# Page Replacement Packet for DZC Text Amendment 1:
D-GT Zone District and Related Revisions

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DENVER ZONING CODE

Effective Date
June 25, 2010

Restated in its Entirety on July 1, 2021

As Amended Through July 26, 2021
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3.3.3.1 Applicability
All development, except detached accessory structures, in all the Suburban Neighborhood Context zone districts.

3.3.3.2 District Specific Standards Summary
The table below states the building forms allowed in each zone district. The table also summarizes the maximum number of structures allowed per Zone Lot, which is stated in more detail in Section 1.2.3.5 (Number of Uses and Structures Allowed per Zone Lot).

See also Division 1.4, Building Form Standards - General Provisions, for additional standards related to initial assignment of building form standards to new and existing structures and for rules governing combining or changing building forms.

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<tr>
<td>Max Number of Primary Structures per Zone Lot</td>
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RESIDENTIAL ZONE DISTRICTS

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

| Row House (RH) | S-RH-2.5 | | | |

| Multi Unit (MU) | S-MU-3, -5, 8, 12, 20 | | | |

MIXED USE COMMERCIAL ZONE DISTRICTS

| Commercial Corridor (CC) | S-CC-3, -3x, -5x | | | |

| Mixed Use (MX) | S-MX-2x | | | |

| S-MX-2, -3, -5, -8, -12 | | | |

| S-MX-2A, -3A, -5A, -8A, -12A | | | |

| Main Street (MS) | S-MS-3, -5 | | | |

■ = Allowed  ■ = Allowed subject to geographic limitations  ● = Tandem House building form allowed subject to exception stated in Section 1.2.3.5.B

*No Maximum # of primary structures per zone lot in the S-RH and S-MU Zone Districts.
3.3.3.3 District Specific Standards

A. Suburban House

Not to Scale. Illustrative Only.
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 District Specific Standards Summary

The table below states the building forms allowed in each zone district. The table also summarizes the maximum number of structures allowed per Zone Lot, which is stated in more detail in Section 1.2.3.5 (Number of Uses and Structures Allowed per Zone Lot).

See also Division 1.4, Building Form Standards - General Provisions, for additional standards related to initial assignment of building form standards to new and existing structures and for rules governing combining or changing building forms.

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<td>Multi Unit (MU)</td>
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■ = Allowed  ■ = Allowed subject to geographic limitations  ○ = Tandem House building form allowed subject to exception stated in Section 1.2.3.5.B  *See Section 1.2.3.5 for exceptions
4.3.3.3 District Specific Standards

A. Suburban House

Not to Scale. Illustrative Only.
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 District Specific Standards
The table below states the building forms allowed in each zone district. The table also summarizes the maximum number of structures allowed per Zone Lot, which is stated in more detail in Section 1.2.3.5 (Number of Uses and Structures Allowed per Zone Lot).

See also Division 1.4, Building Form Standards - General Provisions, for additional standards related to initial assignment of building form standards to new and existing structures and for rules governing combining or changing building forms.

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### RESIDENTIAL ZONE DISTRICTS

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### COMMERCIAL MIXED USE ZONE DISTRICTS

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<td>U-MS-2, -3, -5</td>
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*See Section 1.2.3.5 for exceptions
■ = Allowed
○ = Tandem House building form allowed subject to exception stated in Section 1.2.3.5.B
□ = Allowed subject to geographic limitations found in the applicable building form table.
5.3.3.3 District Specific Standards

A. Urban House

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DIVISION 8.2  DISTRICTS (D-C, D-TD, D-LD, D-CV, D-GT, D-AS-, D-CPV-)

SECTION 8.2.1  DISTRICTS ESTABLISHED

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

Downtown Neighborhood Context

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SECTION 8.2.2  DOWNTOWN DISTRICTS

8.2.2.1 General Purpose

The purpose of the Downtown Neighborhood Context Districts is to provide building use, building form, and design standards for this central Denver area. Each of the Downtown Districts is specific to and uniquely applies to a single area within the Downtown Context.

8.2.2.2 Specific Intent

A. Downtown Core District (D-C)

The Downtown Core District is and must remain Denver’s most prominent public environment; an urban center that is at once comfortable, exciting, and without question the business, entertainment and urban lifestyle center of the region.

B. Downtown Theater District (D-TD)

The Downtown Theater District is specific to an area of the Central Business District associated with the Denver Performing Arts Center, and which specifically enables over-scale, lively, and dynamic billboards and signage to promote Denver’s preeminent entertainment district.

C. Lower Downtown (LoDo) District (D-LD)

The Lower Downtown District is specific to the Lower Downtown Historic District.

D. Downtown Civic District (D-CV)

The Downtown Civic District includes primarily public buildings surrounding and in the vicinity of the Civic Center park, and is intended to promote and continue the signature civic architecture and urban design of buildings and public spaces within the district.

E. Downtown Golden Triangle District (D-GT)

The Golden Triangle (D-GT) is a neighborhood that encourages a wide range of uses including housing, office, civic, and retail, with an emphasis on active uses at the ground floor. It is a cohesive and well-connected neighborhood with active pedestrian-oriented tree-lined streets, mixed-use development, and a strong association with art and culture. Typical building heights range from 3 to approximately 20 stories, with the General building form intended to provide architectural variety and flexibility for all uses, and the Point Tower building form that provides...
an opportunity for building heights of more than 20 stories in a slender tower. Historic build-
ings as well as a diversity of contemporary structures of different scales and detail contribute to
the district’s eclectic character and emphasize human scaled massing at the street level.

F. Downtown Arapahoe Square District (D-AS)
The D-AS zone district is specific to a small area of the Curtis Park neighborhood that is ad-
jacent to the Arapahoe Square neighborhood and was previously zoned B-8-A under Former
Chapter 59. D-AS is intended to support a mix of uses that provide a pedestrian friendly transition
from the surrounding lower scale neighborhoods to the high-rise scale of downtown.

G. Downtown Arapahoe Square 12+ District (D-AS-12+)
D-AS-12+ applies to mixed-use areas within the Arapahoe Square neighborhood that provide a
cohesive, connected and pedestrian-friendly transition between the Downtown Core, D-AS-20+
district and adjacent lower-scale neighborhoods. The district is intended to facilitate develop-
ment of Arapahoe Square into a cutting edge, densely populated, area that provides a range of
housing types and a center for innovative businesses. Typical building heights range from 8
to about 12 stories, with the Point Tower building form providing an opportunity for building
heights of about 20 stories in a slender tower.

H. Downtown Arapahoe Square 20+ District (D-AS-20+)
D-AS-20+ applies to mixed-use areas within the Arapahoe Square neighborhood that are
adjacent to the Downtown Core and provides a cohesive, connected and pedestrian friendly transition to the Downtown Core and D-AS-12+ district. The district is intended to facilitate the
development of Arapahoe Square into a cutting edge, densely populated, area that provides a range of
housing types and a center for innovative businesses. Typical building heights range from 12 to about 20 stories, with the Point Tower building form providing an opportunity for building
heights of about 30 stories in a slender tower.

I. Downtown Central Platte Valley – Auraria Transition District (D-CPV-T)
The Transition district is located within approximately 1 block of established neighborhoods
and buildings adjacent to and within Central Platte Valley – Auraria and supports a wide range
of downtown neighborhood uses. This district applies to areas near Water Street and Interstate
25; along Auraria Parkway between Speer Boulevard and approximately 9th Street; and along
Speer Boulevard between Auraria Parkway and approximately Chopper Circle/Wewatta Street.
The overall intensity of this district is lower than the D-CPV-C district to create an appropriate
relationship to surrounding neighborhoods, buildings, and campus environments.

A diversity of building scales and intensities will define the area with an emphasis on human-
scaled massing at the street level and preserving access to sun, sky, and views as buildings
increase in height. The General building form will provide flexibility for multiple building types
and uses.

J. Downtown Central Platte Valley – Auraria River District (D-CPV-R)
The River district is located within approximately 1 to 1.5 blocks along both sides of the South
Platte River. This district encourages a wide range of uses, particularly ground-floor active uses
that engage the river edge, such as retail, eating and drinking establishments, and residential
units. There is an emphasis on visual and physical permeability between taller, more slender
buildings along the river. The overall intensity of this district is lower than the D-CPV-C district to create an appropriate relationship to the South Platte River.

The Point Tower form is prioritized as the primary building form, with an emphasis on human-
scaled massing at the street level and preserving access to sun, sky, and views as buildings
increase in height. The General building form is limited in height and is intended to provide
architectural variety and flexibility for smaller uses and constrained sites. The Point Tower
building form provides an opportunity for buildings to be created without height restriction in
a slender format.
frontage, except along the Southwest side of the 16th Street Mall where the build-to zone shall be increased to 20 feet.

2. In the areas northeast and southwest of the area noted above in Subsection B.1, buildings shall be built to within 10 feet of the property line adjoining the street for no less than 50% of each separately owned zone lot frontage.

C. Exposure to the Sky
In order to allow reasonable levels of natural light to reach the street, while also promoting strong definition of the street space, all new structures located on zone lots containing more than 15,000 square feet shall provide at least 15 percent sky exposure as measured from each abutting public street on which the zone lot has greater than one hundred fifty (150) linear feet of frontage. All sky exposure measurements shall be calculated using a Waldram diagram.

D. Ground Floors of Parking Structures
Each primary use or accessory use parking structure constructed after October 10, 1994, or renovated after October 10, 1994, shall either (1) have all ground floor frontages within 30 feet of a public street or a pedestrian and transit mall occupied by Downtown Ground Floor Active Uses, or (2) have driving aisles, ceiling heights, utility layouts, and structural openings designed to be consistent with future occupancy of the ground floor street frontage by Downtown Ground Floor Active Uses, unless such requirements are inconsistent with the structural layout of existing structures being converted to parking uses.

E. Design Review

1. Applicability
   All new structures and all structures that are being renovated, and the renovation includes alterations to the lower 80 feet of the facade of the structure shall be subject to either:
   a. Design standards and a design standards review process established by rules and regulations; or
   b. Design guidelines and a design guidelines negotiation process established by rules and regulations.
   c. Design standards and design guidelines shall address those topics listed in Section 8.3.1.6.E.4 below. For each element of building or project design listed in Section 8.3.1.6.E.4, the applicant shall have the option of submitting proposed designs for a determination of consistency under the design standards review process or for approval under the design guidelines negotiation process. The applicant shall also have the option of submitting different design elements for determinations of consistency or for approval at different times. The design standards review process and the design guidelines negotiation procedures shall be conducted by the planning office staff. The Zoning Administrator shall not issue permits for use and construction until all applicable requirements have been met.

2. Exclusions
   The design standards review process and the design guidelines negotiation process set forth in this Section shall not apply to:
   a. Any Historic Structure, or
   b. Any facade of an existing structure that is not being altered.

3. Intent
   The design standards and design guidelines are intended (i) to promote visibility of commercial activities at ground level; (ii) to provide human scale through change, contrast, and intricacy in facade form, color and/or material where lower levels of structures face
public streets and sidewalks; (iii) to spatially define the street space in order to concentrate pedestrian activity and create a clear urban character; (iv) to alleviate high wind conditions for pedestrians at the base of taller structures; (v) to encourage easy pedestrian entry and exit from structures; and (vi) to prevent significant blocking of sky exposure along a street right-of-way.

4. **Design Standards and Design Guidelines Topics**
   
a. The Manager is authorized to develop design standards and design guidelines that address the following topics:

   i. For the lower 30 feet of structures:
      
a) The percentage of the linear frontage of the structure that must be built within a short distance of property lines along public streets and sidewalks; and
      
b) Requirements for direct entry doors from the street to ground floor.

   ii. For the lower 80 feet of structures:
      
a) The percentage of glass to solid materials;
      
b) The use of reflective glass; and
      
c) The required use of scaling elements, insets, and projections to break up flat or monotonous facades and to respond to older structures nearby.

   iii. For all structures more than 200 feet in height: The use of building massing and stepbacks to prevent significant blocking of sky exposure by tall buildings built close to the a street right-of-way.

   iv. For all structures more than 400 feet in height: The use of massing and stepbacks to alleviate high wind conditions for pedestrians at ground level.

   b. Each structure and multiple structure project shall be consistent with the adopted design standards for each design element listed above, or shall be approved pursuant to design guidelines negotiations for each element listed above. Design standards rules and regulations shall be specific, objective requirements related to each topic listed above. Design guidelines rules and regulations shall ensure that design elements meet the intents set forth in Subsection E.3 above and address the topics listed above while allowing more variation and architectural creativity than the design standards rules and regulations adopted pursuant to this Subsection E.4.

   c. No design standards or design guidelines shall be effective until adopted pursuant to Section 12-18 of the Denver Revised Municipal Code. Any amendments to the design standards and guidelines shall be adopted pursuant to Section 12-18 of the Denver Revised Municipal Code and shall be consistent with the Intent and Topics set out above.

5. **Design Standards Review Process**
   
a. The applicant may submit any or all elements of project design listed in Section 8.3.1.6.E.4 above for review under the design standards review process. Design standards review and determination shall be completed no later than 15 days after the submission of a completed application to the Zoning Administrator, or the submitted design shall be considered consistent with adopted design standards. Such 15-day review period shall be extended by an amount of time equal to any delay caused by the applicant, and may also be extended with the applicant’s consent.

   b. The design standards review process shall determine whether the project design is consistent, with the design standards and shall make a recommendation to the Zoning Administrator for approval, approval with conditions, or denial of the application.
DIVISION 8.4 LOWER DOWNTOWN DISTRICT (D-LD)

SECTION 8.4.1 LOWER DOWNTOWN DISTRICT

8.4.1.1 General
The provisions of this Division apply to all lands, uses and structures in the D-LD District.

8.4.1.2 Description of District
The district is intended to provide for and encourage the preservation and vitality of older areas that are significant because of their architectural, historical and economic value. A variety of land uses will be permitted in order to facilitate the reuse of existing structures without jeopardizing or reducing zoning standards promoting the public safety, convenience, health, general welfare and the preservation of the comprehensive plan. New residential development is encouraged. The design of new structures should recognize the style and character of adjoining building exteriors, i.e., cornice lines and building materials and colors should be similar wherever possible.

8.4.1.3 Applicable Rules and Standards

A. DRMC Chapter 30 Applies
All new development, including construction or alteration of buildings and structures, shall comply with the standards stated in DRMC, Chapter 30.

B. DZC Building Form Standards Do Not Apply
New development, including construction or alteration of buildings and structures, is exempt from application of the primary and detached accessory building form standards in this Code.

C. DZC General Development Standards Apply
All development in the D-LD Zone District shall comply with applicable general development and design standards stated in DZC, Article 10, General Design Standards.

D. Uses Permitted
See Division 8.11 for all uses permitted, including any applicable use limitations, in the D-LD District.

8.4.1.4 Off-Street Parking Requirements

A. Applicable Standards
All development in the D-LD zone district shall comply with the off-street vehicle parking standards and the bicycle parking standards in Division 10.4, Parking and Loading, of this Code except where the standards stated in this Section 8.4.1.4 conflict, in which case the standards in this Section 8.4.1.4 shall apply in the D-LD zone district.

B. Amount of Parking Spaces Required
1. There shall be no minimum off-street parking requirement for contributing buildings or residential additions to contributing buildings, as such buildings are designated in D.R.M.C., Article III, (Lower Downtown Historic District), of Chapter 30, (Landmark Preservation);

2. One off-street parking space shall be provided for each residential unit of a new residential building or a residential addition to a noncontributing building; provided that, upon proof that the development is eligible for an exception to payment of a linkage fee under DRMC Section 27-154(a)-(d), or the development complies with the provisions of DRMC Section 27-155, a 20 percent reduction in the total number of required parking spaces shall be granted for all primary residential uses in a building or addition that provides housing that can only be rented or purchased by households of a certain area median income level;
3. One off-street parking space shall be provided for each 750 square feet of gross floor area for any nonresidential addition to a contributing or noncontributing building, or a new nonresidential building;

4. For zone lots with a mix of residential and any other primary use, off-street parking spaces shall be provided based on the requirements in Subsections B.1 through B.3 above in proportion to the uses in the building; provided that, upon proof that the development is eligible for an exception to payment of a linkage fee under DRMC Section 27-154(a)-(d), or the development complies with the provisions of DRMC Section 27-155, a 20 percent reduction in the total number of required parking spaces shall be granted for all primary uses contained in a building on the zone lot that provides housing that can only be rented or purchased by households of a certain area median income level. This shall be calculated by first calculating the number of parking spaces otherwise required, multiplying that figure by eight tenths (.8) and rounding up to the nearest whole number;

5. “Additional parking” is parking above the required minimums as set forth in Sections 8.4.1.4.B.1 through 8.4.1.4.B.4 above. All structures may provide up to an additional one-half parking space per residential unit and one space per 1,500 square feet of gross floor area of nonresidential uses;

6. “Excess parking” is any parking in excess of the required minimums and allowed additional parking. Excess parking may be granted only upon application to the Lower Downtown Design Review Commission in accordance with the provisions of D.R.M.C., Article III (Lower Downtown Historic District) of Chapter 30 (Landmark Preservation);

7. Off-street parking requirements may be met off the zone lot according to Section 10.4.4.5, Location of Required Vehicle Parking, of this Code after consultation with the Lower Downtown Design Review Commission, and provided said parking is provided within the D-LD zone district or within 1,000 feet of the subject zone lot; and

8. All required off-street parking spaces shall be designed in accordance with Division 10.4, Parking and Loading, of this Code.

C. Accessible Parking

Whenever off-street parking spaces are provided, a minimum number of accessible parking spaces shall be provided according to the requirements of the Denver Building Code and the federal Americans with Disabilities Act.
DIVISION 8.6 DOWNTOWN GOLDEN TRIANGLE DISTRICT (D-GT)
The following Intent Statements are intended to provide further information regarding intent and performance expectations for the district, site and building design standards.

SECTION 8.6.1 GENERAL INTENT
The Intent of this Division 8.6 Downtown Golden Triangle District is to:

8.6.1.1 Implement the recommendations of applicable adopted plans.

8.6.1.2 Implement the General Purpose and Specific Intent for the Downtown Golden Triangle zone district provided in Section 8.2.2.

8.6.1.3 Enhance and promote a quality urban environment including access to parks and open space, tree lined streets, generous pedestrian zones and public space, interconnected street networks, and convenient access to transit and alternative modes of transportation.

8.6.1.4 Prioritize the pedestrian realm as a defining element of neighborhood character.

8.6.1.5 Promote walking, biking, transit, and alternative modes of transportation that decrease reliance on vehicle access and parking.

8.6.1.6 Promote development of a vibrant sense of place that reflects the neighborhood.

8.6.1.7 Encourage design that relates to pedestrians in scale and activity.

8.6.1.8 Encourage innovative and unique design solutions that help define a special character.

8.6.1.9 Support context-sensitive relationships within the district and to adjacent buildings and neighborhoods through appropriately scaled building design.

8.6.1.10 Support an integrated arrangement of residential, employment, retail, service, and open space uses that are conveniently located to and compatible with each other.

8.6.1.11 Promote arts and culture as a primary component of neighborhood character.

SECTION 8.6.2 BUILDING FORM INTENT FOR DOWNTOWN GOLDEN TRIANGLE DISTRICT

8.6.2.1 Height

A. Encourage building forms that fully realize the urban character and intensity envisioned for the Downtown context.

B. Allow a variety of building heights appropriate for an urban location.

C. Enable flexible building shaping to support access to sunlight and sky and create appropriate transitions to surrounding areas.

