Lots and Buildings:** lots and buildings are similar to Typology A7, but this area includes a mix of uses as well as housing types. There are multiple parks and open space, schools, and commercial uses nearby. There is noticeable change, like Typology A7, and it is apparent that this area had been in decline in prior years, as yards and original homes are not as well maintained as other parts of the neighborhood and area. New construction is noticeably different, as original homes were very modest in size and scale and new homes are much larger and of different scales. There has been so much construction that there are few blocks that have consistency in building patterns now.

» **Location:** Sunnyside (east of Chaffee Park and surrounding Trevista and Ciancio Park) and Highland (south of 38th Ave. and east of Pecos Street)

» **Level of Change:** High

A9: LARGE LOT CORRIDOR

» **Neighborhood Layout:** this typology is concentrated to an area along Pecos south of I-70 where there are very large lots facing Pecos Street on the east side of the street. This is a unique pattern that is not replicated anywhere else in the study area.

» **Lots and Buildings:** lots are very large and vary in width, although the depth is about 300 feet (more than double a traditional lot elsewhere in the study area). Homes are small and modest with large back yards. There is a single one-story multifamily apartment complex in the middle facing Pecos, surrounded by single family homes to either side and a series of duplexes face 44th Avenue on the southern edge of this typology.

» **Location:** Sunnyside (east side of Pecos Street between 44th and 46th Avenues)

» **Level of Change:** Low
Multi-Unit Typologies

The Multi-unit Typology includes a wide range of residential development where three or more homes are grouped together on a single property. The character of development in this typology varies significantly by location and from property to property. The character of this development and its impact on the public street are largely influenced by the degree to which buildings and sites are integrated (or not integrated) with the adjacent development. This section roughly maps and describes a series of multi-unit typologies that are seen in the Plan Area today.
B1: MISSING MIDDLE MIX

» **Neighborhood Layout:** located on scattered sites throughout Sunnyside and Highland, this typology is integrated within previous Low Residential typologies A5-A8. About half are carriage blocks and half are traditional rectangular blocks. All have alleys and the predominant block pattern is consistent with narrow streets and detached sidewalks with street trees.

» **Lots and Buildings:** this typology includes single lots that include three or more units in the forms of triplexes, townhomes, and small apartment buildings – often referred to as the “missing middle.” There are also a few examples of courtyard housing forms with one or more structures on a single lot that orient to a common courtyard. Because this typology is interwoven into Low Residential typologies, the lot structure tends to be like single family and duplex lots. Most occurrences happen on corner lots, although this is not always the case. Most are modest building forms with three to six units that provide naturally occurring affordable housing choices in otherwise costly neighborhoods.

» **Location:** Sunnyside and Highland between 44th and 32nd Avenues.

» **Level of Change:** Medium

B2: TOWNHOME VILLAGE

» **Neighborhood Layout:** this typology is in Denver Housing Authority’s Quigg Newton site. The southern three blocks follow the traditional urban grid whereas the northern two blocks are much larger than traditional. Sidewalks are attached to the curb and the street includes parking aisles on both sides of the street. Unlike other typologies, there is no dedicated parking for units on-site.

» **Lots and Buildings:** identical one and two-story townhome building forms with generally one to eight units are placed in groups of two to four buildings around central courtyards. In some cases, the courtyard is the “back yard” and the street side is the “front door” and in others, buildings sit perpendicular to the street and face an internal courtyard with a pathway. Sidewalks through courtyards link people from the street to their front doors. There is a lot of unused open space in this type of layout, where most of the space is unprogrammed grassy areas; however, there is typically a small children’s play area in each courtyard.

» **Location:** Sunnyside along Lipan Street between 42nd and 46th Avenues.

» **Level of Change:** Low

B3: TOWNHOME TRANSFORMING

» **Neighborhood Layout:** this typology appears on traditional north-south blocks with some carriage blocks as well. It appears in three general pockets of the study area, each with slightly different contexts. While the context changes a bit, the building forms provide a noticeable consistency.

» **Lots and Buildings:** this typology is defined by recent construction of townhomes in these areas. Often referred to as “slot homes”, these building types are situated perpendicular to the street, typically two buildings with four to eight units each connected by a common drive aisle that provides access to tuck-under garages. These buildings contrast original building forms in scale and density and are often criticized for not addressing the street. This typology includes a variety of other building forms as well, including original single-family homes, duplexes, triplexes and small apartment buildings, so these areas have always been diverse. Arguably, they are becoming less diverse with the predominant new construction types.

» **Location:** Highland (eastern triangle); Highland (southeast of 32nd and Zuni); and Jefferson Park

» **Level of Change:** High
B4: SCOTTISH VILLAGE/ VICTORIAN MIX

» **Neighborhood Layout:** this typology is primarily in the Highland Park-Scottish Village National Register Historic District, which is unique for its narrow, curvilinear streets and High Victorian architecture. It also includes an area around West 28th Avenue and Umatilla, including the West 28th Avenue Historic District with prominent Queen Anne style homes and Stoneman’s Row duplexes. These are some of the oldest blocks and lots in the Highland neighborhood. Sidewalks are detached from the curb, but with smaller tree lawns than other typologies.

» **Lots and Buildings:** buildings tend to sit closer to the street in this typology and are more historic than other areas. Building types include single-family homes, duplexes, triplexes, small apartment buildings, and commercial buildings. This diversity makes this area stand out from other typologies. In addition, the concentration of Victorian and Romanesque architecture is unique.

» **Location:** Highland (Highland Park-Scottish Village and West 28th Avenue Historic Districts)

» **Level of Change:** Low

B5: URBAN RESIDENTIAL CLUSTERS

» **Neighborhood Layout:** this typology is primarily one-off, unique developments, either developed through PUD or infill. They include large lots with large building footprints. Most include some form of structured parking to accommodate the larger buildings. Context varies, as this typology is scattered throughout the study area.

» **Lots and Buildings:** buildings range from three to eight stories in this typology and tend to be newer construction. Most buildings feel more “urban” than other typologies with buildings very close to the street edge. Some buildings appear more like townhomes with individual entries from the street whereas others appear more like apartments or condominiums with a single entrance for multiple units.

» **Location:** Scattered throughout the study area, typically on major corridors (close to I-25, 38th Avenue, and Federal Boulevard)

» **Level of Change:** High
Commercial-Mixed Use Typologies

The Commercial-Mixed Use Typology includes a wide range of development. The character of that development varies significantly by location and is largely influenced by the prominent uses. This section roughly maps and describes a series of commercial and mixed use typologies that are seen in the Plan Area today.

LEGEND

- C1 - Urban Mixed Use
- C2 - Neighborhood Node
- C3 - Commercial Corridor
- C4 - Industrial Mix
- C5 - Large Scale Industrial
- C6 - Church/School/Civic Campus
C1: URBAN MIXED USE

- **Neighborhood Layout:** This typology is found primarily within the diagonal grid blocks that extend from Downtown and Auraria into Highland. This grid transitions north of 32nd Avenue to be in the cardinal directions, creating a unique triangle at the nexus between the two. Blocks in this typology are generally full of buildings with minimal open space and have active sidewalks. Streets generally include on-street parking with wider sidewalks and street trees, although some blocks do not include street trees due to limited space.

- **Lots and Buildings:** Buildings are close to the street and usually have an active ground floor use, such as a restaurant, retail, or service space – with apartments above. Some buildings include strictly residential uses, but their building form is similar to mixed use buildings, being very close to the sidewalk. Buildings are typically two to five stories and have a larger footprint and lot coverage than other typologies. Parking is typically in some form of structure in this urban condition or hidden from public view.

- **Location:** Highland (along I-25 and north along Tejon Street) and along Speer Boulevard.