8.6.2.2 Floor Area Ratio

A. Encourage design creativity and a variety of building configurations.

B. Include all contributors to building massing, including parking, in the determination of overall building intensity and scale.

C. Allow additional development intensity in support of city and community priorities.
8.6.2.3 Siting

A. Required Build-To

1. Create an urban street edge to enhance the character of the neighborhood and promote pedestrian activity.
2. 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 Downtown context.
2. Site buildings to define the street edge/public realm consistent with the context.
3. Create appropriate transitions between the public realm and adjacent exterior amenities and building elements.
4. Create appropriate transitions between the public realm and private residential uses.

C. Open Space

1. Enhance access to publicly-accessible open areas that contribute pedestrian activity, engage with internal active uses, offer landscape and tree canopy, and provide moments of respite in the urban environment.

D. Parking and Service Access Locations

1. Minimize the visual impacts of parking structures on streets and surrounding properties.
2. Minimize conflicts between pedestrians and vehicles.
3. Ensure parking and service access is located appropriately to minimize impacts to the pedestrian environment.

8.6.2.4 Design Elements

A. Building Configuration

1. Define appropriate sizes and separation distances on upper stories of buildings to support access to sunlight and sky.
2. Limit excessively long and monotonous building facades.
3. Encourage variation in building form, especially in the design of larger buildings.

B. Primary Street Upper Story Setback

1. Provide appropriate pedestrian scale, height, variety, and massing along the street.
2. Maintain a predominantly 2- to 8-story height near the sidewalk edge.

C. Incremental Mass Reduction

1. Proportionally shape and taper building massing as building height increases.
2. Support access to sunlight and sky.
D. Transparency

1. Maximize transparency at the 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 uses within the building.
3. Use transparent glass to promote engagement between building activities and the sidewalk and limit reflected glare onto neighboring streets and properties.

E. Entrances

1. Prioritize the pedestrian realm as a defining element of neighborhood character.
2. Provide convenient access to buildings and active uses from the street.
3. Establish a direct relationship to the street through access, orientation and placement consistent with the context.
4. Create visually interesting and human-scaled facades.

F. Limitation on Visible Parking Above the Street Level

1. Encourage underground and convertible parking designs that more effectively utilize aboveground building area for active uses.
2. Create activity and visual interest on building facades above the Street Level.
3. Promote structured parking designs that reflect the architectural language of the building and contribute to the overall character and quality of the neighborhood and streetscape.

G. Street Level Active Uses

1. Reinforce the character and quality of a vibrant public realm with active uses that support pedestrian activity and sense of place.
2. Encourage nonresidential uses at the street level along key street corridors intended to have the highest concentration of retail commercial activity.

8.6.2.5 Specific Building Form Intent

A. General

To allow structures that accommodate a variety of building uses and architectural outcomes. The building form employs scalable zoning standards that enable greater flexibility for smaller lots and apply additional requirements as buildings increase in scale along the street. Enhanced Street Level design and use standards and upper story massing requirements ensure larger buildings contribute more activity to and establish a human scale relationship with the street. The building form allows for a variety of site configurations and all uses are allowed.

B. Point Tower

To promote tall, slender structures that support access to sunlight and sky by meeting rigorous upper story size limitations. Enhanced Street Level design and use standards and upper story massing requirements ensure taller buildings contribute more activity to and establish a human scale relationship with the street. The building form allows for a variety of site configurations and all uses are allowed.
SECTION 8.6.3 PRIMARY BUILDING FORM STANDARDS FOR DOWNTOWN GOLDEN TRIANGLE DISTRICT

8.6.3.1 Applicability
All development, except detached accessory structures, in the Downtown Golden Triangle (D-GT) zone district shall comply with this Section’s primary building form standards.

8.6.3.2 District Specific Standards Summary
The table below states the building forms allowed in each zone district. The table also summarizes the maximum number of structures allowed per Zone Lot, which is stated in more detail in Section 1.2.3.5 (Number of Uses and Structures Allowed per Zone Lot).

See also Division 1.4, Building Form Standards - General Provisions, for additional standards related to initial assignment of building form standards to new and existing structures and for rules governing combining or changing building forms.

<table>
<thead>
<tr>
<th>Downtown Golden Triangle Zone District</th>
<th>Building Forms</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>General</td>
</tr>
<tr>
<td>Max Number of Primary Structures Per Zone Lot</td>
<td>No Maximum</td>
</tr>
<tr>
<td>Downtown Golden Triangle District (D-GT)</td>
<td>■</td>
</tr>
</tbody>
</table>

■ = Allowed
8.6.3.3 District Specific Standards

A. General

Zone Lot Width 75 ft or Less

Zone Lot Width more than 75 ft and up to 150 ft

Zone Lot Width more than 150 feet
### General

<table>
<thead>
<tr>
<th><strong>GENERAL</strong></th>
</tr>
</thead>
</table>

#### Height and Floor Area

<table>
<thead>
<tr>
<th><strong>FLOOR AREA RATIO (FAR)</strong></th>
<th>Zone Lot width 75' or less</th>
<th>Zone Lot width more than 75' and up to 150'</th>
<th>Zone Lot width more than 150'</th>
</tr>
</thead>
<tbody>
<tr>
<td>Base / Incentive FAR per Zone Lot, including all accessory structures (max)</td>
<td>8.0 / 15.0</td>
<td>8.0 / 15.0</td>
<td>8.0 / 15.0</td>
</tr>
</tbody>
</table>

#### Height

<table>
<thead>
<tr>
<th><strong>A</strong> FAR per Zone Lot of 8.0 or less / FAR per Zone Lot more than 8.0 (max)</th>
<th>Zone Lot width 75' or less</th>
<th>Zone Lot width more than 75' and up to 150'</th>
<th>Zone Lot width more than 150'</th>
</tr>
</thead>
<tbody>
<tr>
<td>200' / 250'</td>
<td>200' / 250'</td>
<td>200' / 250'</td>
<td></td>
</tr>
</tbody>
</table>

#### Sitting

<table>
<thead>
<tr>
<th><strong>REQUIRED BUILD-TO BY STREET</strong></th>
<th>Zone Lot width 75' or less</th>
<th>Zone Lot width more than 75' and up to 150'</th>
<th>Zone Lot width more than 150'</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>B</strong> Primary Street (min build-to %)</td>
<td>70%</td>
<td>70%</td>
<td>70%</td>
</tr>
<tr>
<td><strong>C</strong> Primary Street (min/max build-to range) - Speer Blvd, Colfax Ave, 14th Ave.</td>
<td>0' / 10'</td>
<td>0' / 10'</td>
<td>0' / 10'</td>
</tr>
<tr>
<td><strong>C</strong> Primary Street (min/max build-to range) - All Others</td>
<td>Frontage Subject to a Residential Setback: 7' / 15'</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Setbacks

| **D** Primary Street (min) - Speer Blvd, Colfax Ave, 14th Ave | 10' | 10' | 10' |
| **D** Primary Street (min) - All Others | 0' | 0' | 0' |
| **D** Primary Street (min) - All Others | 7' | 7' | 7' |

#### Residential Setbacks

| **E** Private Open Space (min) | na | na | 5% |

### Parking

- **Surface Parking between Building and Primary Street**: Not Allowed
- **Surface Parking Screening Required**: See Section 8.10.3
- **Vehicle Access**: Shall be determined as part of Site Development Plan Review

### Design Elements

<table>
<thead>
<tr>
<th><strong>BUILDING CONFIGURATION</strong></th>
<th>Zone Lot width 75' or less</th>
<th>Zone Lot width more than 75' and up to 150'</th>
<th>Zone Lot width more than 150'</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>F</strong> Upper Story Setback - Broadway, Lincoln St, Colfax Ave</td>
<td>No Upper Story Setback Required</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>F</strong> Upper Story Setback above 8 stories or 110' - Speer Blvd (min % of zone lot width/min setback)</td>
<td>100% / 20'</td>
<td>100% / 20'</td>
<td>100% / 20'</td>
</tr>
<tr>
<td><strong>F</strong> Upper Story Setback above 5 stories or 70' - All Others (min % of zone lot width/min setback)</td>
<td>na</td>
<td>Applies only to Structures more than 8 stories or 110': 65%/15'</td>
<td>65% / 15'</td>
</tr>
<tr>
<td><strong>G</strong> Limitation on Visible Parking Above Street Level for Structures over 5 stories or 70' in Height (min % of Primary Street-facing Zone Lot Width)</td>
<td>na</td>
<td>70%</td>
<td>70%</td>
</tr>
<tr>
<td><strong>G</strong> Limitation on Visible Parking Above Street Level Alternative</td>
<td>na</td>
<td>See Section 8.6.5.4</td>
<td>See Section 8.6.5.4</td>
</tr>
</tbody>
</table>

### Incremental Mass Reduction

| **H** Incremental Mass Reduction for Stories 3-8 (min) | na | 0% | 10% |
| **H** Incremental Mass Reduction for Stories 9-16 (min) | na | 15% | 25% |
| **H** Incremental Mass Reduction for Stories 17-20 (min) | na | 25% | 35% |
| **H** Incremental Mass Reduction Alternative | na | See Section 8.6.6.5 | See Section 8.6.6.5 |

### Street Level Activation

| **I** Street Level Transparency, Primary Street (min for non-residential/min for residential-only buildings) | 60% / 40% |
| **I** Pedestrian Access, Primary Street | Entrance |
| **I** Additional Pedestrian Access, Primary Street (min required for each Street Level Dwelling Unit) | Dwelling Unit Entrance with Entry Feature |

### USES

| **Permitted Primary Uses** | All permitted Primary Uses shall be allowed within this building form |
| **Street Level Active Uses (min Primary Street % within Build-To min/max range and with Street Level Active Uses)** | 70% - See Section 8.6.5.2 |
| **Street Level Nonresidential Active Uses (min Primary Street % within Build-To min/max range and with Street Level Nonresidential Active Uses)** | na | na | 50% - See Section 8.6.5.3 |

See Sections 8.6.5, 8.6.6, and 8.10.1 for Supplemental Design Standards, Design Standard Alternatives, and Design Standard Exceptions

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Amendment: 1

DENVER ZONING CODE

June 25, 2010 | Republished July 1, 2021
B. Point Tower
# POINT TOWER

## HEIGHT AND FLOOR AREA

<table>
<thead>
<tr>
<th>FLOOR AREA RATIO (FAR)</th>
<th>D-GT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Base / Incentive FAR per Zone Lot, including all accessory structures (max)</td>
<td>8.0 / 15.0</td>
</tr>
<tr>
<td>See Section 8.6.5.1</td>
<td></td>
</tr>
</tbody>
</table>

## HEIGHT

<table>
<thead>
<tr>
<th>FAR per Zone Lot of 8.0 or less / FAR per Zone Lot more than 8.0 (max)</th>
<th>250’ / 325’</th>
</tr>
</thead>
</table>

## SITING

<table>
<thead>
<tr>
<th>ZONE LOT</th>
<th>D-GT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zone Lot Width (min)</td>
<td>150’</td>
</tr>
</tbody>
</table>

## REQUIRED BUILD-TO BY STREET

<table>
<thead>
<tr>
<th>Primary Street (min build-to %)</th>
<th>70%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Street (min/max build-to range) - Speer Blvd, Colfax Ave, 14th Ave</td>
<td>10’/20’</td>
</tr>
<tr>
<td>Primary Street (min/max build-to range) - All Others</td>
<td>0’ / 10’</td>
</tr>
</tbody>
</table>

## SETBACKS

| Primary Street (min) - Speer Blvd, Colfax Ave, 14th Ave | 10’ |
| Primary Street (min) - All Others | 0’ |

## RESIDENTIAL SETBACKS

| Primary Street (min) - Speer Blvd, Colfax Ave, 14th Ave | 10’ |
| Primary Street (min) - All Others | 7’ |

## OPEN SPACE

| Private Open Space (min) | 5% |

## PARKING

| Surface Parking between Building and Primary Street | Not allowed |
| Surface Parking Screening Required | See Section 8.10.3 |

| Vehicle Access | Shall be determined as part of Site Development Plan Review |

## DESIGN ELEMENTS

<table>
<thead>
<tr>
<th>BUILDING CONFIGURATION</th>
<th>D-GT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tower Floor Plate above 5 stories and 70’ (max area / max linear dimension)</td>
<td>12,500 square feet / 180’</td>
</tr>
<tr>
<td>Tower Floor Plate Linear Dimension Alternative (max)</td>
<td>200’ - See Section 8.6.6.3</td>
</tr>
<tr>
<td>Tower Floor Plate Separation above 5 stories and 70’ (min)</td>
<td>120’</td>
</tr>
<tr>
<td>Upper Story Setback above 5 stories or 70’ - Speer (min % of zone lot width/min setback)</td>
<td>100% / 20’</td>
</tr>
<tr>
<td>Upper Story Setback above 5 stories or 70’ - All Others (min % of zone lot width/min setback)</td>
<td>100% / 15’</td>
</tr>
<tr>
<td>Limitation on Visible Parking Above Street Level for Structures over 5 stories or 70’ in Height (min % of Primary Street-facing Zone Lot Width)</td>
<td>70% - See Section 8.6.5.4</td>
</tr>
<tr>
<td>Limitation on Visible Parking Above Street Level Alternative</td>
<td>See Section 8.6.6.4</td>
</tr>
</tbody>
</table>

## STREET LEVEL ACTIVATION

| Street Level Transparency, Primary Street (min for non-residential/min for residential-only buildings) | 60% / 40% |
| Pedestrian Access, Primary Street | Entrance |
| Additional Pedestrian Access, Primary Street (min required for each Street Level Dwelling Unit) | Dwelling Unit Entrance with Entry Feature |

## USES

| All permitted Primary Uses shall be allowed within this building form |

<table>
<thead>
<tr>
<th>Permitted Primary Uses</th>
<th>D-GT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street Level Active Uses (min Primary Street % within Build-To min/max range and with Street Level Active Uses)</td>
<td>70% - See Section 8.6.5.2</td>
</tr>
<tr>
<td>Street Level Nonresidential Active Uses (min Primary Street % within Build-To min/max range and with Street Level Nonresidential Active Uses)</td>
<td>50% - See Section 8.6.5.3</td>
</tr>
</tbody>
</table>

See Sections 8.6.5, 8.6.6, and 8.10.1 for Supplemental Design Standards, Design Standard Alternatives, and Design Standard Exceptions
SECTION 8.6.4 DETACHED ACCESSORY BUILDING FORM STANDARDS FOR DOWNTOWN GOLDEN TRIANGLE DISTRICT

8.6.4.1 Applicability
All detached accessory structures in the Downtown Golden Triangle zone district.

8.6.4.2 General Standards

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

1. Structures, Completely Enclosed: (See Division 13.3, Definitions of Words, Terms and Phrases.)
   Examples include, but are not limited to, sheds, utility buildings, playhouses, cabanas, pool houses, garages, guard houses, and other similar Completely Enclosed Structures.

2. Structures, Partially Enclosed: (See Division 13.3, Definitions of Words, Terms and Phrases.)
   Examples include, but are not limited to, carports, gazebos, porches, trellises, chicken coops, and other similar Partially Enclosed Structures.

3. Structures, Open: (See Division 13.3, Definitions of Words, Terms and Phrases.)
   Examples include, but are not limited to, pools and associated surrounds, hot tubs and associated surrounds, decks, balconies, recreational and play facilities, non-commercial barbecues, outside fireplaces, outdoor eating areas, and other similar Open Structures.

4. Utilities, and Equipment Common and Customary to the Primary Structure and/or Use
   Examples include, but are not limited to the following:
   a. Radio and Television Receiving Antennas and Support Structures
      Permitted accessory radio and television receiving antennas and support structures shall include satellite dishes less than 32 inches in diameter, and one amateur radio sending and receiving antenna and support structures provided for same.
   b. Solar thermal and photo-voltaic energy systems
   c. Air conditioning units
   d. Pool pumps, heating and water filtration systems
   e. Mailboxes including individual mailbox structures and cluster box units (CBUs)
   f. Other similar Detached Accessory Structures, Utilities, and Equipment Common and Customary to the Primary Structure and/or Use

5. Fences, Walls and Retaining Walls
   All accessory fences, walls and retaining walls, including fences and walls used for required screening, shall comply with the fence and wall standards in Division 10.5, instead of this Section 8.6.4, Detached Accessory Building Form Standards.

6. Detached Accessory Structures Not Listed
   a. The Zoning Administrator shall determine and impose limitations on accessory structures not otherwise listed as allowed in an applicable Use Table in Articles 3 through 9, or not otherwise covered by the standards in this Section 8.6.4.
   b. All such determinations shall be reviewed according to the procedures and review criteria stated in Section 12.4.6, Code Interpretations and Determination of Unlisted Uses. In addition to the criteria stated in Section 12.4.6, the Zoning Administrator shall determine whether a proposed accessory structure is common and customary to the primary structure on the zone lot or to a specific primary use, and if the structure is incidental to the primary structure(s) on the zone lot or to a specific primary use.
8.6.4.3 Supplemental Standards

A. Additional Standards for Detached Accessory Structures in Downtown Golden Triangle Zone District

1. Public Art
   A detached accessory structure may be allowed to exceed any Detached Accessory Building Form standard if it is a “work of Public Art” as defined by Section 20-86 of the Denver Revised Municipal Code, as determined by the Zoning Administrator with input from Denver Arts and Venues, and if the Zoning Administrator determines that such exception (1) will have no adverse impacts on abutting property, and (2) shall not substantially harm the public health, safety, and general welfare.

B. Additional Standards for Structures Accessory to Single Unit Dwellings

1. Required Building Materials
   All structures accessory to primary single unit dwelling use shall be constructed of materials that are (1) compatible with the materials employed on the primary building, (2) durable, and (3) are not constructed from salvage doors, or other similar materials as designated by the Zoning Administrator.

C. Additional Standards for Detached Accessory Structure Building Forms

1. Applicability
   This section applies to the Detached Accessory Structure accessory building forms only.

2. Limit on Gross Floor Area
   If an accessory use is operated partially or entirely in one or more detached accessory structures, the gross floor area of such detached accessory structures shall not exceed 10 percent of the area of the zone lot, provided that this limitation shall not apply to detached accessory structures with vehicle access doors.
### 8.6.4.4 District Specific Standards Summary

The table below states the building forms allowed in each zone district. The table also summarizes the maximum number of structures allowed per Zone Lot, which is stated in more detail in Section 1.2.3.5 (Number of Uses and Structures Allowed per Zone Lot).

See also Division 1.4, Building Form Standards - General Provisions, for additional standards related to initial assignment of building form standards to new and existing structures and for rules governing combining or changing building forms.

<table>
<thead>
<tr>
<th>Downtown Golden Triangle (D-GT) Zone District</th>
<th>Building Forms</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Detached Accessory Dwelling Unit</td>
</tr>
<tr>
<td>Max Number of Detached Accessory Structures Per Zone Lot</td>
<td>No Maximum</td>
</tr>
</tbody>
</table>

- Downtown Golden Triangle (D-GT)

■ = Allowed
8.6.4.5 District Specific Standards

A. Detached Accessory Structures

Not to Scale. Illustrative Only.
### DETACHED ACCESSORY STRUCTURES

<table>
<thead>
<tr>
<th>HEIGHT</th>
<th>D-GT</th>
</tr>
</thead>
<tbody>
<tr>
<td>A Stories (max)</td>
<td>1</td>
</tr>
<tr>
<td>A Feet (max)</td>
<td>17’</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SITING</th>
<th>D-GT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Additional Standards</td>
<td>See Section 8.6.4.3</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>SETBACKS</th>
<th>D-GT</th>
</tr>
</thead>
<tbody>
<tr>
<td>B Primary Street</td>
<td>5’</td>
</tr>
<tr>
<td>C Side Interior (min)</td>
<td>0’</td>
</tr>
<tr>
<td>D Rear (min)</td>
<td>0’</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>DESIGN ELEMENTS</th>
<th>D-GT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Floor Area (max)</td>
<td>10% of the Zone Lot, provided this restriction shall not apply to Structures used exclusively for the parking of vehicles. See Section 8.6.4.3</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>USES</th>
<th>D-GT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory Uses Only</td>
<td></td>
</tr>
</tbody>
</table>

See Section 8.10.1 for Design Standard Exceptions
SECTION 8.6.5  SUPPLEMENTAL DESIGN STANDARDS FOR DOWNTOWN GOLDEN TRIANGLE DISTRICT

8.6.5.1  Base and Incentive Floor Area Ratio in D-GT Zone District

A. Intent
   To implement specific adopted plan policies for the Golden Triangle area to support affordable housing and historic preservation.

B. Applicability
   This Section 8.6.5.1 applies to all development in the D-GT zone district.

C. Base Floor Area Ratio
   1. Maximum Base Floor Area Ratio shall be the maximum Base Floor Area Ratio set forth in the building form tables.
   2. The total gross floor area of all existing and proposed Structures on a Zone Lot, measured per the rules stated in Section 13.1.5.17 Floor Area Ratio, divided by the area of the Zone Lot on which the Structures are located shall not exceed the maximum Base Floor Area Ratio without meeting the requirements in this Section 8.6.5.1.

D. Incentive Floor Area Ratio
   1. Maximum Incentive Floor Area Ratio shall be the maximum Incentive Floor Area Ratio set forth in the building form tables.
   2. The total gross floor area of all existing and proposed Structures on a Zone Lot, measured per the rules stated in Section 13.1.5.17 Floor Area Ratio, divided by the area of the Zone Lot on which the Structures are located may exceed the maximum Base Floor Area Ratio and be developed up to the maximum Incentive Floor Area Ratio by meeting the requirements in this Section 8.6.5.1.

E. Requirements for Zone Lots with Structures that Exceed Maximum Base Floor Area Ratio
   1. Allowance
      The following requirements may be used to exceed the maximum Base Floor Area Ratio and develop up to the maximum Incentive Floor Area Ratio as described in the table below.

<table>
<thead>
<tr>
<th>TOTAL FLOOR AREA RATIO</th>
<th>AFFORDABLE HOUSING</th>
<th>HISTORIC PRESERVATION ALTERNATIVE</th>
</tr>
</thead>
<tbody>
<tr>
<td>12.0 FAR or less</td>
<td>Allowed</td>
<td>na</td>
</tr>
<tr>
<td>More than 12.0 FAR</td>
<td>Allowed</td>
<td>Allowed</td>
</tr>
</tbody>
</table>

2. Affordable Housing
   No building permit shall be issued if the total gross floor area of all existing and proposed Structures on a Zone Lot divided by the area of the Zone Lot on which the Structures are located exceeds the maximum Base Floor Area Ratio unless the specific incentive requirements set forth in D.R.M.C. Chapter 27, Article VI Incentives for Affordable Housing and any applicable approved Rules and Regulations adopted by the Department of Housing Stability are met.
3. Historic Preservation Alternative for Zone Lots with Structures that Exceed a Floor Area Ratio of 12.0

For the portion of the total gross floor area that exceeds 12.0 times the area of the Zone Lot, undeveloped floor area from a Historic Structure or floor area for the rehabilitation of a Historic Structure that is either from the same Zone Lot or has been transferred to the subject Zone Lot may be applied in lieu of the requirements set forth in D.R.M.C. Chapter 27, Article VI Incentives for Affordable Housing.

a. Undeveloped Floor Area from a Historic Structure

The amount of undeveloped floor area from each Historic Structure in the D-GT zone district shall be equal to the difference between the gross floor area in the Historic Structure and the maximum gross floor area permitted on the Zone Lot containing the Historic Structure. For the purposes of this calculation, the maximum gross floor area permitted on the Zone Lot shall be the area of the Zone Lot multiplied by the maximum Base Floor Area Ratio set forth in the building form tables. For example, a Zone Lot of 10,000 square feet with a Base Floor Area Ratio of 8.0 and a Historic Structure containing 30,000 square feet of gross floor area would result in 50,000 square feet of undeveloped floor area.

b. Floor Area for the Rehabilitation of a Historic Structure

Four (4) square feet of gross floor area shall be awarded for each square foot of the exposed exterior of a Historic Structure located within the D-GT zone district that has been rehabilitated to the policies, standards, and guidelines established by the Landmark Preservation Commission or to the U.S. Secretary of the Interior’s standards for Treatment of Historic Properties. The Landmark Preservation Commission shall approve the rehabilitation. For example, a Historic Structure with 10,000 square feet of exposed exterior would result in 40,000 square feet of floor area for the rehabilitation of a Historic Structure once the rehabilitated exterior was approved by the Landmark Preservation Commission.

c. Use of Floor Area from a Historic Structure

i. Undeveloped floor area from a Historic Structure and floor area for the rehabilitation of a Historic Structure located within the D-GT zone district may be used on the same Zone Lot or certified and transferred to another Zone Lot within the D-GT zone district pursuant to the procedures in Section 8.3.1.4.D.3 Transfer of Undeveloped Floor Area. Any undeveloped floor area from a Historic Structure or floor area for the rehabilitation of a Historic Structure certified prior to July 1, 2021 shall remain valid and may be amended per this Section 8.6.5.1.

ii. A Zone Lot within the D-GT zone district may receive multiple transfers of undeveloped floor area or floor area for the rehabilitation of a Historic Structure from one or more Historic Structures within the D-GT zone district provided the following:

a) The sum total of the transfers shall not exceed 3 times the area of the receiving Zone Lot.

b) The sum total of gross floor area of all existing and proposed Structures on the receiving Zone Lot plus the total of the transfers divided by the area of the receiving Zone Lot does not exceed the maximum Incentive Floor Area Ratio set forth in the building form tables.
8.6.5.2 Street Level Active Uses in D-GT Zone District

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

B. Applicability
This Section 8.6.5.2 applies to all primary building forms in the D-GT zone district.

C. Street Level Active Uses

1. Street Level active uses include all permitted primary uses except the following:
   a. Automobile Services, Light;
   b. Mini-storage Facility; or
   c. 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 and insets for building articulation up to 10 feet in depth).

5. The portion of the building facade that meets the Street Level active use requirement shall contain at least one window or door that meets the requirements in Section 13.1.6.3 Street Level Activation.

8.6.5.3 Street Level Nonresidential Active Uses in D-GT Zone District

A. Intent
To promote activity on the street and sidewalk and encourage a vibrant urban environment with uses accessible to the general public.

B. Applicability
This Section 8.6.5.3 applies to all primary building forms on Zone Lots with Primary Street Zone Lot Lines abutting Broadway, Lincoln Street, Bannock Street, Acoma Street between 10th Avenue and 12th Avenue, or 11th Avenue in the D-GT zone district.

C. Allowance

1. Street Level nonresidential active uses include all permitted primary uses except the following:
   a. Dwelling, Single Unit;
   b. Dwelling, Two Unit
   c. Dwelling, Multi-Unit;
   d. Dwelling, Live / Work;
   e. Automobile Services, Light;
   f. Mini-storage Facility; or
   g. Wholesale Trade or Storage, Light.
2. Street Level nonresidential active uses include all permitted accessory uses except the following:
   a. Accessory uses associated with primary uses prohibited by Section 8.6.5.3.C.1;
   b. Outdoor Storage, General;
   c. Outdoor Storage, Limited;
   d. Car Wash Bay Accessory to Automobile Services or Hotel Uses; or
   e. Drive Through Facility Accessory to Eating/Drinking Establishments and to Retail Sales, Service, and Repair Uses.

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

4. Street Level nonresidential 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 and insets for building articulation up to 10 feet in depth).

5. The portion of the building facade that meets the Street Level nonresidential active use requirement shall contain at least one window or door that meets the requirements in Section 13.1.6.3 Street Level Activation.

8.6.5.4 Limitation on Visible Parking Above Street Level in D-GT Zone District

A. Intent
   To minimize the visibility and impacts of structured parking and promote visual interest on upper story building facades.

B. Applicability
   This Section 8.6.5.4 applies to all primary building forms on Zone Lots more than 75 feet wide in the D-GT zone district.

C. Allowance
   1. Uses that meet the Limitation on Visible Parking above Street Level shall include all primary uses, but shall not include Parking Spaces or Parking Aisles for the minimum percentage of the Primary Street-facing Zone Lot Width specified in the building form table.
   2. Uses that meet the Limitation on Visible Parking above Street Level shall occupy floor area above Street Level for a minimum depth of 15 feet from the Primary Street frontage (may include the depth of recessed balcony or terrace areas and insets for building articulation up to 10 feet in depth).
   3. For Zone Lots more than 75 feet wide and up to 150 feet wide with multiple Primary Street Zone Lot Lines, the Limitation on Visible Parking above Street Level standard shall only apply to Primary Street Zone Lot Lines abutting named streets.
SECTION 8.6.6 DESIGN STANDARD ALTERNATIVES FOR DOWNTOWN GOLDEN TRIANGLE DISTRICT

8.6.6.1 Required Build-To Alternatives in D-GT Zone District

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

B. Allowance
Private open space shall be the only required build-to alternative allowed in the D-GT zone district and may count toward no more than 50% of the required build-to standard on Primary Streets, provided the private open spaces meets the requirements stated in Section 13.1.5.7.E Build-to Alternative Requirements.

8.6.6.2 Street Level Transparency Alternatives in D-GT Zone District

A. Intent
To provide visual interest on building Facades and enhance the visual quality of the built environment along Street Level Facade areas where windows are not feasible.

B. Allowance
Permanent art shall be the only transparency alternative allowed in the D-GT zone district and may count toward no more than 30% of the required transparency on Primary Streets, provided the permanent art meets the requirements stated in Section 13.1.6.3.A.5 Transparency Alternative Requirements.

8.6.6.3 Tower Floor Plate Linear Dimension Alternative in D-GT Zone District

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

B. Applicability
This Section 8.6.6.3 applies to the Point Tower building form in the D-GT zone district.

C. Allowance
The Zoning Administrator may approve an alternative Tower Floor Plate Linear Dimension, up to the maximum dimension set forth in the Point Tower building form table, where the design meets or exceeds the design standards and guidelines for Tower Floor Plate Linear Dimension in the Downtown Urban Design Standards and Guidelines.

8.6.6.4 Limitation on Visible Parking Above Street Level Alternative in D-GT Zone District

A. Intent
To ensure structured parking designs are compatible with the character and quality of the overall building facade where structured parking is not wrapped by other uses.

B. Applicability
This Section 8.6.6.4 applies above 2 stories/30 feet in primary building forms in the D-GT zone district on Zone Lots that meet the following criteria:

1. Zone Lots that are more than 75 feet wide and up to 150 feet wide; or
2. Zone Lots that are more than 150 feet wide and up to 250 feet wide that are also less than 140 feet deep.
C. **Allowance**
The Zoning Administrator may approve an alternative Limitation on Visible Parking Above Street Level if the design meets the standards set forth below.

1. 100% of the Street-facing building facades above 2 stories/30 feet that contain structured parking are integrated facade designs that meet or exceed the design standards and guidelines for structured parking facades in the Downtown Urban Design Standards and Guidelines.

2. Where the alternative is used, Section 10.4.6.5 Parking Structure Design Standards shall apply in addition to the Standards set forth in this Section 8.6.6.4.

### 8.6.6.5 Incremental Mass Reduction Alternative in D-GT Zone District

A. **Intent**
To encourage provision of active, publicly-accessible, pedestrian-oriented courtyards, plazas and open space while allowing maximum flexibility for creative building massing.

B. **Allowance**
Where the minimum percentage of the gross area of a Zone Lot set forth below is provided as Private Open Space meeting the rules of measurement set forth in Section 13.1.6.1.B, all Structures on the Zone Lot are not required to meet Incremental Mass Reduction standards.

1. Structures that are up to 150 feet or 12 stories in height (excluding permitted height exceptions): 15% Private Open Space

2. Structures that are greater than 150 feet or 12 stories in height (excluding permitted height exceptions): 20% Private Open Space

### 8.6.6.6 Street Level Nonresidential Active Use Alternatives in D-GT Zone District

A. **Intent**
To encourage provision of active, publicly-accessible, pedestrian-oriented courtyards, plazas and open space, or Public Art, where required Street Level nonresidential active uses are not provided.

B. **Allowance**

1. The following alternatives may be used as an alternative to a required Street Level nonresidential active use standard and may count toward the minimum required area of Street Level nonresidential active uses no more than as described in the table below.

<table>
<thead>
<tr>
<th>REQUIRED STREET LEVEL NONRESIDENTIAL ACTIVE USE ALTERNATIVE</th>
<th>PRIVATE OPEN SPACE (MAX % OF STREET LEVEL NONRESIDENTIAL ACTIVE USE)</th>
<th>PUBLIC ART (MAX % OF STREET LEVEL NONRESIDENTIAL ACTIVE USE)</th>
</tr>
</thead>
<tbody>
<tr>
<td>D-GT</td>
<td>100%</td>
<td>50%</td>
</tr>
</tbody>
</table>

2. Each one square foot of Private Open Space area provided as an alternative shall substitute for one square foot of required Street Level nonresidential active use area, as determined by the length of the frontage required to meet the Street Level nonresidential active use standard multiplied by the required minimum depth of 15 feet, provided that the Private Open Space meets the requirements stated in Section 13.1.6.1.B. Any remaining Street Level nonresidential use area must meet the minimum requirements stated in Section 8.6.5.3.

3. Public Art provided as an alternative shall substitute for the percentage of required Street Level nonresidential active use area described in the table above provided that it meets
the following minimum criteria. Any remaining Street Level nonresidential use area must meet the minimum requirements stated in Section 8.6.5.3.

a. The Public Art shall be a “work of Public Art” as defined by Section 20-86 of the Denver Revised Municipal Code, as determined by the Zoning Administrator, with input from Denver Arts and Venues;

b. The Public Art, as a single work or collection of works, shall cost at least 1 percent of the valuation of construction of the new Structure or 1 percent of the valuation of construction of the Structure renovation or $500,000.00, whichever is less; and

c. The Public Art is displayed outside or on the exterior surface of the new or renovated Structure and is visible from at least one public street.

8.6.6.7 Private Open Space Alternatives in D-GT Zone District

A. Intent

To encourage nonresidential uses at the Street Level to promote active pedestrian-oriented building frontages, or Public Art, where required Private Open Space areas are not provided.

B. Allowance

1. The following alternatives may be used as an alternative to a required Private Open Space standard and may count toward the minimum required area of Private Open Space no more than as described in the table below.

| REQUIRED PRIVATE OPEN SPACE ALTERNATIVE |
| ZONE DISTRICT | STREET LEVEL NONRESIDENTIAL ACTIVE USE (MAX % OF PRIVATE OPEN SPACE) | PUBLIC ART (MAX % OF PRIVATE OPEN SPACE) |
| D-GT | 100% | 50% |

2. Each one square foot of Street Level nonresidential active use area provided as an alternative shall substitute for one square foot of required Private Open Space area, provided that the Street Level nonresidential active use area meets the requirements stated in Section 8.6.5.3. Any remaining Private Open Space area must meet the minimum requirements stated in Section 13.1.6.1.B.

3. Public Art provided as an alternative shall substitute for the percentage of required Private Open Space area described in the table above provided that it meets the following minimum criteria. Any remaining Private Open Space area must meet the minimum requirements stated in Section 13.1.6.1.B.

   a. The Public Art shall be a “work of Public Art” as defined by Section 20-86 of the Denver Revised Municipal Code, as determined by the Zoning Administrator, with input from Denver Arts and Venues;

   b. The Public Art, as a single work or collection of works, shall cost at least 1 percent of the valuation of construction of the new Structure or 1 percent of the valuation of construction of the Structure renovation or $500,000.00, whichever is less; and

   c. The Public Art is displayed outside or on the exterior surface of the new or renovated Structure and is visible from at least one public street.
C. Allowance

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### HEIGHT

<table>
<thead>
<tr>
<th></th>
<th>D-CPV-R</th>
<th>D-CPV-T</th>
<th>D-CPV-C</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>BASE HEIGHT</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Base Stories (max)</td>
<td>5</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>Base Feet (min/max)</td>
<td>25' / 70'</td>
<td>25' / 70'</td>
<td>25' / 70'</td>
</tr>
<tr>
<td><strong>INCENTIVE HEIGHT</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Incentive Stories / Feet (max)</td>
<td>na</td>
<td>12 / 150' - See Section 8.9.5.5</td>
<td></td>
</tr>
</tbody>
</table>

### SITING

<table>
<thead>
<tr>
<th></th>
<th>D-CPV-R</th>
<th>D-CPV-T</th>
<th>D-CPV-C</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>REQUIRED BUILD-TO BY STREET</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Primary Street (min build-to %)</td>
<td>70%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Primary Street (min/max build-to range) - South Platte River</td>
<td>2' / 25'</td>
<td>2' / 25'</td>
<td>Frontage Subject to a Residential Setback: 15' / 25'</td>
</tr>
<tr>
<td>Primary Street (min/max build-to range) - All Others</td>
<td>2' / 15'</td>
<td>Frontage Subject to a Residential Setback: 7' / 20'</td>
<td></td>
</tr>
</tbody>
</table>

### SETBACKS

<table>
<thead>
<tr>
<th></th>
<th>D-CPV-R</th>
<th>D-CPV-T</th>
<th>D-CPV-C</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>All Primary Streets (min % of Zone Lot width/min Setback)</strong></td>
<td>100%/2' and 50%/5'</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Side Interior and Rear (min)</td>
<td>0'</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>RESIDENTIAL SETBACKS BY STREET</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Primary Street (min) - South Platte River</td>
<td>15'</td>
<td>na</td>
<td>na</td>
</tr>
<tr>
<td>Primary Street (min) - All Others</td>
<td>7'</td>
<td>7'</td>
<td>7'</td>
</tr>
</tbody>
</table>

### OPEN SPACE BY ZONE LOT SIZE OR WIDTH

<table>
<thead>
<tr>
<th></th>
<th>D-CPV-R</th>
<th>D-CPV-T</th>
<th>D-CPV-C</th>
</tr>
</thead>
<tbody>
<tr>
<td>Private Open Space on Lots &gt;50,000 sf or &gt;250' Wide (min)</td>
<td>5%</td>
<td>5%</td>
<td>5%</td>
</tr>
</tbody>
</table>

### PARKING

<table>
<thead>
<tr>
<th></th>
<th>D-CPV-R</th>
<th>D-CPV-T</th>
<th>D-CPV-C</th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface Parking between Building and Primary Street</td>
<td>Not Allowed</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Surface Parking Screening Required</td>
<td>See Section 10.5.4.4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vehicle Access</td>
<td>Shall be determined as part of Site Development Plan Review</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### DESIGN ELEMENTS