- **Level of Change:** High

C2: NEIGHBORHOOD NODE

- **Neighborhood Layout:** This typology is scattered throughout Sunnyside, Highland, and Jefferson Park and typically along secondary corridors and activity areas in each neighborhood. These areas directly abut Low Residential and Multi-Unit areas.

- **Lots and Buildings:** Lots are typically smaller than other commercial typologies and parking either doesn’t exist or is located behind or to the sides of buildings. Buildings are close to the street and offer a quaint, neighborhood scale of one to two stories. This typology typically includes both commercial and residential uses, although they are often horizontally separated, rather than stacked on top of one another like in Urban Mixed Use. For example, a one-story commercial building sits next to two-story townhomes, and together they make up a typology that is different than what is directly adjacent to them. This typology blends well into Low Residential typologies because of the scale and dispersed locations, they offer local amenities within walking distance to a lot of residents.

- **Location:** Sunnyside, Highland, and Jefferson Park along secondary corridors (i.e. 44th Avenue, Tejon, Pecos, 38th, 32nd)

- **Level of Change:** Medium

C3: COMMERCIAL CORRIDOR

- **Neighborhood Layout:** This typology typically includes large blocks and lots with vehicular access from primary corridors.

- **Lots and Buildings:** Buildings are typically set back from the street with parking in front, creating a more suburban commercial corridor feel. This typology feels different from others for this reason, as it is different than the urban patterns otherwise seen. Commercial buildings in this typology have larger footprints, some as stand-alone auto-oriented uses, some as a strip or row of commercial businesses, and others very large buildings surrounded by parking lots, such as in Jefferson Park’s Diamond Hill Office Complex.

- **Location:** Chaffee Park, Sunnyside, Highland, and Jefferson Park along primary corridors (i.e. Federal Boulevard, Speer Boulevard, I-70, I-25, and 38th Avenue)

- **Level of Change:** Low
C4: INDUSTRIAL MIX

» **Neighborhood Layout:** this typology is typically within the urban grid pattern, although it is tucked away at the edges along interstates and railroads where industry was prominent in earlier years.

» **Lots and Buildings:** this typology has larger lots than residential uses, typically in the 15,000 to 20,000 square feet range, although some are smaller/larger depending on location. The buildings are typically industrial feeling, many being metal or concrete masonry unit structures. Some original single-family homes are mixed in. Parking is minimal, and usually organized as 90-degree parking spaces perpendicular to the street along the front or side of a property.

» **Location:** Sunnyside (along I-70 and railroad tracks); Highland (along I-25); and Jefferson Park (north of stadium)

» **Level of Change:** Low

C5: LARGE SCALE INDUSTRIAL

» **Neighborhood Layout:** this typology includes very large “mega-blocks” with internal drive aisles through parking lots and is situated adjacent to the rail tracks with access from I-70.

» **Lots and Buildings:** lots and buildings are both extremely large, with buildings sometimes the size of typical residential blocks. Buildings are typically oriented perpendicular to the street with internal parking lots, almost as if within a concrete “campus” where uses within different buildings are often connected with one another.

» **Location:** Chaffee Park (north of I-70) and Sunnyside (south of I-70)

» **Level of Change:** Low

C6: CHURCH/SCHOOL/CIVIC CAMPUS

» **Neighborhood Layout:** this typology is scattered throughout the area and typically includes a single building surrounded by open space and/or parking. These tend to be known icons in a neighborhood and serve as community gathering and safe spaces.

» **Lots and Buildings:** lots are typically larger than surrounding properties and buildings are typically set so that they are noticeable from all angles. They are typically surrounded by open space and/or parking. Many of these buildings are historic landmarks. Uses include schools, churches/temples, and museums.

» **Location:** Scattered throughout all four neighborhoods.

» **Level of Change:** Low
3. CHARACTER ANALYSIS

For each Typology (Low Residential, Multi-unit Residential and Commercial-Mixed Use), a series of sub-typologies were observed in the Plan Area. Each sub-typology presents unique design characteristics which impact one’s experience of the Plan Area. This section builds off of the high-level analysis provided in the previous section to provide more detailed characteristics of each sub-typology.

Sub-Typologies
The sub-typology characteristics presented on the following pages represent clusters of common development patterns that were determined based on quantitative and qualitative characteristics. The sub-typologies are intended to provide a taxonomy by which the physical design patterns of the neighborhood can be understood and future policies might be determined based on unique characteristics, if desired by the neighborhoods.

It is important to note that this is a snapshot in time of on-the-ground patterns observed today. It does not reflect current zoning or future planning or visions.

Not all development in a sub-typology is identical. Variation exists, but there are common characteristics present in all development within a specific sub-typology.

One information sheet is provided for each Sub-Typology within this list:

**LOW-RESIDENTIAL**
- A1 - Traditional Grid - Ranch Dominant
- A2 - Unique Grid - Ranch Dominant
- A3 - Traditional Grid - Bungalow/Cottage
- A4 - East-West Grid - Bungalow/Cottage
- A5 - Traditional Grid - Mixed Housing
- A6 - Carriage Grid - Mixed Housing
- A7 - Carriage Grid - Transforming
- A8 - Traditional Grid - Transforming
- A9 - Large Lot Corridor

**MULTI-UNIT RESIDENTIAL**
- B1 - Missing Middle Mix
- B2 - Townhome Village
- B3 - Townhome Transforming
- B4 - Scottish Village/Victorian Mix
- B5 - Urban Residential Clusters

**COMMERCIAL-MIXED USE**
- C1 - Urban Mixed Use
- C2 - Neighborhood Node
- C3 - Commercial Corridor
- C4 - Industrial Mix
- C5 - Large Scale Industrial
- C6 - Church/School/Civic Campus

Levels of Character Analysis
In categorizing Plan Area development into different groups, analysis focused on development characteristics at three different levels: Neighborhood, Site and Building.

**NEIGHBORHOOD LEVEL**
Neighborhood level characteristics involve the fundamental pattern of land and infrastructure on which buildings are placed, which go beyond the individual site. The size and shapes of blocks, street widths, sidewalk widths, and presence/lack of alleys are all examples.

**SITE LEVEL**
Site level characteristics are those features of development that relate to the placement and arrangement of different features on an a property. Development within a single sub-typology typically exhibits similar or identical site characteristics, however in some cases, some variety exists. Garage location, front setback distances, driveway location, off-street parking location and lot depth are all examples of site level characteristics.

**BUILDING LEVEL**
Building level characteristics reflect a finer level of detail associated with the forms and architecture of development. Building height, materials, fenestration patterns, and roof forms are all examples of building level characteristics.
**A1: LOW RESIDENTIAL | TRADITIONAL GRID - RANCH DOMINANT**

**DESCRIPTION**
This typology consists of a neighborhood laid out in a traditional pattern with rectangular blocks oriented north-south with parallel-running alleys. Small, modest homes sit on large lots, compared to the rest of Low Residential typologies. Most of this sub-typology was built in the 1940s after World War II when a housing boom, predicated by the G.I. Bill and low interest loans for returning veterans, led to suburban expansion nationwide. Common architectural styles include Transitional Ranch and Minimal Traditional.

### Neighborhood Characteristics

- **Age:** 1940-49 (some predate to 1920s)
- **Street/Block Pattern:** Cardinal Grid (290’ x 620’)
- **Street Width:** 36’
- **Sidewalk:** Attached (3.5’ wide)
- **Landscaping:** Minimal
- **Alley:** Yes (15’)
- **Level of Change:** Extremely Low

### Site Characteristics

- **Lot Depth & Width:** 130’ x 50’ (some 60’ wide)
- **Lot Size:** Primarily 6,500 SF (7,800 SF two blocks east of 51st & Zuni Park)
- **Lot Coverage:** 20-30%
- **Front Setbacks:** 30’-40’
- **Parking:** Primarily front driveways (some use alley to access garage behind house) + on-street

### Building Characteristics

- **Building Height:** Primarily 1-story
- **Building Finish:** <1,500 SF
- **Building Materials:** Primarily vinyl siding
- **Roof Form:** Low slope hip and gable
- **Entry/Porch:** At-grade; small, covered porches or small, open patio (less than 50% of front facade)
A2: LOW RESIDENTIAL | UNIQUE GRID - RANCH DOMINANT

**DESCRIPTION**

This typology includes areas that are either laid out on curvilinear or square block pattern. Both block conditions have narrow alleys present, although they are not always used for auto access. Small, modest homes, very similar to the types in sub-typology A1 are placed on lots with a substantial front setback and front yard. Lot widths are consistent, but depths vary depending on the block layout and location of lot on the block. The two curvilinear plats in this sub-typology are significant, as they are almost completely intact and represent early examples of Denver’s post-war, working class neighborhoods.

**Neighborhood Characteristics**

- **Age:** 1940-49 (a few predate to 1920s)
- **Street/Block Pattern:** Curvilinear and Square (400’ x 400’)
- **Street Width:** 30’ (curvilinear) / 36’ (square)
- **Sidewalk:** Attached (3.5’ wide)
- **Landscaping:** Minimal
- **Alley:** Yes (15’)
- **Level of Change:** Extremely Low

**Site Characteristics**

- **Lot Depth & Width:** 100’ x 50’-60’ (curvilinear) to 130-180’ x 50’-60’ (square)
- **Lot Size:** 5,000-9,000 sf
- **Lot Coverage:** 20%-30%
- **Front Setbacks:** 30’-35’
- **Parking:** Primarily front driveways (some use alley to access garage behind house) + on-street

**Building Characteristics**

- **Building Height:** Primarily 1-story
- **Building Finish:** <1,500 SF
- **Building Materials:** Vinyl siding, brick, and stucco
- **Roof Form:** Low slope hip and gable
- **Entry/Porch:** At-grade; small, covered porches or small, open patio (less than 50% of front facade)
**A3: LOW RESIDENTIAL | TRADITIONAL GRID - BUNGALOW/COTTAGE**

**DESCRIPTION**

This typology is characterized by rectangular blocks laid out in a north-south direction where homes front onto named streets. Lots are laid out in a consistent pattern. Buildings are a bit larger than previous sub-typologies and have changed from wood-framed buildings to brick. More of the lots use the alley for auto access, although this sub-typology still experiences some front driveways.

**Neighborhood Characteristics**

- **Age:** 1900-1930 (some from 1940s)
- **Street/Block Pattern:** Cardinal Grid (300' x 620' or 400')
- **Street Width:** 30'
- **Sidewalk:** Detached (5' wide)
- **Landscaping:** Moderate (landscape beds and tree lawns)
- **Alley:** Yes (16')
- **Level of Change:** Moderate (mainly additions)

**Site Characteristics**

- **Lot Depth & Width:** 125' x 40'-50'
- **Lot Size:** 5,000-7,000 SF
- **Lot Coverage:** 20-35%
- **Front Setbacks:** 20'-30'
- **Parking:** Primarily in rear garages from alleys, though some have added front driveways + on-street

**Building Characteristics**

- **Building Height:** 1 and 1.5-story (some 2-story)
- **Building Finish:** <2,000 SF
- **Building Materials:** Primarily brick
- **Roof Form:** Hip and gable
- **Entry/Porch:** 12-24" above grade; typically take up majority of front facade; enclosed by roof and low, brick walls.

Near Northwest
A4: LOW RESIDENTIAL | EAST-WEST GRID - BUNGALOW/COTTAGE

DESCRIPTION
This typology is unique in that it is one of the only clusters of blocks in the plan area that orient east-west instead of north-south. This changes the character and experience of walking along the numbered (east-west) streets. It is only two blocks wide and four blocks long, including Columbian Elementary School. Lots are consistent and homes are of modest scale and primarily brick construction.

Neighborhood Characteristics

Site Characteristics

Building Characteristics

Age: 1910s - 1940s
Street Pattern: East-West Grid (300’ x 620’)
Street Width: 28’
Sidewalk: Detached (5’ wide)
Landscaping: Moderate (landscape beds and tree lawns)
Alley: Yes (16’)
Level of Change: Very Low

Lot Depth & Width: 50’ x 125’
Lot Size: Primarily 5,000-7,000 SF
Lot Coverage: 20%-35%
Front Setbacks: 20’-30’
Parking: Detached garages located in the rear with access through the alley + on-street

Building Height: Primarily 1-story
Building Finish: <1,500 SF
Building Materials: Primarily brick
Roof Form: Hip and gable
Entry/Porch: 12-24” above grade; typically take up less than 50% of front facade, enclosed with roof and open walls (wrought iron railing)
A5: LOW RESIDENTIAL | TRADITIONAL GRID - MIXED HOUSING

DESCRIPTION
This typology is laid out on a shorter north-south grid than previous sub-typologies. These blocks include alleys with rear garages common. Homes are typically larger than previous typologies and a few duplexes and triplexes are sprinkled throughout. New construction is becoming more typical in this typology, with multiple “pop tops” and new, two- and three-story homes and duplexes.

<table>
<thead>
<tr>
<th>Neighborhood Characteristics</th>
<th>Site Characteristics</th>
<th>Building Characteristics</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Age:</strong> 1900-1930</td>
<td><strong>Lot Depth &amp; Width:</strong> 125’ x 40’-50’</td>
<td><strong>Building Height:</strong> 1-1.5-story common with 2-story more common in pop-top and new construction</td>
</tr>
<tr>
<td><strong>Street/Block Pattern:</strong> Cardinal Grid (290’ x 400’')</td>
<td><strong>Lot Size:</strong> Primarily 5,000-7,000 sf</td>
<td><strong>Building Finish:</strong> 1,000-2,000 SF</td>
</tr>
<tr>
<td><strong>Street Width:</strong> 28’</td>
<td><strong>Lot Coverage:</strong> 30-45%</td>
<td><strong>Building Materials:</strong> Primarily brick</td>
</tr>
<tr>
<td><strong>Sidewalk:</strong> Detached (5’ wide)</td>
<td><strong>Front Setbacks:</strong> 25’; some raised and some include fences</td>
<td><strong>Roof Form:</strong> Hip and gable</td>
</tr>
<tr>
<td><strong>Landscaping:</strong> Moderate</td>
<td><strong>Parking:</strong> Rear garages + on-street</td>
<td><strong>Entry/Porch:</strong> 12-24” above grade; typically take up majority of front facade; enclosed by roof and mix of brick walls and wrought iron railings</td>
</tr>
<tr>
<td><strong>Alley:</strong> Yes (16’)</td>
<td></td>
<td>Near Northwest</td>
</tr>
<tr>
<td><strong>Level of Change:</strong> Noticeable - a couple per block</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
A6: LOW RESIDENTIAL | CARRIAGE GRID - MIXED HOUSING

DESCRIPTION
This typology is laid out on square carriage blocks toward the center of the plan area on both sides of West 38th Avenue in Sunnyside and Highland. Homes orient to all four sides of the block and internal alleys are laid out in various configurations. Homes and lot coverage tend to be larger than previous sub-typologies. Duplexes and triplexes are sprinkled throughout and new construction is moderate with additions/pop tops more common.