<table>
<thead>
<tr>
<th></th>
<th>D-CPV-R</th>
<th>D-CPV-T</th>
<th>D-CPV-C</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>BUILDING CONFIGURATION</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Upper Story Setback above 5 stories and 70' (min % of zone lot width/min setback)</td>
<td>na</td>
<td>65% / 15'</td>
<td>65% / 15'</td>
</tr>
<tr>
<td>Limitation on Visible Parking Above Street Level (min % of Primary Street-facing Zone Lot Width)</td>
<td>70% - See Section 8.9.5.4</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>INCREMENTAL MASS REDUCTION FOR LOTS &gt; 25,000 SF</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Incremental Mass Reduction for Stories 1-5</td>
<td>na</td>
<td>15%</td>
<td>15%</td>
</tr>
<tr>
<td>Incremental Mass Reduction for Stories 6-8</td>
<td>na</td>
<td>25%</td>
<td>25%</td>
</tr>
<tr>
<td>Incremental Mass Reduction for Stories 9-12</td>
<td>na</td>
<td>35%</td>
<td>35%</td>
</tr>
<tr>
<td><strong>STREET LEVEL ACTIVATION</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street Level Transparency, Primary Street (min for non-residential/min for residential-only buildings)</td>
<td>60% / 40%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pedestrian Access, Primary Street</td>
<td>Entrance</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Additional Pedestrian Access, Primary Street (min required for each Street Level Dwelling Unit)</td>
<td>Dwelling Unit Entrance with Entry Feature</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### USES

<table>
<thead>
<tr>
<th></th>
<th>D-CPV-R</th>
<th>D-CPV-T</th>
<th>D-CPV-C</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted Primary Uses</td>
<td>All permitted Primary Uses shall be allowed within this building form</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street Level Active Uses (min % of Primary Street frontage meeting Build-To requirement)</td>
<td>100% - See Section 8.9.5.1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street Level Active Non-Residential Uses (min % of Primary Street frontage meeting Build-To requirement)</td>
<td>70% - See Section 8.9.5.2</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

See Sections 8.9.5, 8.9.6, and 8.10.1 for Supplemental Design Standards, Design Standard Alternatives, and Design Standard Exceptions
B. Standard Tower

Not to Scale. Illustrative Only.
STANDARD TOWER

**HEIGHT & FLOOR AREA RATIO**

<table>
<thead>
<tr>
<th>BASE HEIGHT</th>
<th>D-CPV-C</th>
</tr>
</thead>
<tbody>
<tr>
<td>A Base Stories (max)</td>
<td>5</td>
</tr>
<tr>
<td>A Base Feet (min/max)</td>
<td>25' / 70'</td>
</tr>
</tbody>
</table>

**INCENTIVE HEIGHT**

| B Incentive Stories / Feet (max) | No Maximum - See Section 8.9.5.5 |

**FLOOR AREA RATIO**

Floor Area Ratio (max) | 20.0 |

**SITING**

**REQUIRED BUILD-TO**

| C Primary Street (min build-to %) | 70% |

**SETBACKS**

| E Primary Street (min % of Zone Lot width/min Setback) | 100%/2' and 50%/5' |
| Side Interior and Rear (min) | 0' |

**RESIDENTIAL SETBACKS**

| E Primary Street (min) | 7' |

**OPEN SPACE BY ZONE LOT SIZE OR WIDTH**

| E Private Open Space on Lots >50,000 sf or >250' Wide (min) | 5% |

**PARKING**

Surface Parking between Building and Primary Street | Not Allowed |
Surface Parking Screening Required | See Section 10.5.4.4 |
Vehicle Access | Shall be determined as part of Site Development Plan Review |

**DESIGN ELEMENTS**

**BUILDING CONFIGURATION**

| F/G Tower Floor Plate above 8 stories and 110' (max area / max linear dimension) | 25,000 square feet / 250' |
| Tower Floor Plate Linear Dimension Alternative (max) | 265' - See Section 8.9.6.3 |

| H Tower Floor Plate Separation above 8 stories and 110' (min) | 80' (Floor Plate Area ≤ 22,000 square feet) |
| 100' (Floor Plate Area > 22,000 square feet) |
| Tower Floor Plate Separation Alternative (min) | 80' - See Section 8.9.6.4 |

| I Upper Story Setback above 8 stories and 110' (min % of zone lot width/min setback) | 65% / 15' |
| Limitation on Visible Parking Above Street Level (min % of Primary Street-facing Zone Lot Width) | 70% - See Section 8.9.5.4 |

**INCREMENTAL MASS REDUCTION FOR LOTS > 25,000 SF**

| J Incremental Mass Reduction for Stories 1-5 | 15% |
| J Incremental Mass Reduction for Stories 6-8 | 25% |

**STREET LEVEL ACTIVATION**

| STREET LEVEL TRANSPARENCY, PRIMARY STREET (min for non-residential/min for residential-only buildings) | 60% / 40% |
| Pedestrian Access, Primary Street | Entrance |
| Additional Pedestrian Access, Primary Street (min required for each Street Level Dwelling Unit) | Dwelling Unit Entrance with Entry Feature |

**USES**

Permitted Primary Uses | All permitted Primary Uses shall be allowed within this building form; |
| Street Level Active Uses (min % of Primary Street frontage meeting Build-To requirement) | 100% - See Section 8.9.5.1 |
| Street Level Active Non-Residential Uses (min % of Primary Street frontage meeting Build-To requirement) | 70% - See Section 8.9.5.2 |
| Limitation on Primary Residential Uses (max % of Gross Floor Area above 8 stories and 110') | 50% - See Section 8.9.5.3 |

See Sections 8.9.5, 8.9.6, and 8.10.1 for Supplemental Design Standards, Design Standard Alternatives, and Design Standard Exceptions
C. Point Tower

Not to Scale. Illustrative Only.
# Article 8. Downtown Neighborhood Context
## Division 8.9 Downtown Central Platte Valley – Auraria Districts

<table>
<thead>
<tr>
<th><strong>POINT TOWER</strong></th>
<th><strong>HEIGHT</strong></th>
<th><strong>D-CPV-R</strong></th>
<th><strong>D-CPV-C</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>BASE HEIGHT</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A Base Stories (max)</td>
<td></td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>A Base Feet (min/max)</td>
<td></td>
<td>25' / 70'</td>
<td></td>
</tr>
<tr>
<td><strong>INCENTIVE HEIGHT</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>B Incentive Stories / Feet (max)</td>
<td></td>
<td>No Maximum - See Section 8.9.5.5</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>SITING</strong></th>
<th><strong>REQUIRED BUILD-TO BY STREET</strong></th>
<th><strong>D-CPV-R</strong></th>
<th><strong>D-CPV-C</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>C Primary Street (min build-to %)</td>
<td></td>
<td>70%</td>
<td></td>
</tr>
<tr>
<td>Primary Street (min/max build-to range) - South Platte River</td>
<td></td>
<td>2' / 25'</td>
<td>Frontage Subject to a Residential Setback: 15' / 25'</td>
</tr>
<tr>
<td>D Primary Street (min/max build-to range) - All Others</td>
<td></td>
<td>2' / 15'</td>
<td>Frontage Subject to a Residential Setback: 7' / 20'</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>SETBACKS</strong></th>
<th><strong>RESIDENTIAL SETBACKS BY STREET</strong></th>
<th><strong>D-CPV-R</strong></th>
<th><strong>D-CPV-C</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>E Primary Street (min % of Zone Lot width/min Setback)</td>
<td></td>
<td>100%/2' and 50%/5'</td>
<td></td>
</tr>
<tr>
<td>Side Interior and Rear (min)</td>
<td></td>
<td>0'</td>
<td></td>
</tr>
<tr>
<td>Primary Street (min) - South Platte River</td>
<td></td>
<td>15'</td>
<td>na</td>
</tr>
<tr>
<td>Primary Street (min) - All Others</td>
<td></td>
<td>7'</td>
<td>7'</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>OPEN SPACE BY ZONE LOT SIZE OR WIDTH</strong></th>
<th><strong>Primary Street (min) - South Platte River</strong></th>
<th><strong>Primary Street (min) - All Others</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Private Open Space on Lots &gt;50,000 sf or &gt;250' Wide (min)</td>
<td>5%</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>PARKING</strong></th>
<th><strong>DESIGN ELEMENTS</strong></th>
<th><strong>BUILDING CONFIGURATION</strong></th>
<th><strong>D-CPV-R</strong></th>
<th><strong>D-CPV-C</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Surface Parking between Building and Primary Street</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Surface Parking Screening Required</td>
<td></td>
<td>See Section 10.5.4.4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vehicle Access</td>
<td></td>
<td>Shall be determined as part of Site Development Plan Review</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>DESIGN ELEMENTS</strong></th>
<th><strong>F/G</strong></th>
<th><strong>H</strong></th>
<th><strong>I</strong></th>
<th><strong>J</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Tower Floor Plate above 5 stories and 70' (max area / max linear dimension)</td>
<td>11,000 square feet / 165'</td>
<td>120'</td>
<td>65% / 15'</td>
<td>15%</td>
</tr>
<tr>
<td>Tower Floor Plate above 8 stories and 110' (max area / max linear dimension)</td>
<td>na</td>
<td>11,000 square feet / 165'</td>
<td>na</td>
<td>25%</td>
</tr>
<tr>
<td>Tower Floor Plate Linear Dimension Alternative (max)</td>
<td>180' - See Section 8.9.6.3</td>
<td>na</td>
<td>65% / 15'</td>
<td>na</td>
</tr>
<tr>
<td>Tower Floor Plate Separation above 5 stories and 70' (D-CPV-R) or above 8 stories and 110' (D-CPV-C) (min)</td>
<td>120'</td>
<td>80'</td>
<td>70% - See Section 8.9.5.4</td>
<td></td>
</tr>
<tr>
<td>Tower Floor Plate Separation Alternative (min)</td>
<td>80' - See Section 8.9.6.4</td>
<td>na</td>
<td>70% - See Section 8.9.5.4</td>
<td></td>
</tr>
<tr>
<td>Upper Story Setback above 5 stories and 70' (min % of zone lot width/min setback)</td>
<td>65% / 15'</td>
<td>na</td>
<td>65% / 15'</td>
<td>na</td>
</tr>
<tr>
<td>Upper Story Setback above 8 stories and 110' (min % of zone lot width/min setback)</td>
<td>na</td>
<td>65% / 15'</td>
<td></td>
<td>na</td>
</tr>
<tr>
<td>Limitation on Visible Parking Above Street Level (min % of Primary Street-facing Zone Lot Width)</td>
<td>70% - See Section 8.9.5.4</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>INCREMENTAL MASS REDUCTION FOR LOTS &gt; 25,000 SF</strong></th>
<th><strong>D-CPV-R</strong></th>
<th><strong>D-CPV-C</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Incremental Mass Reduction for Stories 1-5</td>
<td>15%</td>
<td>15%</td>
</tr>
<tr>
<td>Incremental Mass Reduction for Stories 6-8</td>
<td>na</td>
<td>25%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>STREET LEVEL ACTIVATION</strong></th>
<th><strong>USES</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Street Level Transparency, Primary Street (min for non-residential/min for residential-only buildings)</td>
<td>All permitted Primary Uses shall be allowed within this building form</td>
</tr>
<tr>
<td>Pedestrian Access, Primary Street</td>
<td>Entrance</td>
</tr>
<tr>
<td>Additional Pedestrian Access, Primary Street (min required for each Street Level Dwelling Unit)</td>
<td>Dwelling Unit Entrance with Entry Feature</td>
</tr>
</tbody>
</table>

See Sections 8.9.5, 8.9.6, and 8.10.1 for Supplemental Design Standards, Design Standard Alternatives, and Design Standard Exceptions
SECTION 8.9.4 DETACHED ACCESSORY BUILDING FORM STANDARDS FOR DOWNTOWN CENTRAL PLATTE VALLEY – AURARIA TRANSITION, RIVER, AND CENTER DISTRICTS

8.9.4.1 Applicability
All detached accessory structures in the Downtown Central Platte Valley – Auraria Transition, River, and Center (D-CPV-T, D-CPV-R, and D-CPV-C) zone districts.

8.9.4.2 General Standards

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

1. Structures, Completely Enclosed: (See Division 13.3, Definitions of Words, Terms and Phrases.)
   Examples include, but are not limited to, sheds, utility buildings, playhouses, cabanas, pool houses, garages, guard houses, and other similar Completely Enclosed Structures.

2. Structures, Partially Enclosed: (See Division 13.3, Definitions of Words, Terms and Phrases.)
   Examples include, but are not limited to, carports, gazebos, porches, trellises, chicken coops, and other similar Partially Enclosed Structures.

3. Structures, Open: (See Division 13.3, Definitions of Words, Terms and Phrases.)
   Examples include, but are not limited to, pools and associated surrounds, hot tubs and associated surrounds, decks, balconies, recreational and play facilities, non-commercial barbecues, outside fireplaces, outdoor eating areas, and other similar Open Structures.

4. Utilities, and Equipment Common and Customary to the Primary Structure and/or Use
   Examples include, but are not limited to the following:
   a. Radio and Television Receiving Antennas and Support Structures
      Permitted accessory radio and television receiving antennas and support structures shall include satellite dishes less than 32 inches in diameter, and one amateur radio sending and receiving antenna and support structures provided for same.
   b. Solar thermal and photo-voltaic energy systems
   c. Air conditioning units
   d. Pool pumps, heating and water filtration systems
   e. Mailboxes including individual mailbox structures and cluster box units (CBUs)
   f. Other similar Detached Accessory Structures, Utilities, and Equipment Common and Customary to the Primary Structure and/or Use

5. Fences, Walls and Retaining Walls
   All accessory fences, walls and retaining walls, including fences and walls used for required screening, shall comply with the fence, wall and screening standards in Division 10.5 instead of this Section 8.9.4, Detached Accessory Building Form Standards.

6. Detached Accessory Structures Not Listed
   a. The Zoning Administrator shall determine and impose limitations on accessory structures not otherwise listed as allowed in an applicable Use Table in Articles 3 through 9, or not otherwise covered by the standards in this Section 8.9.4.
the maximum Base Height, with the exception of a Structure exceeding Base Height that is on a zone lot covered by an affordable housing plan as described in D.R.M.C. Chapter 27, Article VI Incentives for Affordable Housing.

**SECTION 8.9.6 DESIGN STANDARD ALTERNATIVES FOR DOWNTOWN CENTRAL PLATTE VALLEY – AURARIA TRANSITION, RIVER, AND CENTER DISTRICTS**

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

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

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

<table>
<thead>
<tr>
<th>REQUIRED BUILD-TO ALTERNATIVE</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZONE DISTRICT</td>
</tr>
<tr>
<td>D-CPV-T</td>
</tr>
</tbody>
</table>

25%

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

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

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

<table>
<thead>
<tr>
<th>TRANSPARENCY ALTERNATIVES</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZONE DISTRICT</td>
</tr>
<tr>
<td>---------------</td>
</tr>
<tr>
<td>D-CPV-T</td>
</tr>
<tr>
<td>Primary Street</td>
</tr>
</tbody>
</table>
8.9.6.3 Tower Floor Plate Linear Dimension Alternative in D-CPV-R and D-CPV-C Zone Districts

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

B. Applicability
This Section 8.9.6.3 applies to the Tower Floor Plate Linear Dimension maximum above 5 stories/70 feet in the Point Tower building form in the D-CPV-R zone district and Tower Floor Plate Linear Dimension maximum above 8 stories/110 feet in the Standard Tower and Point Tower building forms in the D-CPV-C zone district.

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

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

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

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

C. Allowance
The Zoning Administrator may approve an alternative Tower Floor Plate Separation that does not meet the specific spacing requirements set forth in the building form tables, up to the minimum separation listed in the Tower Floor Plate Separation Alternative, where the alternative is found to meet the design standards and guidelines for Tower Floor Plate Separation in the Downtown Urban Design Standards and Guidelines.
DIVISION 8.10  DESIGN STANDARDS

SECTION 8.10.1  DESIGN STANDARD EXCEPTIONS

8.10.1.1 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. Standard
Except as specifically allowed below:

1. No portion of a structure shall project beyond the maximum height in feet specified in the applicable Building Form table.

2. No portion of a structure shall project beyond the bulk plane specified in the applicable Building Form table.

3. No portion of a structure shall exceed the maximum height in stories specified in the applicable Building Form table.

C. Exceptions
The following building features of Primary Structures and Accessory Structures are allowed to exceed height in feet, stories, bulk plane, and upper story setbacks as described in the table below, subject to the following standards.

1. 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.

2. 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.

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

4. Where a building feature exceeds either the maximum height in feet or the maximum height in stories as allowed in this section, all standards for the applicable feature in the table below shall apply.
8.10.1.2 Setback Exception - Parkway

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

B. Standard
In all D- 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:

<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>Roof Overhangs, gutters, and downspouts, each extending no more than 3-feet measured perpendicular from the exterior face of the Exterior Wall to the furthest edge of the projection</td>
<td>All D- 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 D- 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 D- 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 D- Zone Districts</td>
<td>Yes</td>
<td>Yes, from the perimeter of the portion of the building facing the Primary Street or Side Street.</td>
<td>28’</td>
<td>1 story</td>
<td>Not allowed</td>
<td>Not allowed</td>
</tr>
<tr>
<td>Elevator lobbies</td>
<td>All D- 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 D- 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 D- Zone Districts</td>
<td>No</td>
<td>No</td>
<td>Any distance</td>
<td>Not applicable</td>
<td>Not allowed</td>
<td>5’</td>
</tr>
<tr>
<td>Flush-mounted solar panels</td>
<td>All D- 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 D- 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>
</tr>
<tr>
<td>Accessory water tanks</td>
<td>All D- Zone Districts</td>
<td>No</td>
<td>Yes</td>
<td>28’</td>
<td>Not applicable</td>
<td>Any distance</td>
<td>Not Allowed</td>
</tr>
<tr>
<td>Pedestrian bridge</td>
<td>All D- Zone Districts</td>
<td>Not applicable</td>
<td>Not applicable</td>
<td>28’</td>
<td>Any number</td>
<td>Any distance</td>
<td>Any distance</td>
</tr>
</tbody>
</table>
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.

8.10.3 Required Build-To Exceptions in D-GT, D-AS-12+, D-AS-20+, D-CPV-T, D-CPV-R, and D-CPV-C Zone Districts

A. Civic, Public & Institutional Uses
   1. Intent
      To accommodate signature entrance architecture, gathering spaces, plazas, or community amenities along the front facades of structures containing civic, public and institutional uses.
   2. Standard
      Structures containing one or more uses in the Civic, Public & Institutional Use Classification are not required to meet the Primary Street Build-To standards.

8.10.4 Upper Story Setback Encroachments in D-GT, D-AS-12+, D-AS-20+, D-CPV-T, D-CPV-R, and D-CPV-C Zone Districts

A. Intent
   To allow minor elements which add to the architectural character of buildings to encroach into a Primary Street upper story setback while maintaining an open and unobstructed minimum upper story setback space.

B. Applicability
   This Section 8.10.4 applies to all primary building forms within D-GT, D-AS-12+, D-AS-20+, D-CPV-T, D-CPV-R, and D-CPV-C Zone Districts.

C. Standard
   1. In D-AS-12+ and D-AS-20+ Zone Districts, Exterior Balconies may encroach into a Primary Street upper story setback up to 2 feet.
   2. In D-GT, D-CPV-T, D-CPV-R, and D-CPV-C Zone Districts, Exterior Balconies may encroach into a Primary Street upper story setback up to 5 feet.