### Neighborhood Characteristics

- **Age:** 1890-1930
- **Street/Block Pattern:** Square (400’ x 400’)
- **Street Width:** 30’
- **Sidewalk:** Detached (5’ wide)
- **Landscaping:** Medium - Dense
- **Alley:** Yes (15’) - varying configurations
- **Level of Change:** Moderate - additions and pop-tops more common

### Site Characteristics

- **Lot Depth & Width:** 125’ x 50’ typ. (depths range from 75’-175’ and widths from 30’-60’)
- **Lot Size:** 3,000-7,000 SF
- **Lot Coverage:** 25%-40%
- **Front Setbacks:** 20’-30’
- **Parking:** Rear garages + on-street

### Building Characteristics

- **Building Height:** 1.5-2 story
- **Building Finish:** 1,000-2,000 SF
- **Building Materials:** Primarily brick
- **Roof Form:** Hip and gable
- **Entry/Porch:** 12-24” above grade; mixture of sizes, depending on architecture style
A7: LOW RESIDENTIAL | CARRIAGE GRID - TRANSFORMING

Description
This sub-typology consists of square carriage blocks with varying patterns of internal alleys. This area includes more new construction than previous sub-typologies. Setbacks vary, but buildings tend to sit closer to the street and closer to one another in this sub-typology. New construction is commonly a duplex form of two full stories and a third partial story set back with a rooftop deck.

Neighborhood Characteristics

Age: 1890-1920; multiple since 2000
Street/Block Pattern: Square grid (400’ x 400’)
Street Width: 28’
Sidewalk: Detached (5’ wide)
Landscaping: Moderate
Alley: Yes (15’)
Level of Change: Noticeable - a couple per block with some new townhome developments

Site Characteristics

Lot Depth & Width: 125’ x 50’ typ. (depths range from 75’-175’ and widths from 30’-60’)
Lot Size: 3,000-7,000 SF
Lot Coverage: 30%-50%
Front Setbacks: 15’-25’
Parking: Rear garages + on-street

Building Characteristics

Building Height: 1.5-2 story; new buildings often 2.5 stories
Building Finish: traditional: 1,000-2,000 SF; new buildings >2,000 SF
Building Materials: Primarily brick
Roof Form: Hip and gable
Entry/Porch: 12-24” above grade; mixture of sizes, depending on architecture style

Near Northwest
A8: LOW RESIDENTIAL | TRADITIONAL GRID - TRANSFORMING

DESCRIPTION
This sub-typology is very similar to the previous one, with the exception of the block layout, which is back to traditional north-south oriented rectangular blocks where buildings primarily face onto named streets and numbered streets are side-facing. There are quite a few of traditional mixed housing types in this area, including original duplexes, triplexes, and small apartment buildings.

<table>
<thead>
<tr>
<th>Neighborhood Characteristics</th>
<th>Site Characteristics</th>
<th>Building Characteristics</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Age:</strong> 1890-1920; multiple since 2000</td>
<td><strong>Lot Depth &amp; Width:</strong> 125’ x 50’ typ.</td>
<td><strong>Building Height:</strong> 1.5-2 story; new buildings often 2.5 stories</td>
</tr>
<tr>
<td><strong>Street/Block Pattern:</strong> Square (420’ x 300’)</td>
<td><strong>Lot Size:</strong> 5,000-7,000 SF</td>
<td><strong>Building Finish:</strong> 1,000-2,000 SF; new buildings &gt;2,000 SF</td>
</tr>
<tr>
<td><strong>Street Width:</strong> 30’</td>
<td><strong>Lot Coverage:</strong> 25%-35%</td>
<td><strong>Building Materials:</strong> Primarily brick</td>
</tr>
<tr>
<td><strong>Sidewalk:</strong> Detached (5’ wide)</td>
<td><strong>Front Setbacks:</strong> 15’-25’</td>
<td><strong>Roof Form:</strong> Hip and gable</td>
</tr>
<tr>
<td><strong>Landscaping:</strong> Moderate</td>
<td><strong>Parking:</strong> Rear garages + on-street</td>
<td><strong>Entry/Porch:</strong> 12-24” above grade; mixture of sizes, depending on architecture style</td>
</tr>
<tr>
<td><strong>Alley:</strong> Yes (15’)</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Level of Change:</strong> Noticeable - a couple per block.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
A9: LOW RESIDENTIAL | LARGE LOT CORRIDOR

DESCRIPTION
This sub-typology is a unique area along Pecos Street in Sunnyside that includes extremely large lots (compared to the surrounding sub-typologies) with a mix of low-scale single family and multifamily buildings. Consistency exists in the overall location, lot sizes, and building scale - but some elements like: setbacks, building age, and number of units is varied.

**Neighborhood Characteristics**
- **Age:** early 1900s and 1970-90
- **Street/Block Pattern:** Mega-block (1,275’ x 600’)
- **Street Width:** 45’
- **Sidewalk:** Attached (5’ wide)
- **Landscaping:** Low
- **Alley:** No
- **Level of Change:** N/A

**Site Characteristics**
- **Lot Depth & Width:** 290’ x 125’ typ.
- **Lot Size:** 36,250 SF
- **Lot Coverage:** <20%
- **Front Setbacks:** 20’-80’
- **Parking:** Varies - single-unit homes = detached garages; multi-unit complexes = front parking lot

**Building Characteristics**
- **Building Height:** 1 story
- **Building Finish:** 1,000-2,000 SF
- **Building Materials:** Varies - brick, siding, stucco
- **Roof Form:** Hip and gable
- **Entry/Porch:** Varies - some at-grade, others include raised porches 12-24” above grade
**B1: MULTI-UNIT RESIDENTIAL | MISSING MIDDLE MIX**

**DESCRIPTION**
This sub-typology exists within primarily single unit residential areas and consists of modest-scaled multi-unit buildings typically with 3 to 10 dwelling units on a single property. Neighborhood and lot characteristics are similar to the low residential typologies. These units provide naturally occurring affordable housing units within the highly desirable neighborhoods of Sunnyside and Highland.

**Neighborhood Characteristics**

**Site Characteristics**

**Building Characteristics**

**Age:** typically constructed prior to 1970

**Street/Block Pattern:** Standard and Carriage Blocks

**Street Width:** 30’

**Sidewalk:** Detached (5’ wide)

**Landscaping:** Low

**Alley:** Yes (15’)

**Level of Change:** Low-Moderate

**Lot Depth & Width:** 125’-150’ deep / 50’-80’ wide (typical)

**Lot Size:** 6,000 - 12,000 SF

**Lot Coverage:** 20-50%

**Front Setbacks:** 15’-25’

**Parking:** Older units are typically surface lots located in rear; newer units are typically in private garages.

**Building Height:** 1-3 stories

**Building Finish:** 2,000 - 10,000 SF (typical)

**Building Materials:** Varies - brick, siding, stucco

**Roof Form:** Older = hip and gable; Newer = flat

**Entry/Porch:** Varies - some include individual entries with porches whereas others include common entries without porches

---

**Legend**

- 3+ unit structure
- single unit or duplex

---

Near Northwest
**B2: MULTI-UNIT RESIDENTIAL | TOWNHOUSE VILLAGE**

**DESCRIPTION**
This sub-typology is unique within the Quigg Newton Denver Housing Authority (DHA) site in Sunnyside. It is unique because there are no other developments similar to it in scale and building typology in the Near Northwest neighborhood. Quigg Newton is the largest DHA site in Denver sitting on 27.5 acres of land and includes 380 public housing units for over 900 residents.

**Neighborhood Characteristics**

- **Age:** 1952
- **Street/Block Pattern:** combination of traditional and mega-blocks
- **Street Width:** 35’-40’
- **Sidewalk:** Attached (5’ wide)
- **Landscaping:** Low
- **Alley:** No
- **Level of Change:** None

**Site Characteristics**

- **Lot Depth & Width:** block-wide development (not private ownership)
- **Lot Size:** N/A
- **Lot Coverage:** <20%
- **Front Setbacks:** 25’-40’
- **Parking:** On-street only

**Building Characteristics**

- **Building Height:** 1-2 stories
- **Building Finish:** 650 SF (single-story, single units) to 7,500 SF (2-story, eight units)
- **Building Materials:** Brick and stucco
- **Roof Form:** Gable
- **Entry/Porch:** Minimal at-grade front entry patio + rear patios
B3: MULTI-UNIT RESIDENTIAL | TOWNHOUSE TRANSFORMING

DESCRIPTION
This sub-typology appears on traditional and carriage blocks. It appears in three general pockets of the study area, each with slightly different contexts. While the context changes slightly, the building forms provide a noticeable consistency including newer, multi-story townhome buildings typically orienting perpendicular to the street. While the areas depicted on the map include a variety of building types, the one described is the prominent trend.

<table>
<thead>
<tr>
<th>Neighborhood Characteristics</th>
<th>Site Characteristics</th>
<th>Building Characteristics</th>
</tr>
</thead>
<tbody>
<tr>
<td>Age: 2010-2019 typical</td>
<td>Lot Depth &amp; Width: 125’-150’ deep by 50’-60’ wide</td>
<td>Building Height: 3 stories</td>
</tr>
<tr>
<td>Street/Block Pattern: combination of traditional and carriage blocks</td>
<td>Lot Size: 6,000 - 9,000 SF</td>
<td>Building Finish: 10,000 - 20,000 SF</td>
</tr>
<tr>
<td>Street Width: 30’</td>
<td>Lot Coverage: &gt;50%</td>
<td>Building Materials: Combination of brick, stucco/EIFS, siding, metal panels, stone, etc.</td>
</tr>
<tr>
<td>Sidewalk: Detached (5’ wide)</td>
<td>Front Setbacks: 0’-15’</td>
<td>Roof Form: Typically flat</td>
</tr>
<tr>
<td>Landscaping: Moderate</td>
<td>Parking: Private garages</td>
<td>Entry/Porch: Minimal at-grade facing internal to the site with rooftop decks as primary private outdoor space</td>
</tr>
<tr>
<td>Alley: Yes (16’)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Level of Change: High</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Near Northwest
**B4: MULTI-UNIT RESIDENTIAL | SCOTTISH VILLAGE/VICTORIAN**

**DESCRIPTION**
This sub-typology is primarily in the Highland Park-Scottish Village National Register Historic District, which is unique for its narrow, curvilinear streets and High Victorian architecture. It also includes an area around West 28th Avenue and Umatilla, including the West 28th Avenue Historic District with prominent Queen Anne style homes and Stoneman’s Row duplexes. These are some of the oldest blocks and lots in the Highland neighborhood.

**Neighborhood Characteristics**

**Site Characteristics**

**Building Characteristics**

<table>
<thead>
<tr>
<th>Age: 1890 - 1920s</th>
<th>Lot Depth &amp; Width: 75’-120’ deep by 40’-60’ wide</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street/Block Pattern: traditional and curvilinear</td>
<td>Lot Size: 3,000 - 7,000 SF</td>
</tr>
<tr>
<td>Street Width: 20’-30’</td>
<td>Lot Coverage: &gt;40%</td>
</tr>
<tr>
<td>Sidewalk: Detached (5’ wide)</td>
<td>Front Setbacks: 10’-20’</td>
</tr>
<tr>
<td>Landscaping: High</td>
<td>Parking: Rear garages + on-street</td>
</tr>
<tr>
<td>Alley: Yes</td>
<td>Building Height: 1-3 stories</td>
</tr>
<tr>
<td>Level of Change: Low</td>
<td>Building Finish: 1,000 - 2,500 SF</td>
</tr>
<tr>
<td></td>
<td>Building Materials: Primarily brick</td>
</tr>
<tr>
<td></td>
<td>Roof Form: Hip and gable</td>
</tr>
<tr>
<td></td>
<td>Entry/Porch: 12-24” above grade porch</td>
</tr>
</tbody>
</table>

Near Northwest
**B5: MULTI-UNIT RESIDENTIAL | URBAN RESIDENTIAL CLUSTERS**

**DESCRIPTION**
This sub-typology is primarily one-off, unique developments, either developed through PUD or infill. They include large lots with large building footprints. Most include some form of structured parking to accommodate the larger buildings. Context varies, as this typology is scattered throughout the study area.

<table>
<thead>
<tr>
<th>Neighborhood Characteristics</th>
<th>Site Characteristics</th>
<th>Building Characteristics</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Age:</strong> 2010-2019 typical</td>
<td><strong>Lot Depth &amp; Width:</strong> Varies</td>
<td><strong>Building Height:</strong> 3-12 stories</td>
</tr>
<tr>
<td><strong>Street/Block Pattern:</strong> Varies - typically close to major corridors</td>
<td><strong>Lot Size:</strong> &gt;30,000 SF</td>
<td><strong>Building Finish:</strong> Varies</td>
</tr>
<tr>
<td><strong>Street Width:</strong> 30’-40’</td>
<td><strong>Lot Coverage:</strong> &gt;50%</td>
<td><strong>Building Materials:</strong> Combination of brick, stucco/EIFS, siding, metal panels, stone, etc.</td>
</tr>
<tr>
<td><strong>Sidewalk:</strong> Detached (5’ wide)</td>
<td><strong>Front Setbacks:</strong> 0’-15’</td>
<td><strong>Roof Form:</strong> Typically flat</td>
</tr>
<tr>
<td><strong>Landscaping:</strong> Low</td>
<td><strong>Parking:</strong> Typically structured</td>
<td><strong>Entry/Porch:</strong> Varies depending on entrance location and grade</td>
</tr>
<tr>
<td><strong>Alley:</strong> Varies</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Level of Change:</strong> High</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Near Northwest
**C1: COMMERCIAL MIXED USE | URBAN MIXED USE**

**DESCRIPTION**
This sub-typology consists of mixed use buildings concentrated in clusters that create activity centers within the area. They include: Lower Highland (diagonal grid area closest to downtown); Speer Boulevard; and 41st & Fox Station area.

**Neighborhood Characteristics**

- **Age:** primarily 2000-2019
- **Street/Block Pattern:** traditional and diagonal grids
- **Street Width:** Varies
- **Sidewalk:** Detached (5’-10’ wide)
- **Landscaping:** Low
- **Alley:** No
- **Level of Change:** High

**Site Characteristics**

- **Lot Depth & Width:** Varies
- **Lot Size:** Varies
- **Lot Coverage:** >50%
- **Front Setbacks:** 0’-15’
- **Parking:** Structured + on-street

**Building Characteristics**

- **Building Height:** 2-8 stories
- **Building Finish:** Varies
- **Building Materials:** Primarily brick
- **Roof Form:** Primarily flat
- **Entry/Porch:** Active ground floors - storefronts or residential stoops

*Near Northwest*
**C2: COMMERCIAL MIXED USE | NEIGHBORHOOD NODE**

**DESCRIPTION**
This sub-typology is located throughout Sunnyside, Highland, and Jefferson Park along former streetcar lines. These areas typically include one to three story brick buildings that include commercial and/or a mix of uses. Buildings are close to the street and transition directly into low and low-medium residential areas.

**Neighborhood Characteristics**

- Chaffee Park
- Sunnyside
- Highland
- Jefferson Park

**Site Characteristics**

- **Age:** 1920-50 typical
- **Street/Block Pattern:** traditional grid
- **Street Width:** 30’-60’
- **Sidewalk:** Detached (5’ wide) or Attached (10’-15’ wide)
- **Landscaping:** Low
- **Alley:** Varies
- **Level of Change:** Low-Medium
- **Lot Depth & Width:** 50’-150’ deep by 50’-125’ wide
- **Lot Size:** >20,000 SF typical
- **Lot Coverage:** 40-80%
- **Front Setbacks:** 0’-10’
- **Parking:** Surface lot and/or on-street

**Building Characteristics**

- **Building Height:** 1-3 stories
- **Building Finish:** Varies
- **Building Materials:** Primarily brick
- **Roof Form:** Typically flat
- **Entry/Porch:** Storefronts
C3: COMMERCIAL MIXED USE | COMMERCIAL CORRIDOR

DESCRIPTION
This sub-typology is primarily located along major arterials like Federal Boulevard, Speer Boulevard, and West 38th Avenue and around I-25 and I-70. The lots and buildings are designed to accommodate the vehicle rather than the pedestrian. They are typically convenience-related uses like a gas station, drive-thru restaurant, or auto parts stores.