8.10.5 Setback Exceptions - Architectural, Site, Service & Utility Elements in D-GT, D-CPV-T, D-CPV-R, and D-CPV-C Zone Districts

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

B. Standard
   Except as specifically allowed below, Setbacks specified in the applicable Building Form tables shall be open and unobstructed.

C. Exceptions
   The following Structures or portions of Structures are permitted to encroach into the Setbacks subject to the limitations in the tables below. No portion of a Structure that encroaches into the Setbacks shall extend into a required Setback beyond the maximum Setback encroachment distance specified in the tables below, as measured perpendicular to the respective Zone Lot line. Where more than one Setback encroachment is allowed for the same Structure or portion of a Structure, the permitted Setback encroachment distances shall not be cumulative.
   1. Architectural Elements
      To allow for minor elements which add to the architectural character of buildings, while maintaining an open and unobstructed setback.
Article 8. Downtown Neighborhood Context
Division 8.10 Design Standards

8.10-4  

DENVER ZONING CODE  
June 25, 2010 | Republished July 1, 2021
### Article 8. Downtown Neighborhood Context

#### Division 8.10 Design Standards

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gutters, Downspouts and Roof Overhangs</td>
<td>All D-GT and D-CPV-T/R/C Zone Districts</td>
<td>All building forms</td>
</tr>
</tbody>
</table>

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

---

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unenclosed Porches, Decks, Patios, Exterior Balconies, Stoops, and above-grade stairways at the Street Level</td>
<td>All D-GT and D-CPV-T/R/C Zone Districts</td>
<td>All building forms</td>
</tr>
</tbody>
</table>

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

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![Illustrative only](image-url1)

![Illustrative only](image-url2)

![Not to Scale. Illustrative Only.](image-url3)
### Article 8. Downtown Neighborhood Context
### Division 8.10 Design Standards

#### 8.10-6 | DENVER ZONING CODE
June 25, 2010 | Republished July 1, 2021 | Amendment: 1

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
</tr>
</thead>
<tbody>
<tr>
<td>All D-GT and D-CPV-T/R/C Zone Districts</td>
<td>All building forms</td>
<td>1.5’</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.

---

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
</tr>
</thead>
<tbody>
<tr>
<td>All D-GT and D-CPV-T/R/C Zone Districts</td>
<td>All building forms</td>
<td>Horizontal shading devices: 5’</td>
</tr>
<tr>
<td>All other shading devices: 1.5’</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Shading devices:** Projections from Exterior Walls intended to control light entering through windows or doors.
- Horizontal shading devices shall include awnings, horizontal sunshades, and other shading devices projecting in a horizontal plane
- All other shading devices shall include vertical sunshades, vertical screens and combination horizontal/vertical sunshades (“eggcrate” sunshades)
- Vertical screens and combination horizontal/vertical sunshades (“eggcrate” sunshades) shall be at least 50% open

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

---

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### Article 8. Downtown Neighborhood Context

### Division 8.10 Design Standards

#### 2. Site Elements

To allow for minor screening and parking elements while maintaining an open and unobstructed setback.

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</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>
</tr>
<tr>
<td>Surface Parking</td>
<td></td>
<td>Not Allowed</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
</tr>
</thead>
<tbody>
<tr>
<td>Drive or Driveway</td>
<td>All D-GT and D-CPV-T/R/C Zone Districts</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.

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flatwork providing pedestrian access to entrances and buildings:</td>
<td>All D-GT and D-CPV-T/R/C Zone Districts</td>
<td>Any distance</td>
</tr>
</tbody>
</table>

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

---

**Amendment:** 1

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**DENVER ZONING CODE**

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3. **Service & Utility Elements**
   To allow for minor service and utility elements while maintaining an open and unobstructed setback.

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
</tr>
</thead>
<tbody>
<tr>
<td>All D-GT and D-CPV-T/R/C Zone Districts</td>
<td>All building forms</td>
<td>Any distance</td>
</tr>
</tbody>
</table>

Barrier-free access structures providing access to existing buildings, when no alternative location is available.
- Setback encroachments for barrier-free access structures are only allowed for expansions, enlargements, and alterations to existing buildings.

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

*Illustrative only*

*Not to Scale. Illustrative Only.*
<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bomb shelter or fallout shelter entrances not more than 2-feet above grade; Bomb shelter or fallout shelter vents not more than 3-feet above grade</td>
<td>All D-GT and D-CPV-T/R/C Zone Districts</td>
<td>All building forms</td>
</tr>
<tr>
<td><strong>Intent:</strong> To allow for functional siting.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chimneys originally designed and constructed to enclose fireboxes, smoke chambers, and flues serving wood-burning fireplaces and not exceeding 6-feet in width</td>
<td>All D-GT and D-CPV-T/R/C Zone Districts</td>
<td>All building forms</td>
</tr>
<tr>
<td><strong>Intent:</strong> To allow for functional siting.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
</tr>
</thead>
<tbody>
<tr>
<td>Enclosed structure that is below the original grade and completely underground, of any setback, except as otherwise restricted by this Code</td>
<td>All D-GT and D-CPV-T/R/C Zone Districts</td>
<td>All building forms</td>
</tr>
<tr>
<td><strong>Intent:</strong> To allow below grade structures that do not disrupt the streetscape.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gas and electric meters</td>
<td>All D-GT and D-CPV-T/R/C Zone Districts</td>
<td>All building forms</td>
</tr>
<tr>
<td><strong>Intent:</strong> To allow for functional siting.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Article 8. Downtown Neighborhood Context

### Division 8.10 Design Standards

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
</tr>
</thead>
<tbody>
<tr>
<td>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</td>
<td>All D-GT and D-CPV-T/R/C Zone Districts</td>
<td>All building forms</td>
</tr>
</tbody>
</table>

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

![Illustrative only](image)

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pedestrian Bridge where the encroachment is necessary to complete a connection for a continuous, publicly accessible pedestrian/bicycle route provided the Department of Transportation and Infrastructure (“DOTI”) has approved a right-of-way encumbrance.</td>
<td>All D-GT and D-CPV-T/R/C Zone Districts</td>
<td>All building forms</td>
</tr>
</tbody>
</table>

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

![Illustrative only](image)

---

**Amendment:** 1
### Retaining structures for window wells and below grade areas

1. Shall not extend more than 6-inches above grade; and
2. Shall not exceed 6-feet in width as measured parallel to the exterior walls of the structure served.

**Intent:** To allow for openings to below-grade spaces

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
</tr>
</thead>
<tbody>
<tr>
<td>All D-GT and D-CPV-T/R/C Zone Districts</td>
<td>All building forms</td>
<td>4'</td>
</tr>
</tbody>
</table>

### Retaining structures for window wells and below grade areas for exits, exit discharges, and emergency escape and rescue openings required by the Denver Building and Fire Code

1. Shall not extend more than 6-inches above grade; and
2. Shall not exceed 6-feet in width as measured parallel to the exterior walls of the structure served; and
3. Shall not exceed 4-feet in width as measured perpendicular to the exterior walls of the structure served; and
4. Shall not exceed the minimum number of exits or emergency escape and rescue openings required by the Denver Building and Fire Code.

**Intent:** To allow for minimum means of egress components and minimum emergency escape and rescue openings required for life-safety

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
</tr>
</thead>
<tbody>
<tr>
<td>All D-GT and D-CPV-T/R/C Zone Districts</td>
<td>All building forms</td>
<td>Any distance</td>
</tr>
</tbody>
</table>

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

- Shall not exceed 3' in height.

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

<table>
<thead>
<tr>
<th>ZONE DISTRICTS</th>
<th>BUILDING FORMS</th>
<th>PRIMARY STREET</th>
</tr>
</thead>
<tbody>
<tr>
<td>All D-GT and D-CPV-T/R/C Zone Districts</td>
<td>All building forms</td>
<td>Any distance</td>
</tr>
<tr>
<td>ZONE DISTRICTS</td>
<td>BUILDING FORMS</td>
<td>PRIMARY STREET</td>
</tr>
<tr>
<td>---------------</td>
<td>---------------</td>
<td>---------------</td>
</tr>
<tr>
<td>Wall-mounted fixtures, wiring, conduit, piping, and vents integral to conventional mechanical, electrical, plumbing, and fire protection systems (1) not otherwise identified as an allowed setback encroachment; and (2) serving permitted uses on the zone lot; and (3) projecting no more than 18-inches from the exterior face of the exterior wall Including but not limited to electrical panelboards, controllers, sensors, meters, drains, hosebibs, hydrants, fire department connections, sprinklers, alarms, dryer vents, bathroom vents, furnace vents, radon exhaust fans, lighting fixtures, and similar minor utility features approved by the Zoning Administrator</td>
<td>All D-GT and D-CPV-T/R/C Zone Districts</td>
<td>All building forms</td>
</tr>
</tbody>
</table>
SECTION 8.10.2 REFERENCE TO OTHER APPLICABLE DESIGN STANDARDS
See Article 10, General Design Standards.

SECTION 8.10.3 SURFACE PARKING LOT LANDSCAPING

A. Applicability
   1. Surface Parking as a primary use in the D-C, D-TD, D-LD, D-GT, D-AS and D-CV zones shall be landscaped according to this Section 8.10.3.

B. Street Tree Planting Required
   1. Street trees shall be required on all street frontages for all proposed new parking areas.
   2. Such trees shall be located on the public right-of-way where the available space between the flow line (face of curb) and the right-of-way/private property line is at least 10 feet wide and where no unusual problem or physical constraint exists. If such problem or constraint does occur in this situation, then the trees shall be located on private property.

C. Screening Device Required
   1. In addition to required street tree planting, a decorative screening device is required that conforms to city design concepts or a similar screening device as may be acceptable to the Zoning Administrator. The height of such device may vary between 2 feet and 4 feet. Such screening device shall be located on private property.
   2. Except for required street tree planting and additional standards in Section 8.10.3.D, no tree lawn, landscaping or interior landscaping is required; however, owners may submit for Zoning Administrator review proposals for alternative designs that incorporate landscaping (sod and/or shrubs) with the screening device.

Illustration 1: D-C, D-TD, D-LD, D-CV, D-AS and D-GT Zone Districts
D. Additional D-GT and D-AS Zone District Parking Lot Landscaping Requirements

1. Tree Lawn Required
   a. In addition to required street tree planting, a street front tree-lawn at least 8 feet wide shall be required between the flow line and the parking lot. If the space between the flow line and the property line is inadequate to install an 8-foot wide tree lawn, the width of such tree lawn may be reduced; however, in no case shall it be reduced to less than 5 feet in width. Further, if such 5-foot wide tree lawn is located partially on private property, that portion on private property shall be counted toward the satisfaction of the 5% area requirement of Section D.2 below.
   b. “Tree lawn” for the purposes of this provision is defined as a linear strip of ground which contains trees as required by Section 8.10.3.B above.
   c. A tree lawn is generally located on the public right-of-way, but may in some cases be partially located on private property.

2. Additional Parking Lot Landscaping Requirement
   An area of landscaping equal to 5% of the parking area shall be provided in addition to street tree and tree lawn landscaping areas. This additional landscaped area may be located:
   a. In the interior of the parking area according to the standards in Section 10.5.4.5, Interior Surface Parking Lot Landscaping Standards; or
   b. Along the street front as an addition to the tree lawn in the case of attached sidewalks; or
   c. With detached sidewalks, this area may be in the form of a landscaped planting strip with a minimum width of 5 feet located between the sidewalk and the parking area.

3. Pedestrian Access
   A 3-foot-wide opening for pedestrians shall be located a maximum of 80 feet apart along all public street and alley frontages of the parking lot.

4. Variations Allowed
   Variations in the arrangement or location of the tree lawn may be allowed depending on the location of existing sidewalks or on the quality of design proposals made by the developer according to the minimum widths set forth in Section 8.10.3.D.1 above.
Illustration 2: D-C, D-TD, D-LD, D-CV, D-AS and D-GT Zone Districts

Applicable where right-of-way (flow line to property line) is at least 16.5’ or more and sidewalk is attached.

Illustration 3: D-C, D-TD, D-LD, D-CV, D-AS and D-GT Zone Districts

Applicable where right-of-way (flow line to property line) is 15.5’ or more and sidewalk is detached.

Illustration 4: D-C, D-TD, D-LD, D-CV, D-AS and D-GT Zone Districts

Applicable where right-of-way (flow line to property line) is at least 13.5’ and sidewalk is attached.
Illustration 5: D-C, D-TD, D-LD, D-CV, D-AS and D-GT Zone Districts

- Splash apron and step-out strip
- 3.0' Minimum transferred from interior landscaping requirement
- 0.5' to 2.0' to 5.0' min. to 5.0' to 3.0' min. to 12.5'
- Property Line
- Flow Line (Face of Curb)
- Posts and Cables
- NOTE: Concrete curb and gutter may be substituted for flush asphalt and wheel stop

Applicable where right-of-way (flow line to property line) is at least 12.5' or more and sidewalk is attached.
DIVISION 8.11 USES AND MINIMUM/MAXIMUM PARKING REQUIREMENTS

SECTION 8.11.1 APPLICABILITY

8.11.1.1 This Division 8.11 sets forth the land uses permitted, the required zoning procedure, and the minimum/maximum parking requirements in all the Downtown Neighborhood Context zone districts with the exception of the D-LD zone district (see Section 8.4.1.4).

8.11.1.2 See Section 8.3.1.5 for more information on vehicle and bicycle parking in the D-C, D-TD and D-CV zone districts.

8.11.1.3 Maximum parking requirements apply only in the D-CPV-T, D-CPV-R and D-CPV-C zone districts as set forth in Section 8.11.5.

8.11.1.4 Note that the D-C, D-TD, D-CV, D-GT, D-AS-12+, D-AS-20+, D-CPV-T, D-CPV-R and D-CPV-C zone districts have no minimum off-street vehicle parking requirement.

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

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

SECTION 8.11.2 ORGANIZATION OF USE & MINIMUM PARKING TABLE

8.11.2.1 Organized by Primary, Accessory and Temporary Uses

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

8.11.2.2 Primary Use Classifications, Categories & Specific Use Types

A. Primary Use Classifications

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

1. Residential Uses
2. Civic, Public & Institutional Uses
3. Commercial Sales, Service & Repair Uses
4. Industrial, Manufacturing & Wholesale Uses
5. Agriculture

B. Primary Use Categories & Specific Use Types

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

C. Classifications & Categories Are Mutually Exclusive

The general land use classifications and use categories listed in the Use and Minimum Parking Table are intended to be mutually exclusive; that is, a use classified into one use category, such as “lodging accommodations,” cannot be classified in a different use category, such as “congregate living,” unless otherwise expressly allowed by this Code.
SECTION 8.11.3 EXPLANATION OF USE & MINIMUM PARKING TABLE

ABBREVIATIONS

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

8.11.3.2 Permitted, Limited, Not Permitted
A. Permitted Use - No Use Limitations Apply (“P”)
   A “P” in a table cell indicates that the use is permitted in the respective zone district, and is not subject to use limitations.

B. Permitted Use - Subject to Use Limitations (“L”)
   “L” in a table cell indicates the use is permitted in the zone district subject to compliance with the use limitations referenced in the last column of the use table ("Applicable Use Limitations").

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

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

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

C. Use Subject to Zoning Permit Review with Community Information Meeting (“ZPCIM”)
   “ZPCIM” in a table cell indicates that the use is permitted in the respective zone district only if reviewed and approved according to the public notice and procedural requirements in Section 12.4.1, Zoning Permit Review. Prior to formal application, an applicant shall schedule a community information meeting and provide public notice of the community information meeting according to Section 12.3.4.6, Community Information Meeting.

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

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

### 8.11.3.4 Enclosure of Uses

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

### SECTION 8.11.4 DISTRICT SPECIFIC STANDARDS (USE & MINIMUM PARKING TABLE)

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

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Primary Use Classification</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling, Single Unit</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- No Parking Requirements</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Dwelling, Two Unit</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- D-AS Districts - Vehicle: 0.75/unit</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>- Bicycle: No requirement</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling, Multi-Unit</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- D-AS Districts - Vehicle: 0.75/unit</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>- D-GT, D-AS, D-AS-12+/20+ Districts - Bicycle: 1/2 units (80/20)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- D-C, D-TD Districts - Bicycle: 1.1/unit (80/20)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dwelling, Live/Work</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- D-AS Districts - Vehicle: 0.75/unit</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>- D-GT, D-AS, D-AS-12+/20+ Districts - Bicycle: 1/2 units (80/20)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- D-C, D-TD Districts - Bicycle: 1.1/unit (80/20)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential Care, Type 1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- D-AS Districts - Vehicle: No requirement</td>
<td>L/L-ZP</td>
<td>L/L-ZP</td>
</tr>
<tr>
<td>- Bicycle: 1/8,000 sf GFA (80/20)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential Care, Type 2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- D-AS Districts - Vehicle: No requirement</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>- Bicycle: 1/8,000 sf GFA (80/20)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential Care, Type 3</td>
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</tr>
<tr>
<td>- D-AS Districts - Vehicle: No Requirement</td>
<td>L-ZPCIM</td>
<td>L-ZPCIM</td>
</tr>
<tr>
<td>- Bicycle: 1/8,000 sf GFA (80/20)</td>
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<td></td>
</tr>
<tr>
<td>Residential Care, Type 4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- D-AS Districts - Vehicle: No Requirement</td>
<td>L-ZPCIM</td>
<td>L-ZPCIM</td>
</tr>
<tr>
<td>- Bicycle: 1/8,000 sf GFA (80/20)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Congregate Living</td>
<td></td>
<td></td>
</tr>
<tr>
<td>All Types</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- D-AS Districts - Vehicle: 25/1,000 sf GFA (80/20)</td>
<td>P-ZP</td>
<td>P-ZP</td>
</tr>
<tr>
<td>- Bicycle: 1/8,000 sf GFA (80/20)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
# Article 8. Downtown Neighborhood Context
## Division 8.11 Uses and Minimum/Maximum Parking Requirements

### USE CATEGORY

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

### CIVIC, PUBLIC & INSTITUTIONAL PRIMARY USE CLASSIFICATION

#### Basic Utilities
- **Utility, Major Impact***
  - D-AS Districts - Vehicle: 5 / 1,000 s.f. GFA
  - D-GT, D-AS, D-AS-12+/20+ & D-CPV-T/R/C Districts - Bicycle: No requirement

#### Utility, Minor Impact***
- D-AS Districts - Vehicle: 5 / 1,000 s.f. GFA
- D-GT, D-AS, D-AS-12+/20+ & D-CPV-T/R/C Districts - Bicycle: No requirement

#### Community Center***
- No Parking Requirements

#### Day Care Center
- D-AS Districts - Vehicle: 1/ 1,000 s.f. GFA
- D-GT, D-AS, D-AS-12+/20+ & D-CPV-T/R/C Districts - Bicycle: 1/10,000 s.f. GFA (0/100)

#### Postal Facility, Neighborhood
- D-AS Districts - Vehicle: 1/125/ 1,000 s.f. GFA
- D-GT, D-AS, & D-AS-12+/20+ Districts - Bicycle: 1/7,500 s.f. GFA (20/80)
- D-CPV-T/R/C Districts - Bicycle: 1/4,000 s.f. GFA (20/80)

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

#### Public Safety Facility
- D-AS Districts - Vehicle: 1/1,000 s.f. GFA
- D-GT, D-AS, & D-AS-12+/20+ Districts - Bicycle: 1/10,000 s.f. GFA (0/100)
- D-CPV-T/R/C Districts - Bicycle: 1/5,000 s.f. GFA (0/100)

#### Hospital
- D-AS Districts - Vehicle: 1/1,000 s.f. GFA
- D-GT, D-AS, & D-AS-12+/20+ Districts - Bicycle: 1/10,000 s.f. GFA (0/100)

#### Correctional Institution
- No Parking Requirements

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**Key:**
- * = Need Not be Enclosed
- P = Permitted Use without Limitations
- L = Permitted Use with Limitations
- NP = Not Permitted Use
- ZP = Zoning Permit Review
- ZPCIM = Subject to Zoning Permit Review with Community Information Meeting
- ZPIN = Subject to Zoning Permit Review with Informational Notice
- ZPSE = Subject to Zoning Permit with Special Exception Review

**Notes:**
- When no ZP, ZPCIM, ZPIN, ZPSE listed = No Zoning Permit required

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8.11-4 | DENVER ZONING CODE
June 25, 2010 | Republished July 1, 2021
Amendment: 1
### Article 8. Downtown Neighborhood Context

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

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

### USE CATEGORY

#### Cultural/Special Purpose/Public Parks & Open Space

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>D-C, D-TD, D-CV, D-GT, D-AS-12+/20+, D-CPV-T/R/C Districts</td>
<td>have no minimum vehicle parking requirement. D-CPV-T/R/C maximum vehicle parking requirements are provided in Section 8.11.5. D-C, D-TD, D-CV bicycle parking requirements are provided in Section 8.3.1.5. D-LD vehicle parking requirements are provided in Section 8.4.1.4.</td>
<td></td>
</tr>
</tbody>
</table>

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

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<tr>
<td>Cultural/Special Purpose/Public Parks &amp; Open Space</td>
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<td>Cemetery*</td>
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<td>- D-AS Districts - Vehicle: 1/1,000 s.f. GFA</td>
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<td>- D-GT, D-AS, &amp; D-AS-12+/20+ Districts - Bicycle: 1/10,000 s.f. GFA (0/100)</td>
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<td>- D-CPV-T/R/C Districts - Bicycle: 1/5,000 s.f. GFA (0/100)</td>
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<td>- D-GT, D-AS, &amp; D-AS-12+/20+ Districts - Bicycle: 1/10,000 s.f. GFA (0/100)</td>
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<td>- D-CPV-T/R/C Districts - Bicycle: 1/5,000 s.f. GFA (0/100)</td>
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#### Education

- Elementary or Secondary School
- University or College
- Vocational or Professional School
- Public and Religious Assembly

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

- Adult Business

---

**Amendment:** 1
### Article 8. Downtown Neighborhood Context
#### Division 8.11 Uses and Minimum/Maximum Parking Requirements

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

|--------------|-------------------|-----|------|------|------|------|------|----------|----------|----------|----------|----------|
| Arts, Recreation & Entertainment | Arts, Recreation and Entertainment Services, Indoor  
- • D-AS Districts - Vehicle - Artist Studio: 0.3/1000 s.f GFA  
- • D-AS Districts - Vehicle - All Others: 1.25/1000 s.f GFA  
- • D-GT, D-AS, & D-AS-12+/20+ Districts - Bicycle: 1/7,500 s.f. GFA (20/80)  
- • D-CPV-T/R/C Districts - Bicycle: 1/4,000 s.f. GFA (20/80) | **P-ZP** | **P-ZP** | **P-ZP** | **P-ZP** | **P-ZP** | **P-ZP** | **P-ZP** | **P-ZP** | **P-ZP** | **P-ZP** | **P-ZP** |
| | Arts, Recreation and Entertainment Services, Outdoor*  
- • D-AS Districts - Vehicle: 1.25/1000 s.f GFA  
- • D-GT, D-AS, & D-AS-12+/20+ Districts - Bicycle: 1/7,500 s.f. GFA (20/80)  
- • D-CPV-T/R/C Districts - Bicycle: 1/4,000 s.f. GFA (20/80) | **L-ZP** | **L-ZP** | **L-ZPIN** | **L-ZPIN** | **L-ZPIN** | **L-ZPIN** | **§ 11.4.3** |
| | Event Space with Alternate Parking and Loading*  
- • Vehicle: No requirement  
- • Bicycle: No requirement | **NP** | **NP** | **NP** | **NP** | **NP** | **NP** | **NP** | **NP** | **NP** | **NP** | **NP** |
| | Sports and/or Entertainment Arena or Stadium* | **NP** | **NP** | **NP** | **NP** | **NP** | **NP** | **NP** | **NP** | **NP** | **NP** | **NP** |
| Nonresidential Uses in Existing Business Structures In Residential Zones | Not Applicable |
| Parking of Vehicles | Parking, Garage  
- • No Parking Requirements | **L-ZP** | **L-ZP** | **NP** | **NP** | **L-ZPIN/\*\*P-ZPIN** | **P-ZP** | **§ 11.4.7** |
| | Parking, Surface*  
- • No Parking Requirements | **L-ZP** | **L-ZP** | **NP** | **NP** | **D-GT:L-ZPIN** | **D-AS:P-ZPIN** | **NP** | **§ 11.4.8** |
| Eating & Drinking Establishments | All Types  
- • D-AS Districts - Vehicle: 2.5/1000 s.f GFA  
- • D-GT, D-AS, D-AS-12+/20+ & D-CPV-T/R/C Districts - Bicycle: 1/1,000 s.f. GFA (0/100) | **P-ZP** | **P-ZP** | **P-ZP** | **P-ZP** | **P-ZPIN** | **P-ZPIN** | **P-ZPIN** | **P-ZPIN** | **P-ZPIN** | **P-ZPIN** | **P-ZPIN** |
| Lodging Accommodations | Bed and Breakfast Lodging  
- • D-AS Districts - Vehicle - MS only: 2/1,000 s.f GFA  
- • D-GT, D-AS, D-AS-12+/20+ & D-CPV-T/R/C Districts - Bicycle: 1/7,500 s.f. GFA (20/80) | **P-ZP** | **P-ZP** | **P-ZP** | **P-ZP** | **P-ZPIN** | **P-ZPIN** | **P-ZPIN** | **P-ZPIN** | **P-ZPIN** | **P-ZPIN** | **P-ZPIN** |
| | Lodging Accommodations, All Others  
- • D-AS Districts - Vehicle: 0.875/ guest room or unit  
- • D-GT, D-AS, D-AS-12+/20+, & D-CPV-T/R/C Districts - Bicycle: 1/7,500 s.f. GFA (20/80) | **P-ZP** | **P-ZP** | **P-ZP** | **P-ZP** | **P-ZPIN** | **P-ZPIN** | **P-ZPIN** | **P-ZPIN** | **P-ZPIN** | **P-ZPIN** | **P-ZPIN** |
| Office | Dental / Medical Office or Clinic  
- • D-AS Districts - Vehicle: 1.25/1000 s.f GFA  
- • D-GT, D-AS, & D-AS-12+/20+ Districts - Bicycle: 1/7,500 s.f. GFA (20/80)  
- • D-CPV-T/R/C Districts - Bicycle: 1/4,000 s.f. GFA (20/80) | **L-ZP** | **L-ZP** | **L-ZP** | **L-ZP** | **L-ZP** | **L-ZP** | **L-ZP** | **§ 11.4.10** |
| | Office, All Others  
- • D-AS Districts - Vehicle: 1.25/1000 s.f GFA  
- • D-GT, D-AS, & D-AS-12+/20+ Districts - Bicycle: 1/7,500 s.f. GFA (20/80)  
- • D-CPV-T/R/C Districts - Bicycle: 1/4,000 s.f. GFA (20/80) | **P-ZP** | **P-ZP** | **P-ZP** | **P-ZP** | **P-ZP** | **P-ZP** | **P-ZP** | **P-ZP** | **P-ZP** | **P-ZP** | **P-ZP** |
**Division 8.11 Uses and Minimum/Maximum Parking Requirements**

**USE CATEGORY**

**SPECIFIC USE TYPE**

D-C, D-TD, D-CV, D-GT, D-AS-12+/20+, D-CPV-T/R/C Districts have no minimum vehicle parking requirement. D-CPV-T/R/C maximum vehicle parking requirements are provided in Section 8.11.5. D-C, D-TD, D-CV bicycle parking requirements are provided in Section 8.3.1.5. D-LD vehicle parking requirements are provided in Section 8.4.1.4.

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<tr>
<td>Retail Sales, Service &amp; Repair (Not Including Vehicle or Equipment Sales, Service &amp; Repair)</td>
<td>Animal Sales and Services, Household Pets Only</td>
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<td>Animal Sales and Services, All Others</td>
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<td>Food Sales or Market</td>
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<td>Retail Sales, Service &amp; Repair - Outdoor*</td>
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<tr>
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<td>Automobile / Motorcycle / Light Truck Sales, Rentals, Leasing, Pawn Lot or Vehicle Auctioneer*</td>
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<td>Heavy Vehicle / Equipment Sales, Rentals &amp; Service*</td>
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**APPLICABLE USE LIMITATIONS**

KEY: * = Need Not be Enclosed  P = Permitted Use without Limitations  L = Permitted Use with Limitations  NP = Not Permitted Use  ZP = Zoning Permit Review  ZPCIM = Subject to Zoning Permit Review with Community Information Meeting  ZPIN = Subject to Zoning Permit Review with Informational Notice  ZPSE = Subject to Zoning Permit with Special Exception Review  When no ZP, ZPCIM, ZPIN, ZPSE listed = No Zoning Permit required
### Article 8. Downtown Neighborhood Context
#### Division 8.11 Uses and Minimum/Maximum Parking Requirements

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

#### USE CATEGORY

<table>
<thead>
<tr>
<th>SPECIFIC USE TYPE</th>
<th>DIVISIONS</th>
<th>APPLICABLE USE LIMITATIONS</th>
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#### INDUSTRIAL, MANUFACTURING & WHOLESALE PRIMARY USE CLASSIFICATION

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>APPLICABLE USE LIMITATIONS</th>
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</table>
| Communications and Information | Antennas Not Attached to a Tower*  
- No Parking Requirements | L-ZP L-ZP L-ZP L-ZP L-ZP $11.5.2 |
| Communications and Information | Communication Services  
- D-AS Districts - Vehicle: 5/1,000 s.f. GFA  
- D-GT, D-AS, D-AS-12+/20+ & D-CPV-T/R/C Districts - Bicycle: No requirement | L-ZP L-ZP L-ZP L-ZP L-ZP $11.5.1 |
| Communications and Information | Telecommunications Towers*  
- No Parking Requirements | L-ZP L-ZP L-ZP L-ZP L-ZP $11.5.2 |
| Communications and Information | Telecommunications Tower - Alternative Structure*  
- No Parking Requirements | L-ZP L-ZP L-ZP L-ZP L-ZP $11.5.2 |
| Communications and Information | Telecommunication Facilities -- All Others*  
- No Parking Requirements | L-ZPIN L-ZPIN L-ZPIN L-ZPIN L-ZPIN $11.5.2 |
| Industrial Services | Contractors, Special Trade - General  
- D-AS Districts - Vehicle: 5/1,000 s.f. GFA  
- Bicycle: No requirement | L-ZP L-ZP L-ZP NP L-ZP L-ZP $11.5.3 |
| Industrial Services | Food Preparation and Sales, Commercial  
- D-AS Districts - Vehicle: 5/1,000 s.f. GFA  
- Bicycle: No requirement | L-ZP L-ZP L-ZP NP L-ZP L-ZP $11.5.5 |
| Industrial Services | Laboratory, Research, Development and Technological Services  
- D-AS Districts - Vehicle: 5/1,000 s.f. GFA  
- Bicycle: No requirement | L-ZP L-ZP L-ZP NP L-ZP L-ZP $11.5.6 |
| Industrial Services | Manufacturing, Fabrication & Assembly -- Custom  
- D-AS Districts - Vehicle: 5/1,000 s.f. GFA  
- Bicycle: No requirement | L-ZP L-ZP L-ZP NP L-ZP L-ZP $11.5.8 |
| Industrial Services | Manufacturing, Fabrication & Assembly -- General  
- D-AS Districts - Vehicle: 5/1,000 s.f. GFA  
- Bicycle: No requirement | L-ZP L-ZP L-ZP NP L-ZPIN/L-ZPSE L-ZPIN/ZPSE $11.5.9 |
| Mining & Extraction and Energy Producing Systems | Oil, Gas -- Production, Drilling* | NP NP NP NP NP NP |
| Mining & Extraction and Energy Producing Systems | Sand or Gravel Quarry* | NP NP NP NP NP NP |
| Mining & Extraction and Energy Producing Systems | Wind Energy Conversion Systems*  
- No Parking Requirements | L-ZP L-ZP L-ZP L-ZP L-ZP $11.5.13 |
## Division 8.11 Uses and Minimum/Maximum Parking Requirements

### Article 8. Downtown Neighborhood Context

#### Key:
- * = Need Not be Enclosed
- P = Permitted Use without Limitations
- L = Permitted Use with Limitations
- NP = Not Permitted Use
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- ZPCIM = Subject to Zoning Permit Review with Community Information Meeting
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- When no ZP, ZPCIM, ZPIN, ZPSE listed = No Zoning Permit required

### Article 8.11-9

**Uses and Minimum/Maximum Parking Requirements**

#### Specific Use Type

- D-C, D-TD, D-CV, D-GT, D-AS-12+/20+, D-CPV-T/R/C Districts have no minimum vehicle parking requirement. D-CPV-T/R/C maximum vehicle parking requirements are provided in Section 8.11.5.
- D-C, D-TD, D-CV bicycle parking requirements are provided in Section 8.3.1.5.
- D-LD vehicle parking requirements are provided in Section 8.4.1.4.

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<td></td>
<td>Terminal, Station or Service Facility for Passenger Transit System</td>
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<td>Recycling Plant, Scrap Processor</td>
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<td>Vehicle Storage, Commercial*</td>
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<td>ZPSE</td>
<td>L-ZP</td>
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<td>§11.5.24</td>
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<td></td>
<td>Wholesale Trade or Storage, General</td>
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<td>Wholesale Trade or Storage, Light</td>
<td>P-ZP</td>
<td>P-ZP</td>
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<td>Agriculture</td>
<td>Aquaculture*</td>
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<td></td>
<td>Garden, Urban*</td>
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<td>L-ZP</td>
<td>L-ZP</td>
<td>L-ZP</td>
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<td>§11.6.2</td>
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<td></td>
<td>Husbandry, Animal*</td>
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<td>NP</td>
<td>NP</td>
<td>NP</td>
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<tr>
<td></td>
<td>Husbandry, Plant*</td>
<td>NP</td>
<td>NP</td>
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<td>NP</td>
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<td>NP</td>
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<tr>
<td></td>
<td>Plant Nursery</td>
<td>L-ZP</td>
<td>L-ZP</td>
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<td>L-ZP</td>
<td>L-ZP</td>
<td>L-ZP</td>
<td>L-ZP</td>
<td>§11.6.5</td>
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</tr>
</tbody>
</table>
# Article 8. Downtown Neighborhood Context
## Division 8.11 Uses and Minimum/Maximum Parking Requirements

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

### USE CATEGORY

<table>
<thead>
<tr>
<th>SPECIFIC USE TYPE</th>
<th>ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION</th>
<th>APPLICABLE USE LIMITATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>D-C, D-TD, D-CV, D-GT, D-AS-12+/20+, D-CPV-T/R/C Districts have no minimum vehicle parking requirement. D-CPV-T/R/C maximum vehicle parking requirements are provided in Section 8.11.5. D-C, D-TD, D-CV bicycle parking requirements are provided in Section 8.3.1.5. D-LD vehicle parking requirements are provided in Section 8.4.1.4.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| • Vehicle Parking Reqmt: # spaces per unit of measurement  
• Bicycle Parking Reqmt: # spaces per unit of measuremen (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility) |                  |

### ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION

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

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

<table>
<thead>
<tr>
<th>Use</th>
<th>Home Occupations Accessory to a Primary Residential Use (Parking is Not Required for Home Occupations Unless Specifically Stated in this Table or in an Applicable Use Limitation)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Child Care Home, Large</td>
<td>L-ZPIN; L-ZPIN; L-ZPIN; NP; L-ZPIN; L-ZPIN</td>
</tr>
<tr>
<td>All Other Types</td>
<td>L-ZP; L-ZP; L-ZP; NP; L-ZP; L-ZP</td>
</tr>
<tr>
<td>Unlisted Home Occupations</td>
<td>L-ZPIN; L-ZPIN; L-ZPIN; NP; L-ZPIN; L-ZPIN</td>
</tr>
</tbody>
</table>

Amendment: 1

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## Article 8. Downtown Neighborhood Context
### Division 8.11 Uses and Minimum/Maximum Parking Requirements

**Table: Access to Primary Nonresidential Uses Use Classification**

<table>
<thead>
<tr>
<th>Accessory to Primary Nonresidential Uses</th>
<th>Specific Use Type</th>
<th>Applicable Use Limitations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory to a Place for Religious Assembly</td>
<td>L</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Conference Facilities Accessory to Hotel Use</td>
<td>L</td>
<td>L</td>
</tr>
<tr>
<td>Drive Through Facility Accessory to Eating/Drinking Establishments and to Retail Sales, Service, and Repair Uses*</td>
<td>NP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Emergency Vehicle Access Point</td>
<td>NP</td>
<td>NP</td>
</tr>
<tr>
<td>Garden*</td>
<td>L</td>
<td>L</td>
</tr>
<tr>
<td>Keeping of Animals</td>
<td>L-ZP/L-ZPIN</td>
<td>L-ZP/L-ZPIN</td>
</tr>
<tr>
<td>Limited Commercial Sales, Services</td>
<td>L</td>
<td>L</td>
</tr>
<tr>
<td>Nonresidential Uses in Existing Business Structures In Residential Zones - Accessory Uses</td>
<td>Not Applicable</td>
<td>Not Applicable</td>
</tr>
<tr>
<td>Outdoor Eating and Serving Area Accessory to Eating/Drinking Establishment Use*</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Outdoor Entertainment Accessory to an Eating/Drinking Establishment Use*</td>
<td>L-ZPIN/L-ZPSE</td>
<td>L-ZPIN/L-ZPSE</td>
</tr>
<tr>
<td>Outdoor Retail Sale and Display*</td>
<td>L-ZP/L-ZPIN</td>
<td>L-ZP/L-ZPIN</td>
</tr>
<tr>
<td>Outdoor Storage, General*</td>
<td>NP</td>
<td>NP</td>
</tr>
<tr>
<td>Outdoor Storage, Limited*</td>
<td>L</td>
<td>L</td>
</tr>
<tr>
<td>Rental or Sales of Adult Material Accessory to a Permitted Bookstore Retail Sales Use</td>
<td>L</td>
<td>L</td>
</tr>
</tbody>
</table>

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

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#### USE CATEGORY

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

<table>
<thead>
<tr>
<th>D-C</th>
<th>D-TD</th>
<th>D-LD</th>
<th>D-CV</th>
<th>D-GT</th>
<th>D-AS</th>
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#### TEMPORARY USE CLASSIFICATION

<table>
<thead>
<tr>
<th>Unlisted Temporary Uses</th>
<th>L - Applicable to all Zone Districts</th>
<th>§11.11.1</th>
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</thead>
<tbody>
<tr>
<td>Ambulance Service - Temporary</td>
<td>Not Applicable - See Permitted Primary Uses</td>
<td>§11.11.2</td>
</tr>
<tr>
<td>Amusement / Entertainment - Temporary*</td>
<td>NP</td>
<td>NP</td>
</tr>
<tr>
<td>Bazaar, Carnival, Circus or Special Event*</td>
<td>L-ZP</td>
<td>L-ZP</td>
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<tr>
<td>Building or yard for construction materials*</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Concrete, Asphalt, and Rock Crushing Facility*</td>
<td>L-ZP</td>
<td>L-ZP</td>
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<tr>
<td>Fence for Demolition or Construction Work</td>
<td>L-ZP</td>
<td>L-ZP</td>
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<tr>
<td>Health Care Center</td>
<td>P-ZP</td>
<td>P-ZP</td>
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<tr>
<td>Noncommercial Concrete Batching Plant*</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Outdoor Retail Sales - Pedestrian / Transit Mall*</td>
<td>L-ZP</td>
<td>L-ZP</td>
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<tr>
<td>Outdoor Retail Sales*</td>
<td>NP</td>
<td>NP</td>
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<tr>
<td>Outdoor Sales, Seasonal*</td>
<td>L-ZP</td>
<td>L-ZP</td>
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<tr>
<td>Parking Lot Designated for a Special Event*</td>
<td>L-ZP</td>
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<tr>
<td>Retail Food Establishment, Mobile*</td>
<td>L-ZP</td>
<td>L-ZP</td>
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<tr>
<td>Temporary Construction Office</td>
<td>L-ZP</td>
<td>L-ZP</td>
</tr>
<tr>
<td>Temporary Office - Real Estate Sales</td>
<td>L-ZP</td>
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<tr>
<td>Temporary Tiny Home Village</td>
<td>L-ZPCIM</td>
<td>L-ZPCIM</td>
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<tr>
<td>Tent for Religious Services</td>
<td>NP</td>
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</table>
SECTION 8.11.5 MAXIMUM VEHICLE PARKING REQUIREMENTS FOR DOWNTOWN CENTRAL PLATTE VALLEY – AURARIA TRANSITION, RIVER AND CENTER DISTRICTS

A. Intent

1. To promote active, transit-supportive development that leverages the regional transit infrastructure investment in the Downtown Central Platte Valley - Auraria districts.