**Neighborhood Characteristics**

**Age:** 1890 - 1920s  
**Street/Block Pattern:** traditional and curvilinear  
**Street Width:** 20'-30'  
**Sidewalk:** Detached (5' wide)  
**Landscaping:** High  
**Alley:** Yes  
**Level of Change:** Low

**Site Characteristics**

**Lot Depth & Width:** 75'-120' deep by 40'-60' wide  
**Lot Size:** 3,000 - 7,000 SF  
**Lot Coverage:** >40%  
**Front Setbacks:** 10'-20'  
**Parking:** Rear garages + on-street

**Building Characteristics**

**Building Height:** 1-3 stories  
**Building Finish:** 1,000 - 2,500 SF  
**Building Materials:** Primarily brick  
**Roof Form:** Hip and gable  
**Entry/Porch:** 12-24” above grade porch

Near Northwest
C4: COMMERCIAL MIXED USE | INDUSTRIAL MIX

DESCRIPTION
This sub-typology is primarily located in Northeast Sunnyside with remnants located in other neighborhoods along I-25. It includes smaller lots and buildings than C5, but still includes primarily light industrial and office uses and is typically directly adjacent to low residential areas. Many of these buildings were not constructed for longevity and may be nearing the end of their useful lives.

**Neighborhood Characteristics**

**Site Characteristics**

**Building Characteristics**

- **Age:** 2010-2019 typical
- **Street/Block Pattern:** Varies - typically close to major corridors
- **Street Width:** 30’-40’
- **Sidewalk:** Detached (5’ wide)
- **Landscaping:** Low
- **Alley:** Varies
- **Level of Change:** High

- **Lot Depth & Width:** Varies
- **Lot Size:** >30,000 SF
- **Lot Coverage:** >50%
- **Front Setbacks:** 0’-15’
- **Parking:** Typically structured

- **Building Height:** 3-12 stories
- **Building Finish:** Varies
- **Building Materials:** Combination of brick, stucco/EIFS, siding, metal panels, stone, etc.
- **Roof Form:** Typically flat
- **Entry/Porch:** Varies depending on entrance location and grade
C5: COMMERCIAL MIXED USE | LARGE SCALE INDUSTRIAL

DESCRIPTION
This sub-typology is located in eastern Chaffee Park and northeast Sunnyside. It includes very large buildings on very large lots (see scale below compared to other typologies at the same scale.) These uses and lots have to accommodate large vehicles like semis and other freight-carrying trucks.

<table>
<thead>
<tr>
<th>Neighborhood Characteristics</th>
<th>Site Characteristics</th>
<th>Building Characteristics</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>industrial building</td>
<td>parking/loading</td>
</tr>
<tr>
<td></td>
<td>industrial building</td>
<td></td>
</tr>
</tbody>
</table>

| Age: 1890 - 1920s          | Lot Depth & Width: 75'-120' deep by 40'-60' wide |
| Street/Block Pattern:      | Lot Size: 3,000 - 7,000 SF                       |
| traditional and curvilinear| Lot Coverage: >40%                               |
| Street Width: 20'-30'      | Front Setbacks: 10'-20'                          |
| Sidewalk: Detached (5' wide)| Parking: Rear garages + on-street                |
| Landscaping: High          | Building Height: 1-3 stories                     |
| Alley: Yes                 | Building Finish: 1,000 - 2,500 SF                |
| Level of Change: Low       | Building Materials: Primarily brick              |
|                            | Roof Form: Hip and gable                         |
|                            | Entry/Porch: 12-24” above grade porch           |
C6: COMMERCIAL MIXED USE | CHURCH/SCHOOL/CIVIC CAMPUS

DESCRIPTION
This sub-typology is dispersed throughout the neighborhoods embedded typically at the corners of blocks including low and low-medium residential uses. They are churches, schools, or other community-oriented use. Many of these buildings include significant historic architecture.

Neighborhood Characteristics
- Age: 2010-2019 typical
- Street/Block Pattern: Varies - typically close to major corridors
- Street Width: 30'-40'
- Sidewalk: Detached (5' wide)
- Landscaping: Low
- Alley: Varies
- Level of Change: High

Site Characteristics
- Lot Depth & Width: Varies
- Lot Size: >30,000 SF
- Lot Coverage: >50%
- Front Setbacks: 0'-15'
- Parking: Typically structured

Building Characteristics
- Building Height: 3-12 stories
- Building Finish: Varies
- Building Materials: Combination of brick, stucco/EIFS, siding, metal panels, stone, etc.
- Roof Form: Typically flat
- Entry/Porch: Varies depending on entrance location and grade

Near Northwest
4. EXISTING ZONING

**Intro to Zoning**

The Denver Zoning Code (DZC) and map implements the city’s adopted plans through regulations for development of private property. The DZC serves as an important tool for the City to help shape the general form, massing, and design of private development. Each individual property lies within a zone district. An example includes U-SU-C1. The naming of each zone district includes:

» **Context.** The first letter represents the context in which the zone district is located. Contexts are established by Blueprint Denver and updated, as needed, in Area Plans. In the example, “U” stands for “Urban” context.

» **Building Form/Character.** The next set of letters represents the general form and character. In the example, “SU” stands for “Single Unit”.

» **Minimum Zone Lot Size or Maximum Building Stories.** The third letter (and sometimes a number) indicates either the lot size or number of stories allowed. In the example, “C” stands for a min. lot size of 5,500 square feet.

» **Special Purpose.** Lastly, if a letter or number is at the end, it indicates a special regulation. In the example, “1” means accessory dwelling units (ADUs) are allowed.

Key characteristics within each zone district that the DZC helps regulate include:

» **Building Form & Scale.** Maximum building heights (feet and stories) and rules for shaping/massing.

» **Street Edge.** Design requirements for buildings adjacent to a public street including setback, build-to, and transparency requirements.

» **Site Layout & Parking.** Rules for arranging of buildings, open space, and parking on a site.

Examples of how these urban design characteristics are regulated through zoning are provided on the following page.

**Purpose of this Analysis**

This section compares “what’s allowed” (zoning) with “what exists” (typologies.) It also highlights examples of traditional development patterns in each typology as well as new development patterns so the reader can understand the differences. Readers should also reference Chapter 3 for more detail about each sub-typology.
Example: Building Form & Scale

Bulk Plane. How big the home can be

Setbacks. How far away a home needs to be from an adjacent street or lot

Maximum Height. How tall buildings can be

Protected District Setback. How far away a building needs to be from lower-scale neighborhoods

Example: Street Edge

Transparency. How transparent (i.e., windows) does the ground-floor have to be

Build-to. How close a building needs to be to the street

Perimeter Landscaping/Screening. Type of landscaping and screening required for the site

Example: Site Layout & Parking

Surface Parking Location. Where parking can (and cannot) be located in relation to the building and street

Near Northwest
Overview of Zone Districts and Typologies
The table below shows what types of zoning is currently present in each of the typologies today. Refer to previous page for Typology names.

### TAKEAWAYS
- Low Residential has the most typologies (nine). This is primarily due to the differentiation of carriage grid blocks from traditional blocks.
- Low Residential Typologies are primarily zoned SU and TU.
- Typology A7 has the most diversity in zoning in Low Residential categories.
- Multi Unit Residential Typologies include Low Residential, Multi Unit Residential and Commercial/Mixed Use zoning designations.
- Typology B1 includes traditional residential structures with 3 or more units, but they are zoned for single unit (SU) and two unit (TU).
- Typology B3 has the most zoning diversity of Multi Unit Residential typologies.
- C2 and C6 include Low Residential zoning. These include unique former corner stores (most of which have been converted to residential) and churches and schools embedded in neighborhoods.