2. To reduce the number of vehicle trips within and around the Downtown Central Platte Valley - Auraria districts and encourage alternative travel modes such as walking, biking, and transit.

3. To promote the efficient development of land in the Downtown Central Platte Valley - Auraria districts by limiting the amount of land dedicated to vehicle parking.

B. Applicability
This Section 8.11.5 applies to all Structures in the D-CPV-T, D-CPV-R and D-CPV-C zone districts.

C. Vehicle Parking Standards
The following table establishes the maximum vehicle parking allowed in the D-CPV-T, D-CPV-R and D-CPV-C zone districts based on the allowed primary uses by zone district.
### Article 8. Downtown Neighborhood Context

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

<table>
<thead>
<tr>
<th>USE CATEGORY</th>
<th>SPECIFIC USE TYPE</th>
<th>MAXIMUM VEHICLE PARKING: # SPACES PER UNIT OF MEASUREMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>RESIDENTIAL PRIMARY USE CLASSIFICATION</strong></td>
<td></td>
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<tr>
<td>Household Living</td>
<td>Dwelling, Single Unit</td>
<td>No Maximum</td>
</tr>
<tr>
<td></td>
<td>Dwelling, Two Unit</td>
<td>No Maximum</td>
</tr>
<tr>
<td></td>
<td>All other specific use types within the Household Living Use Category</td>
<td>0.7/Unit for each unit with 0-1 bedrooms, 1.0/Unit for each unit with 2 bedrooms, 1.3/Unit for each unit with 3+ bedrooms</td>
</tr>
<tr>
<td>Group Living</td>
<td>Residence for Older Adults</td>
<td>0.7/Unit for each unit with 0-1 bedrooms, 1.0/Unit for each unit with 2 bedrooms, 1.3/Unit for each unit with 3+ bedrooms</td>
</tr>
<tr>
<td></td>
<td>Rooming and Boarding House</td>
<td>1.25/1,000 sf GFA</td>
</tr>
<tr>
<td></td>
<td>Shelter for the Homeless</td>
<td>1.25/1,000 sf GFA</td>
</tr>
<tr>
<td></td>
<td>All other specific use types within the Group Living Use Category</td>
<td>0.7/Unit</td>
</tr>
<tr>
<td><strong>CIVIC, PUBLIC &amp; INSTITUTIONAL PRIMARY USE CLASSIFICATION</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>All specific use types within the Civic, Public &amp; Institutional Primary Use Classification</td>
<td>1.25/1,000 sf GFA</td>
</tr>
<tr>
<td><strong>COMMERCIAL SALES, SERVICE &amp; REPAIR PRIMARY USE CLASSIFICATION</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Arts, Recreation &amp; Entertainment</td>
<td>Arts, Recreation and Entertainment Services, Indoor</td>
<td>1.25/1,000 sf GFA</td>
</tr>
<tr>
<td></td>
<td>Arts, Recreation and Entertainment Services, Outdoor</td>
<td>6.0/1,000 sf GFA</td>
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<tr>
<td></td>
<td>Sports and/or Entertainment Arena or Stadium</td>
<td>6.0/1,000 sf GFA</td>
</tr>
<tr>
<td>Parking of Vehicles</td>
<td>Parking, Garage</td>
<td>No Maximum*</td>
</tr>
<tr>
<td>Eating &amp; Drinking Establishments</td>
<td>All Types</td>
<td>2.0/1,000 sf GFA</td>
</tr>
<tr>
<td>Lodging Accommodations</td>
<td>Bed and Breakfast Lodging</td>
<td>0.5/guest room or unit</td>
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<tr>
<td></td>
<td>Lodging Accommodations, All Others</td>
<td>0.5/guest room or unit</td>
</tr>
<tr>
<td></td>
<td>All other specific use types within the Commercial Sales, Service, &amp; Repair Primary Use Classification</td>
<td>1.25/1,000 sf GFA</td>
</tr>
<tr>
<td><strong>INDUSTRIAL, MANUFACTURING &amp; WHOLESALE PRIMARY USE CLASSIFICATION</strong></td>
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<td></td>
</tr>
<tr>
<td>Transportation Facilities</td>
<td>Terminal, Station or Service Facility for Passenger Transit System</td>
<td>No Maximum*</td>
</tr>
<tr>
<td></td>
<td>All other specific use types within the Industrial, Manufacturing &amp; Wholesale Primary Use Classification</td>
<td>1.25/1,000 sf GFA</td>
</tr>
<tr>
<td><strong>AGRICULTURE PRIMARY USE CLASSIFICATION</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>All specific use types within the Agriculture Primary Use Classification</td>
<td>1.25/1,000 sf GFA</td>
</tr>
</tbody>
</table>

*See Section 10.4.5.4 for Shared Vehicle Parking Requirements
8. If illuminated at all, illuminated only from a concealed light source.

9. Shall not be a flashing sign; and

10. Shall not be an animated sign.

I. Temporary Promotion/Special Event Signs

Inflatable, balloons and/or streamers/pennants shall be allowed as a promotion of a special event only. Advertising of a product or service in this manner shall not be allowed except as a part of the promotion of the special event. The Zoning Administrator shall issue a summons and complaint for inflatable, balloons, streamers/or pennants emplaced without a permit and shall not issue a permit for said location for the next event application. Inflatable and balloons may be shaped/formed as a product and may have commercial copy; streamers/pennants shall not have any commercial logos or copy; and shall meet the following conditions:

1. Shall be limited in placement to 5 days;

2. Shall be placed on the zone lot as determined by the Zoning Administrator;

3. Shall be limited to no more than 1 permit per quarter per zone lot; and

4. Streamers and/or pennants shall not exceed in measurement 2 times the zone lot front line measured in linear feet (the property address front line shall be used for this calculation); and shall be counted as part of the maximum allowed temporary sign area at a ratio of 1 linear foot to 1 square foot of temporary signage allowed.

J. Signs that are Works of Art

Signs which are works of art as defined by Section 20-86 of the Denver Revised Municipal Code. Such signs shall be primarily artistic in nature, but up to 5 percent of the sign may be the name or logo of a sponsoring organization. The percentage of the sign devoted to the sponsoring organization may be increased up to 10 percent of the sign if the Zoning Administrator, with input from the director of the mayor's office of art, culture and film, determines the portion of the sign devoted to the sponsor does not detract from the artistic quality of the sign.

K. Public Facility Identification Sign (Off-Premise)

A sign identifying a public facility which is located on a different zone lot than that containing the sign. The number, location, height, size and illumination of such signs shall be approved by the director of planning and the Zoning Administrator or their designated representatives; however, in no case shall such sign exceed 10 feet in height or 40 square feet in area. A decision to approve such signs must be based on a favorable evaluation of their compatibility with nearby structures and signs. The installation of such identification signs shall not reduce the size or number of other signs permitted on a specific site by other provisions of Division 10.10.

10.10.3.3 Signs Subject to a Comprehensive Sign Plan

Notwithstanding more restrictive provisions of Division 10.10, signs, large facilities may have signs according to an approved comprehensive sign plan for the facility.

A. Intent

The intent of these provisions is to allow flexibility in the size, type and location of signs identifying the use and location of large facilities. Flexibility is generally offered because these facilities often have a need for additional or different types of signage due to the complexity of the issues and varied physical layout of the facility. This flexibility is offered in exchange for a coordinated program of signage ensuring a higher standard of design quality for such signs. This process should mitigate any possible adverse impacts of large facility signs on surrounding uses. The flexibility in size, type and location of signs identifying the use and location of certain large facilities is not a matter of right, and a proposed comprehensive sign plan for a large facility must be reviewed pursuant to the provisions of this Section 10.10.3.3.
B. Description of Qualifying Uses
These provisions shall apply to large facilities located on a zone lot in a Mixed Use Commercial Zone District or in a nonresidential zone district. Such facilities must have a minimum ground floor area of 50,000 square feet, or a minimum zone lot area of 100,000 square feet. They may consist of 1 or more buildings but the site must consist of contiguous zone lots. Street or alleys do not destroy the contiguity of adjacent zone lots for the purpose of this Section 10.10.3.3.

C. Process to Establish Comprehensive Sign Plan

1. Plan Submittal
   The following items and evidence shall be submitted to the Zoning Administrator to explain a proposed comprehensive sign plan for a facility:
   a. A site plan or improvement survey of the facility drawn to scale showing existing and proposed buildings, Off-Street Parking Areas, landscaped areas, drainage swales, detention ponds, adjoining streets and alleys.
   b. Scaled drawings showing the elevations of existing and proposed buildings and structures that may support proposed signage.
   c. Design descriptions of all signs including allowable sign shapes, size of typography, lighting, exposed structures, colors, and materials, and any information on the frequency of changeable graphics.
   d. All information on sign location shall also be provided: wall elevations drawn to scale showing locations of wall, window, projecting and roof signs, and site plans drawn to scale showing allowable locations and heights of ground signs;
   e. Calculations of sign area and number.

2. Notice
   The Zoning Administrator shall see that the notices are placed on the property by the applicant no later than 15 days after receipt of the complete application for the proposed plan. The Zoning Administrator shall also send notice of the proposed plan to the neighborhood organizations which are registered pursuant to the provisions of Article III, Chapter 12 of the Revised Municipal Code and whose boundaries are within 3,000 feet of the boundary line of the zone lot of the large facility. The Zoning Administrator shall also send notices to the city council members in whose district the large facility is located and to the at large council members. Such notice shall require that written comments be submitted to the Zoning Administrator by those persons having a concern with respect to the proposal within 30 days of the date of notification. If the facility site falls within a district designated for preservation or the area of a structure designated for preservation pursuant to the provisions of D.R.M.C., Chapter 30 (Landmark Preservation), the Zoning Administrator shall notify the landmark approving authority regarding the proposal. Such notice shall require that the landmark approving authority provide a written recommendation, based on adopted standards, policies, and guidelines, to the Planning Board and Zoning Administrator, as set forth in D.R.M.C., Chapter 30 (Landmark Preservation).

3. Review by the Downtown Design Advisory Board in D-GT, D-AS-12+, D-AS-20+, D-CPV-T, D-CPV-R, and D-CPV-C Zone Districts
   a. The Downtown Design Advisory Board shall review comprehensive sign plans proposed for large facilities located on Zone Lots within the D-GT, D-AS-12+, D-AS-20+, D-CPV-T, D-CPV-R, or D-CPV-C Zone Districts according to the criteria listed below and the Downtown Urban Design Standards and Guidelines.
   b. The Downtown Design Advisory Board shall provide a recommendation for denial, approval, or approval with conditions to the Zoning Administrator.
4. **Forwarding of a Proposed Comprehensive Sign Plan**
The Zoning Administrator shall consider the concerns expressed by members of the public, neighborhood organizations and council members, and shall evaluate the proposed plan according to the criteria listed below and shall send the proposed plan and a recommendation for approval, denial or approval with conditions to the planning board.

5. **Criteria for Review**
The criteria for reviewing proposed comprehensive sign plans are as follows:

   a. The sign plan allows flexibility in the size, type and location of signs identifying the use(s) and location of a large facility, structure, or building group.

   b. The sign plan shall exhibit design excellence, inventiveness and sensitivity to the context.

   c. Signs shall not be oriented or illuminated so that they adversely affect the surrounding area, particularly existing nearby residential uses or structures. Examples of adverse effects are glare from intense illumination, and large signs or structures which visually dominate and area.

   d. Roof signs shall not be allowed unless such signs are designed to appear as an integral part of the building to which they are attached. Such roof signs shall not extend above any building height limit or zoning bulk plane. Portable roof signs, flashing signs, and animated signs are prohibited.

   e. The comprehensive sign plan shall include design guidelines to ensure that all features of the proposed signage, including the illumination, support structure, color, lettering, height, and location, shall be designed so that it will be an attractive and complimentary feature of the building which it serves.

   f. Sign design should reflect the existing or desired character of the area. As an example, in a district in which night-time entertainment is concentrated, the intent of this Section 10.10.3.3 is to encourage exciting, iconographic, and inventively illuminated signage.

   g. Signs shall be professionally designed and fabricated from quality, durable materials.

6. **Review by the Planning Board**

   a. The Planning Board shall hold a meeting and shall require that notices be placed on the property by the applicant at least 15 days prior to the meeting. The planning board shall also send notice of the proposed plan to registered neighborhood organizations which are registered pursuant to the provisions of Article III, Chapter 12 of the Denver Revised Municipal Code and whose boundaries are within 3,000 feet of the boundary line of the zone lot of the large facility. The planning board shall also send notices to the council members in whose district the large facility is located, and to the at large council members. Such notices shall be sent at least 30 days prior to the hearing.

   b. The planning board shall review the Zoning Administrator’s recommendation, the concerns of the public and the criteria for review, and shall adopt a recommendation for denial, approval or approval with conditions. The planning board recommendation shall be forwarded to the Zoning Administrator no later than 15 days following the adoption of the recommendation.
7. **Action**  
The Zoning Administrator shall take action on the proposed comprehensive sign plan within 15 days after the receipt by the Zoning Administrator of the planning board’s recommendation. The Zoning Administrator’s action, which shall be approval, approval with conditions or denial of the proposed plan, shall take into consideration the criteria for review, the recommendation of the planning board as well as public input. Upon taking action, the Zoning Administrator shall notify the applicant, appropriate council members and any registered neighborhood organization which expressed concerns over the plan, either in writing or at the planning board public hearing, of the action taken.

D. **Changes to the Plan**  
Any sign changes or additions requested for the facility after the approval of the comprehensive sign plan, must be reviewed according to the provisions of this Section 10.10.3.3.

E. **Effect of the Comprehensive Sign Plan Approval**  
Once a comprehensive sign plan is approved for a large facility, all signs for that facility shall be reviewed to ensure compliance with the sign plan before a permit is issued.

F. **Other Permitted Signs**  
Signs described and regulated by Section 10.10.3.2.E, signs giving parking or traffic directions, and inflatables and balloons and/or streamers/pennants as described and regulated by Section 10.10.3.2.I, need not be included in the comprehensive sign plan. However, other signs permitted by Section 10.10.3.2, signs subject to a permit, must be included in the comprehensive sign plan.

G. **Projecting Signs**  
Projecting signs may be allowed as part of the sign plan if they conform to the purpose of Section 10.10.17, Special Provisions for the D-C, D-TD, D-LD, D-CV, D-AS, D-AS-12+, D-AS-20+, D-CPV-T, D-CPV-R, and D-CPV-C zone districts. Except in districts for preservation or on structures for preservation, determination of compliance with 10.10.17 shall be made by the Zoning Administrator. In districts for preservation or on structures for preservation determination of compliance with 10.10.17 shall be made by the Landmark Preservation Commission or the Lower Downtown Design Review Board as appropriate.

H. **Animation**  
Flashing signs and animated signs shall not be allowed except when the sign is a projecting sign which is readable from the 16th Street Mall, in which case the provisions of 10.10.17.4.C shall apply.

I. **Rules and Regulations**  
The planning board has the authority to adopt rules and regulations concerning its review of comprehensive sign plans.

J. **Fee**  
The applicant shall pay the fee for review of a comprehensive sign plan for large facilities at the same time the application is submitted.

**SECTION 10.10.4 SIGN AREA / VOLUME MEASUREMENT**

10.10.4.1 **General**  
The area of a sign shall be measured in conformance with the regulations according to this Section, provided that the structure or bracing of a sign shall be omitted from measurement, unless such structure or bracing is made part of the message or face of the sign. Where a sign has 2 or more display faces, the area of all faces shall be included in determining the area of the sign unless the display faces join back to back, are parallel to each other and not more than 48 inches apart, or form a V type angle of less than 90 degrees. See special rules for measuring the volume/area of projecting signs below.
A. Signs shall be oriented or illuminated so that they do not adversely affect existing nearby residential uses or structures. Examples of adverse effects may include but are not limited to glare from intense illumination, and large signs or support structures that visually dominate an area to the detriment of existing or proposed land uses.

B. Heights, scales and locations of all sign types for buildings within the district will be evaluated taking consideration of possible impacts on adjacent buildings and uses.

C. Signage, as part of the district sign plan, shall not encroach closer than 240 feet of the center-line of 17th Street.

D. Roof mounted signs are not allowed within the district sign plan.

E. Freestanding outdoor general advertising devices may be limited in close proximity to Historic Structures, landmark districts, and designated parkways.

F. Internally illuminated, translucent face box signs are not allowed within the district sign plan.

G. All signage, subject to the district sign plan, shall be located above first floor commercial storefronts.

H. All features of the sign, including the illumination, support structure, color, lettering, height, and location, shall be designed to be complementary to the architecture and architectural features of the building on which it is located, as applicable.

I. Sign design should reflect the existing or desired character of the area. The intent of this subsection is to encourage exciting, iconographic, and inventively illuminated signage to enhance the theater district.

J. Signs shall be designed and fabricated from quality, durable materials.

K. Projecting signs must clear sidewalks by at least 8 feet in height and may project no more than 7 feet out from a building. There is no limit as to the number of projecting signs within the district sign plan.

L. Signs for accessory uses, which are prohibited by other provisions of Division 10.10, are allowed as a part of an approved district sign plan.