### TYPOLOGIES:

<table>
<thead>
<tr>
<th></th>
<th>LOW RESIDENTIAL</th>
<th>MULTI-UNIT RESIDENTIAL</th>
<th>COMMERCIAL/ MIXED USE</th>
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</thead>
<tbody>
<tr>
<td><strong>ZONE DISTRICTS:</strong></td>
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<tr>
<td></td>
<td>A1</td>
<td>A2</td>
<td>A3</td>
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<tr>
<td><strong>LOW RESIDENTIAL ZONE DISTRICTS</strong></td>
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<tr>
<td>Single Unit (SU)</td>
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<td>Two Unit (TU)</td>
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<tr>
<td><strong>MULTI UNIT RESIDENTIAL ZONE DISTRICTS</strong></td>
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<tr>
<td>Multi Unit (RH, MU)</td>
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<td><strong>COMMERCIAL/MIXED USE ZONE DISTRICTS</strong></td>
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<tr>
<td>Commercial Corridor (CC)</td>
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<td>Mixed Use (MX)</td>
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<td>Main Street (MS)</td>
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<td>Residential Mixed Use (RX)</td>
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<td>Industrial Mixed Use (I-MX)</td>
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<td>Industrial Light/General (I-A/B)</td>
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<tr>
<td><strong>OVERLAY ZONE DISTRICTS</strong></td>
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<tr>
<td>Scottish Hill Conservation Overlay (CO-3)</td>
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<tr>
<td>Potter Highlands Conservation Overlay (CO-4)</td>
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<tr>
<td>Side Setback Design Overlay (DO-4)</td>
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<tr>
<td><strong>FORMER CHAPTER 59 ZONE DISTRICTS</strong></td>
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<td></td>
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<tr>
<td>B, R, R-MU, C-MU, CMP, PUD</td>
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</tr>
</tbody>
</table>

*Use Overlays (UO) were not included.*
Low Residential Zoning

BUILDING FORM & SCALE
Current Low Residential zoning includes Single Unit (SU) and Two Unit (TU) zone districts. Depending on the context, there are three typical bulk planes and four building forms that dictate the form and scale of new construction. In most Low Residential Typologies, what’s allowed under current zoning is much larger than traditional development patterns, and because land values are so high, most new construction maximizes the allowable buildable area.

BULK PLANE #1
Suburban House

WHERE APPLIES
» Applies only to E-SU-D1X (Typology A1)

BULK PLANE #1 KEY ASPECTS
» Bulk plane lowest starting point (10’ from property line) with max. height 30’
» Bulk plane is same for front 65% and rear 35%

BULK PLANE #2
Urban House

Duplex

WHERE APPLIES
» Applies to all SU and TU zone districts (all Low Residential Typologies)
» Urban House allowed in all SU and TU districts; Duplex only allowed in TU

BULK PLANE #2 KEY ASPECTS
» Bulk plane starting point is 17’ at property line with overall maximum height of 30’
» Bulk plane is lower in the rear 35% of lot
» 10’ stepback for “low slope roof” (flat roof) buildings above 25’

BULK PLANE #3
Tandem House

WHERE APPLIES
» Applies to all TU zone districts (Low Residential Typologies A5-A9)

BULK PLANE #3 KEY ASPECTS
» Bulk plane starting point is 17’ at property line with overall height 30’
» Bulk plane is lower in the rear 35% of lot, but taller than Bulk Plane #2 rear
» 10’ stepback for “low slope roof” (flat roof) buildings above 25’

OTHER CONSIDERATIONS
For most Low Residential typologies, the site design standards (building coverage, setbacks, parking) are similar, as the majority of lots are traditional sizes and most blocks have alleys. Additionally, most lots allow accessory dwelling units, or ADUs.

SITE DESIGN ASPECTS (ALL BULK PLANES)
» 37.5% Building Coverage (50% lots 30’ wide or less)
» 5’ Side Setbacks (3’ on lots 30’ wide or less)
» 20’ Front Setbacks (typical)
» 12’ Rear Setbacks (Alley present)
» Parking must be from alley if present (typical)

ACCESSORY DWELLING UNITS (ADUs)
» Allowed in all Low Residential Typologies except portions of A2 and A3 in Sunnyside.
» Rear Bulk Plane #3 applies to ADUs
TRADITIONAL FORM & SCALE

Traditional building forms in Low Residential Typologies have similarities and differences:

» **Architectural styles** vary based on time of construction and represent common elements and styles of their time;

» **Materials** vary by context: Urban Edge includes more of a variety whereas Urban context includes primarily brick structures;

» **Roof forms** vary, but are primarily pitched roofs with asphalt shingles;

» **Building heights** are typically 1-2 stories. A rare 3rd floor exists, but is tucked into the roof form with dormers for windows;

» **Entrances** vary by context: Urban Edge building forms primarily include modest entrance patios where Urban context forms include a dominant front porch typically 12-24" off the ground.

NEW FORM & SCALE

New building forms in Low Residential Typologies have similarities and differences, but are typically larger than traditional forms.

» **Architectural styles** vary but tend to be more modern and contemporary.

» **Materials** vary and typically have two or more primary materials.

» **Roof forms** vary, however most duplexes are “flat roof” buildings.

» **Building heights** are typically 2-3 stories, although the 3rd floor has to stepback per code (see Bulk Plane #2 and #3)

» **Entrances** vary drastically - some are set back, some project forward, some are subtle, some are dominant. Most are at-grade or not as elevated as traditional porches.

Typical Urban Edge Form.  Common 1.5-story Cottage  Rare 2.5-story Four Squares  Front-facing gable roof.

Brick Bungalows are a common building form with dominant front porches.

Traditional duplexes are modest, 1-story structures. Of all the building forms, they are the most common form to have a flat roof, although many include pitched roofs as well.
Multi-Unit Residential Zoning

BUILDING FORM & SCALE
Current Multi-Unit Residential zoning categories, district, and allowed building forms are listed below:

<table>
<thead>
<tr>
<th>CATEGORY</th>
<th>DISTRICT</th>
<th>BUILDING FORMS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rowhouse (RH)</td>
<td>Urban and General Urban</td>
<td>Urban House, Duplex, and Row House</td>
</tr>
<tr>
<td></td>
<td>(U-RH-2.5; G-RH-3)</td>
<td>(U-RH-2.5 also allows Tandem House)</td>
</tr>
<tr>
<td>Multi Unit (MU)</td>
<td>General Urban</td>
<td>Urban House, Duplex, Town House, Garden Court, and Apartment</td>
</tr>
<tr>
<td></td>
<td>(G-MU-3/5)</td>
<td></td>
</tr>
</tbody>
</table>

Construction of “Slot Homes” caused a temporary moratorium and code update to address community concerns with this building type. This building type is most common in Jefferson Park and Highland. The code was updated in May 2018 by requiring attached side-by-side dwelling units to better orient to the street.

This section provides an overview of the key aspects for Row House, Garden Court, Town House, and Apartment building forms. Refer to Low Residential Zoning for Urban House, Duplex, and Tandem House form and scale.

ROW HOUSE KEY ASPECTS
» Allowed in RH zone districts
» Height = 3 stories and 30’ in front 80% and 19’ in rear 20% in G-RH-3 and 2.5 stories and 35’ in front 65% and 19’ in rear 35% in U-RH-2.5
» A max. of 25’ for side walls within 15’ of side property lines for pitched roofs and a 15’ upper story stepback required above 25’ for low-slope roofs
» Context-sensitive front setback
» Min. lot width = 50’
» All units must be oriented to the street

GARDEN COURT KEY ASPECTS
» Allowed in MU zone districts
» Height = 3 stories and 35’ (no rear lot step down)
» Context-sensitive front setback in G-MU-3; 10’ front setback in G-MU-5
» Min. lot width = 75’
» Street-facing courtyard required
» Two units required to face street; others must face courtyard or side street

TOWN HOUSE KEY ASPECTS
» Allowed in MU zone districts
» Height = 3 stories and 35’ in G-MU-3; 5 stories and 65’ in G-MU-5
» 70% required to be built between 10’-15’ from front property line
» Upper story setback of 15’ required above 40’ in G-MU-5
» Upper story setback of 25’ required above 27’ when adjacent to a Protected District
» Dwelling units shall orient to a street, if located within 30’ of primary street or 20’ of side street

Other Considerations
Though Low Residential building forms are allowed in these districts, they are not commonly built because the return on investment for higher density options is much greater.

Parking for all Multi-Unit building forms must be from an alley, if present. Surface parking between the building and side street is allowed, but not between the building and primary street.
APARTMENT KEY ASPECTS

» Allowed in MU zone districts
» Height = 3 stories and 40’ in G-MU-3; 5 stories and 65’ in G-MU-5
» 60% required to be built between 10’-20’ from front property line
» Upper story setback of 25’ required above 27’ and 40’ required above 51’ when adjacent to a Protected District
» Upper story setback of 30’ required above 40’ from alley when adjacent to Protected District (40’ if no alley)

Two-story brick walk-up apartment buildings on small lots, like this one in Jefferson Park, are the “slot homes” of the 50s and 60s with entrances facing to the side. Parking is typically in the rear.

Two-story brick rowhomes that are close to the street and include small stoops are common in Highland.

Small brick apartment buildings, like this one in Sunnyside, are also common and typically located on or close to major arterials and serve as a transition to single unit residential areas.

A 14-unit corner townhome/lot home product in Highland that addresses both street frontages with entrances. Roof decks are hidden behind parapets.

A group of seven townhomes in two buildings in Sunnyside built in U-RH-2.5 near 41st & Fox station.

The Walcott Jefferson Park is a new, five-story 122-unit apartment complex overlooking Viking Park.

This 3-story townhome/lot home project in Jefferson Park takes up nearly a half-block and includes five primary materials.
### Commercial-Mixed Use Typologies

#### BUILDING FORM & SCALE
Current Commercial-Mixed Use zoning categories, districts/locations, and allowed building forms are listed below:

<table>
<thead>
<tr>
<th>CATEGORY</th>
<th>ZONE DISTRICT/LOCATION</th>
<th>BUILDING FORMS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial Corridor (CC)</td>
<td>E-CC-3/3X - Chaffee Park along Federal and Pecos/I-70</td>
<td>General</td>
</tr>
<tr>
<td>Mixed Use (MX)</td>
<td>E-MX-2/2X, U-MX-2/2X/3, G-MX-3, C-MX-3/5/12</td>
<td>General, Town House, Shopfront</td>
</tr>
<tr>
<td>Main Street (MS)</td>
<td>U-MS-2/2X/3, G-MS-3 - most common along former streetcar corridors</td>
<td>Town House and Shopfront</td>
</tr>
<tr>
<td>Residential Mixed Use (RX)</td>
<td>U-RX-3, C-RX-8/12 - pockets of Sunnyside near 41st &amp; Fox</td>
<td>Town House and Shopfront</td>
</tr>
<tr>
<td>Industrial Mixed Use (I-MX)</td>
<td>I-MX-3 - eastern edge of NNW</td>
<td>General, Town House, and Industrial</td>
</tr>
<tr>
<td>Industrial (I-A/B)</td>
<td>I-A and I-B - Sunnyside &amp; Chaffee Park</td>
<td>General and Industrial</td>
</tr>
</tbody>
</table>

Refer to Multi Unit Zoning for Town House building form key aspects.

#### GENERAL KEY ASPECTS
- Allowed in CC, MX, and I zone districts
- Depends on location/zoning designation
- 70% build-to typical
- 0’ setbacks, except when adjacent to a Protected District
- Street Level Active Use required in U-MX and G-MX (40%) and C-MX (100%)
- Can be Residential Only Structure

#### SHOPFRONT KEY ASPECTS
- Allowed in MX, MS, and RX zone districts
- Depends on location/zoning designation
- 70-75% build-to typical
- 0’ setbacks, except when adjacent to a Protected District
- 100% Street Level Active Use required except in RX zone districts
- Can be Residential Only Structure

#### INDUSTRIAL KEY ASPECTS
- Allowed in I zone districts
- Floor Area Ratio max. of 2.0 in I-A/I-B
- 0’ setbacks except along side streets or adjacent to Protected District

#### OTHER CONSIDERATIONS
Drive Thru building forms are allowed in CC, MX, and MX zone districts as long as they are not located within 1/4 mile of a rail transit station platform.

General and Shopfront building forms do not require commercial uses on the ground floor.
Traditional one-story storefronts on Federal in Chaffee Park.

Traditional three-story brick apartment building with small storefront spaces in Highland.

Traditional two-story mixed use buildings at a former streetcar stop in Sunnyside.

Traditional industrial building in Sunnyside includes large-bay metal structures and one-story brick office structures and typically have 90-degree parking from the street for trucks.

New 2.5-story townhomes in Highland with minimal setbacks from the sidewalk and recessed entrances. Roof decks are included, but not visible from the street level.

New 4-story apartment buildings in Highland with multiple materials, courtyards along the street, large balconies and ground-floor porches that engage the street, but do not include entry access.

New 6 and 8-story apartment building with limited ground floor commercial in Sunnyside near 41st & Fox station. It is primarily brick with large balconies.

New 3-story mixed use building in Jefferson Park is primarily brick and includes a main entrance oriented to the intersection at 45-degree angle to mimic the other three corner buildings.

New 3.5-story slot homes in Sunnyside in a “main street” zone district with no commercial or ground floor activation on primary street.
Low Residential Zoning
Key Takeaways

» The overall height allowed (30’ or up to 35’ on lots wider than 50’) is typically much higher than what exists. Most Low Residential Typologies include traditional 1- to 1.5-story homes with pitched roofs whereas new homes are a full 2- to 2.5-story structures.

» New duplexes are more commonly flat roofed structures because they are maximizing the allowable bulk plane to fit two homes of substantial size on a single lot.

» New two-unit structures are choosing Duplex form over Tandem House, even though the Tandem House form has a higher allowable bulk plane in the rear of the lot.

» Front porches are not as dominant in new structures as they are in traditional forms.

» Brick is not as dominant a material in new structures as it is in traditional forms.

» Allowable side setbacks are similar to traditional setbacks, but some traditional lots have asymmetrical side setbacks (very narrow on one side with larger side yard on other side) and side wall heights at the setback line are typically higher in new construction.

Multi-Unit Residential Zoning
Key Takeaways

» New structures in Multi-Unit Residential Typologies are similar in form and scale and setbacks to traditional buildings of the same type (rowhouse or multifamily structures.)

» Deviations include: new 5-story structures and “slot homes.”

» Five story structures were not common traditionally - they tended to be either 3-story or high-rise (which exists and was allowed in certain areas of the neighborhood in the old zoning code.)

» Slot homes are a new form that originated under the new zoning, but the code has since been updated to fix issues the community had with them.

Commercial-Mixed Use Zoning
Key Takeaways

» There are multiple zone districts and allowable building forms to choose from.

» Most choose “General” building form as it has the most flexibility in uses and ground floor activation requirements.

» There is a trend of new buildings not including active commercial ground floor uses, especially outside of LoHi.

» Drive-thrus are allowed pretty much everywhere in NNW. The exception is within a 1/4 mile of the 41st and Fox station platform.