M. A maximum of one district sign plan may be adopted for the D-TD district.

**10.10.15.13 Minor Deviations to the District Sign Plan**

Sign proposals shall conform to an approved district sign plan, provided however, that community planning and development may authorize minor deviations from the district sign plan for individual signs when such deviations appear necessary in light of technical or engineering considerations, and provided that the council members and registered neighborhood organizations whose boundaries are within 200 feet of the boundary of the D-TD district are first notified. Minor deviations for individual signs shall not be permitted if any of the following circumstances result:

A. Signs are oriented or illuminated so that they adversely affect existing nearby residential uses or structures.

B. A change in allowable heights of signs greater than 2 feet above the maximum height above grade or 0 feet below the minimum height above grade.

C. A projection greater than 6 inches of the maximum allowance.

D. A change in signage type, illumination or animation allowed within the district sign plan.

E. Signs exceeding the specifications of the district sign plan and not allowed according to Section 10.10.15.15, require an amendment to the district sign plan.
10.10.15.14 Other Permitted Signs
Signs described and regulated by Section 10.10.3.2.E, signs giving parking or traffic directions, and inflatables and balloons and/or streamers/pennants as described and regulated by Section 10.10.3.2.I, need not be included in the district sign plan. However, other signs permitted by Section 10.10.3.2, signs subject to a permit, must be included in the district sign plan.

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

SECTION 10.10.16 SPECIAL PROVISIONS FOR D-GT, D-AS-12+, D-AS-20+, D-CPV-T, D-CPV-R, AND D-CPV-C

10.10.16.1 General
The provisions of this Section 10.10.16 shall apply to the D-GT, D-AS-12+, D-AS-20+, D-CPV-T, D-CPV-R, and D-CPV-C districts, except that portion of the D-GT district north of 13th Avenue on Broadway and Lincoln Street. The other Sections of this Division 10.10 shall remain in full force and effect in the D-GT, D-AS-12+, D-AS-20+, D-CPV-T, D-CPV-R, and D-CPV-C districts, and there is no requirement that proposed signs be submitted for approval pursuant to this Section. However, an application for a projecting sign may be submitted pursuant to the provisions of this Section, in which case this Section will be applicable with respect to the issuance of sign permits.

10.10.16.2 Purpose
The purpose of this Section is to create the policy for a system of signs that project perpendicular to the face of the wall or building to which they are attached, or at a 45-degree angle to the corner of a building where the user occupies at least part of 2 building frontages.

10.10.16.3 Intent
To accomplish this purpose, it is the intent of this ordinance to encourage and to authorize the use of signs and street graphics which are:

A. Compatible with and an enhancement of the character of the surrounding district and adjacent architecture when considered in terms of scale, color, materials, lighting levels, and adjoining uses.

B. Compatible with and an enhancement of the architectural characteristics of the buildings on which they appear when considered in terms of scale, proportion, color, materials and lighting levels.

C. Appropriate to and expressive of the business or activity for which they are displayed.

D. Creative in the use of unique 2 and 3 dimensional form, profile, and iconographic representation.

E. Employ exceptional lighting design and represent exceptional graphic design, including the outstanding use of color, pattern, typography, and materials.

F. Of high quality, durable materials appropriate to an urban setting.

10.10.16.4 Permitted Maximum Sign Area
The other Sections of this Division 10.10 pertaining to the D-GT, D-AS-12+, D-AS-20+, D-CPV-T, D-CPV-R, and D-CPV-C districts are applicable, and the sign area allowable under this Section shall be deducted from the permitted maximum sign area. For these purposes, a cubic foot of sign or graphic volume is considered to be equivalent to a square foot of sign area.
10.10.16.5 Projecting Graphics Permitted

For the purposes of this Section, a projecting graphic is a sign or street graphic attached to and projecting from the wall of a building at 90 degrees, or the corner of a building at 45 degrees. The projecting graphic may be two- or three-dimensional, and regular or irregular in form.

A. The following limitations apply to projecting graphics:

1. Each user may display 1 projecting graphic adjacent to every street upon which the user has frontage and an entry or 1 projecting sign at the corner of a building where the user has 2 frontages, provided that the approval of the manager of the Department of Transportation and Infrastructure ("DOTI") has been given pursuant to the provisions of Section 49-436 of the Revised Municipal Code.

2. Projecting graphics may project no more than 5 feet out from a building.

3. The bottom of any projecting graphic must be at least 8 feet above the sidewalk or ground floor finished floor level, whichever is higher while the top of any projecting graphics may be no higher than 15 feet above the sidewalk or ground level finished floor level, whichever is higher.

4. Allocation of allowable sign volume. For uses that are located at the Street Level and have entries with direct access to a public sidewalk, court or plaza, or uses located in the basement or on the second floor, that have entries at the Street Level with direct access to a public sidewalk, court or plaza, the allowable projecting sign volume will be allocated on the following basis:

   a. Uses that occupy at least 8 feet but no more than 20 feet of linear building frontage may have up to 12 cubic feet of projecting sign volume.

   b. Uses that occupy more than 20 but no more than 50 linear feet of building frontage may have up to 30 cubic feet of projecting sign volume.

   c. Uses that occupy over 50 linear feet of building frontage may have up to 50 cubic feet of projecting sign volume.

   d. Uses that occupy over 50 linear feet of building frontage, that are located in the D-GT zone district on either Broadway or Lincoln Streets and are south of 13th Avenue, may have up to 70 cubic feet of projecting sign volume.

   e. Uses occupying corner locations may base the maximum allowable volume of their signage on the length of the actual building frontage on which the sign is placed, or on the length of either frontage if a corner location is chosen.

B. Calculation of sign volume. The volume of a projecting sign will be calculated as the volume within a rectilinear form constructed to enclose the primary form of the sign.

C. Minor sign elements may project beyond the primary boundaries of this volume at the discretion of the Zoning Administrator. Minor elements will be defined as those parts of the sign which add to the design quality without adding significantly to the perceived volume and mass of the sign.

D. No dimension (height, width, or depth) shall be considered to be less than 1 foot and 0 inches for the purposes of calculating sign volume.

E. Projecting signs are prohibited for uses without direct street access on the Street Level.

F. Relationships to the building facade. Maximum projecting sign dimensions, volumes and locations may additionally be restricted by the dimensions of the building facade on which signage is to be located and the relationship to other tenant signage on the same facade:

   1. Signs shall not exceed the height of the parapet of the building on which mounted.

   2. Signs shall not be placed less than 8 feet apart.
10.10.16.6 Illumination
Illumination of graphics as defined herein shall be permitted by direct, indirect, neon tube, light-emitting diode (LED), and fluorescent illumination for users with over 20 linear feet of frontage. Users with fewer than 20 linear feet of frontage may have direct external illumination only. The following additional provisions also apply to the illumination of street graphics:

A. Color of light. Graphics as defined herein may use a variety of illuminated colors.
B. Fully internally-illuminated plastic sign boxes with internal light sources are prohibited.
C. Flashing signs are prohibited.
D. Animated signs are prohibited.

SECTION 10.10.17 SPECIAL PROVISIONS FOR D-C, D-TD, D-LD, D-CV, AND D-AS

10.10.17.1 General
The provisions of this Section 10.10.17 shall apply to the D-C, D-TD, D-LD, D-CV, and D-AS districts. The other provisions of this Division 10.10 (Signs) shall remain in full force and effect in the D-C, D-TD, D-LD, and D-AS districts, and there is no requirement that proposed signs be submitted for approval pursuant to this Section. However, an application for a sign may be submitted pursuant to the provisions of this Section in which case this Section will be applicable with respect to the issuance of the sign permit.

10.10.17.2 Purpose
The purpose of this Section is to create the policy for a comprehensive and balanced system of signs and street graphics to facilitate the enhancement and improvement of the D-C, D-TD, D-LD, and D-AS districts through the encouragement of urban, innovative signs and street graphics which will aid in the creation of a unique downtown shopping and commercial area, facilitate an easy and pleasant communication between people and their environment and avoid the visual clutter that is potentially harmful to traffic and pedestrian safety, property values, business opportunities, and community appearance. To accomplish these purposes, it is the intent of this Section to encourage and to authorize the use of signs and street graphics which are:

A. Compatible with and an enhancement of the character of the surrounding district and adjacent architecture when considered in terms of scale, color, materials, lighting levels, and adjoining uses.
B. Compatible with and an enhancement of the architectural characteristics of the buildings on which they appear when considered in terms of scale, proportion, color, materials and lighting levels.
C. Appropriate to and expressive of the business or activity for which they are displayed.
D. Creative in the use of unique 2 and 3 dimensional form, profile, and iconographic representation; employ exceptional lighting design and represent exceptional graphic design, including the outstanding use of color, pattern, typography and materials. Signage which simply maximizes allowable volume in rectangular form is strongly discouraged.
E. Of high quality, durable materials appropriate to an urban setting.

10.10.17.3 Permitted Maximum Sign Area
The other provisions of this Division 10.10 (Signs) pertaining to the D-C, D-TD, D-LD and D-AS districts are applicable, and the sign area allowable under this Section shall be deducted from the permitted maximum sign area. A cubic foot of sign or graphic volume is considered to be equivalent to a square foot of sign area.
10.10.17.4 Projecting Graphics Permitted

A projecting graphic is a sign or street graphic attached to and projecting from the wall of a building and not in the same plane as the wall.

A. The following limitations apply to projecting graphics:

1. Each use may display 1 projecting graphic adjacent to every street upon which the use has frontage, provided that the approval of the manager of the Department of Transportation and Infrastructure ("DOTI") has been given pursuant to the provisions of Section 49-436 of the Revised Municipal Code.

2. Projecting graphics must clear sidewalks by at least 8 feet in height and may project no more than 7 feet out from a building.

3. Projecting graphics shall be mounted no less than 6 inches and no more than 1 foot away from the building wall or the furthest projecting elements (belt courses, sills, etc.) which are adjacent to it on the building facade.

4. Allocation of allowable sign volume. For uses that are located at the Street Level and have entries with direct access to a public sidewalk, court or plaza the allowable projecting sign volume will be allocated on the following basis:
   a. Uses that occupy up to 49 linear feet of building frontage may have up to 30 cubic feet of projecting sign volume. However, to avoid crowding of signage types, uses that occupy less than 30 linear feet of exterior building frontage will be limited to utilizing either a projecting sign as allowed under these regulations, or any other non projecting sign types as currently allowed.
   b. Uses that occupy between 50 and 74 linear feet of building frontage may have up to 64 cubic feet of projecting sign volume.
   c. Uses that occupy 75 linear feet or more of building frontage may have up to 96 cubic feet of projecting sign volume.
   d. Uses occupying corner locations may base the maximum allowable volume of their signage on the length of the 1 actual building frontage on which it is placed.

5. The calculation of sign volume. The volume of a projecting sign will be calculated as the volume within a rectilinear form that could be constructed to enclose the primary form of the sign. Minor sign elements may project beyond the primary boundaries of this volume at the discretion of the review committee. Minor elements will be defined as those parts of the sign which add to the design quality without adding significantly to the perceived volume and mass of the sign. No dimension (height, width or depth) shall be considered to be less than 1 feet-0 inches for the purposes of calculating sign volume.

6. Multiple projecting signs. The total sign volume allowed for a single use may be broken into multiple projecting signs, not to exceed 1 per 25 linear feet of the actual building frontage adjacent to a public walk, court or plaza only at the discretion of the review committee based on the following criteria:
   a. Multiple signs significantly enhance the creative impact of the signage concept.
   b. Multiple signs are not detrimental to the building, the surrounding context or the signage opportunities of adjoining uses.

7. Allocation of sign volume for buildings with multiple uses having direct street access. Total combined allowable sign volume for buildings with multiple uses with direct street access may be allocated among the uses based on the following:
   a. Comprehensive sign plan required. No projecting signage for an individual use in a multi-use building will be reviewed or approved without review and approval of a comprehensive sign plan for the entire building. This plan must indicate how tenant sign allowances are to be allocated among all eligible building uses, approximate
designated sign locations and allowable types of sign construction and illumination. This sign plan must indicate sizes and locations for all sign types, not just projecting graphics.

b. Total sign volume for uses with direct street access shall not exceed the total of individual sign allowances based on the criteria of 10.10.17.A.1, .2, .3, and .4.

c. To accommodate uses without direct street access in addition to those with access (b. above), the total allowable sign volume determined by b. may be increased by the following amounts and apportioned among the uses by a comprehensive building sign plan (a. above): 12 cubic feet for building frontage up to 49 lineal feet; 20 cubic feet for building frontage from 50 to 74 lineal feet; and 30 cubic feet for building frontage 75 lineal feet and over.

d. Power of attorney required. In situations where maximum sign volumes must be allocated among several tenants, applicants other than the property owner will be required to provide evidence of power of attorney from the property owner authorizing the tenant to provide the comprehensive sign plan and to make application for the requested sign volume.

8. Buildings containing multiple uses without direct street access. In the case where a building contains multiple uses that do not have direct street access, a projecting sign for each individual use without direct access is prohibited. Entry features may contain multiple use identifications, however they must be designed with a unified program of graphics, materials, illumination, etc. For example, the entrance to a multi-use space may utilize a unique entry canopy as a single design feature into which multi-use identification can be incorporated. A single projecting graphic identifying a common identity, such as the name of the building or a retail arcade is also permissible.

a. Architectural entry canopies, defined as permanent structures that are fully supported by the building facade and are constructed of materials other than fabric or vinyl type materials, may incorporate signage for 1 or more tenants as part of their design, subject to these regulations and committee review. Signage may occur on canopy surfaces which are parallel, perpendicular or at other angles to the building facade to which the canopy is attached. Because canopies are architectural features that may only incidentally incorporate signage, not all the area of the canopy will be counted as signage. The volume of the canopy to be calculated as signage will be confirmed by the review committee per the following criteria:

b. The face area of typography and graphics.

c. The maximum dimensions of iconographic three-dimensional sign figures.

9. Relationships to the building facade. Maximum projecting sign dimensions, volumes and locations may be additionally restricted by the dimensions of the building facade on which signage is to be located and the relationship to other tenant signage on the same facade.

a. Signs shall not exceed the height of the parapet of single story buildings unless it is found by the review committee to meet the criteria in item d., below.

b. Signs shall not extend more than 1 story above the building floor on which the use is located unless they are found by the review committee to meet the criteria in item d., below.

c. Signs for uses located below the Street Level shall not be located or extend beyond the uppermost part of the second story without the approval of the review committee.

d. The following conditions will be taken into account when considering exceptions to items a. and b. above:
i. The additional height is found to be a factor in the success of the sign’s design.
ii. The additional height is not a detriment to overall design of the building facade or its immediate context.
iii. The additional height will not overshadow or create glare in adjoining properties.

e. Signs shall not be placed less than 25 feet apart unless they are determined to meet the following criteria:
   i. The signs work together to make a unified and compatible design that is stronger as a group than it would be as a single sign or multiple signs widely separated.
   ii. The sign group is compatible with the building architecture, reinforcing the design intent of a significant building feature such as a primary entry.

B. **Auxiliary Graphics**

   Auxiliary graphics are elements which are complementary but subsidiary to principal graphics. The following auxiliary graphics are permitted, subject to the limitations set forth herein:

   1. **Awnings.** Signage on fabric or vinyl type non-illuminated awnings that is located on a surface of that awning which is perpendicular to the face of the building will not be considered a projecting sign under this ordinance, but will be allowed, subject to staff review, provided that the total area of typography and graphics does not exceed 2 square feet.

   2. **Banners.**
      a. Short term banners and flags, which provide information related to a specific, temporary event (not more than 60 days in any 365-day period) are permitted provided that they are no more than 64 square feet. Projection shall not exceed 7 feet-0 inches.
      b. Permanent banners and flags which are graphic in nature, providing color and design interest only and do not directly represent actual goods, services, brands or business names are permitted provided that they are no more than 32 square feet. These banners are not subtracted from the allowable sign area. Projection shall not exceed 7 feet-0 inches.

C. **Illumination**

   Illumination of graphics as defined herein shall be permitted by direct, indirect, and neon tube illumination. The following additional provisions also apply to the illumination of street graphics:

   1. **Color of light.** Graphics as defined herein may use a variety of illuminated colors, provided they do not conflict with traffic signals.

   2. **Flashing signs and animated signs** are expressly limited to those properties which are contiguous to the 16th Street pedestrian and transit mall. All such signs must be readable from the 16th Street Mall. Bare bulb illumination is expressly discouraged.
      a. The appropriateness of flashing signs, where otherwise allowed, will be based on the character and uses of the face block, existing uses within the building and the surrounding vicinity, and the protection of public safety.
      b. Use of flashing signs shall be limited to entertainment uses such as, by way of example and not by way of limitation, theaters, movie houses, restaurants, and cabarets, and is limited to the times the business is open.

   3. Fully illuminated plastic sign boxes with internal light sources will not be allowed.
10.10.17.5 Design Review Committee
There is hereby created a separate Design Review Committee for each of the D-C, D-TD, D-LD, and D-AS districts, which shall be composed and comprised as hereinafter set forth, and which shall have the powers and authorities described herein.

A. Within the D-C, D-TD, and D-AS zone districts, when signage is proposed on a zone lot with landmark designation or located in a landmark district, the Denver Landmark Preservation Commission shall be the Design Review Committee.

B. Within the D-C and D-TD districts, except as provided by Section 10.10.17.5.A above, the Design Review Committee shall be comprised of 7 members as follows:
   1. 1 property owner, who owns property in the D-C or D-TD district;
   2. 2 business operators, who operate businesses in the D-C or D-TD district;
   3. 1 member of Downtown Denver, Inc., nominated by Downtown Denver, Inc.;
   4. 2 design professionals;
   5. 1 resident of Denver, with preference given to a resident of the D-C or D-TD district; and
   6. The Manager, or his designee, who shall serve as an ex officio member.

Members of the D-C and D-TD Design Review Committee shall be nominated by downtown businesses, residents and property owners in the D-C and D-TD districts and shall be appointed by the mayor. The term of membership on the Design Review Committee is 3 years with initial appointments being of 3 appointees for 1 year terms, 2 appointees for 2 year terms and 2 appointees for 3 year terms.

C. Within the D-LD district, the Lower Downtown Design Review Board shall comprise the Design Review Committee.

D. Within the D-AS district, except as provided by Section 10.10.17.5.A above, the planning office staff shall act as the Design Review Committee.

E. Each Design Review Committee shall meet monthly or within 14 calendar days of a special request.

F. Authority is hereby expressly granted to the applicable Design Review Committee to review and recommend approval to the Zoning Administrator of applications for signs and street graphics in the applicable district pursuant to the provisions of this Section.

10.10.17.6 Design Review
Applications for sign permits submitted for approval pursuant to the provisions of this Section shall be forwarded to the applicable Design Review Committee by the department of zoning administration. The applicable Design Review Committee shall prepare a recommendation and submit it to the Zoning Administrator. After taking into consideration the recommendation of the applicable Design Review Committee, the Zoning Administrator shall approve or deny the permit, except that the Zoning Administrator may not approve a permit if the Lower Downtown Design Review Board has recommended denial.

10.10.17.7 Review Provisions
A. The applicable Design Review Committee may recommend approval of a sign permit for single or multiple uses if the sign(s) is compatible with the theme and overall character to be achieved in the area, and the committee shall base its compatibility determination on the following criteria:
   1. The relationship of the scale and placement of the sign to the building or premises upon which it is to be displayed.
2. The relationship of colors of the sign to the colors of adjacent buildings and nearby street graphics.

3. The similarity or dissimilarity of the sign’s size and shape to the size and shape of other street graphics in the area.

4. The similarity or dissimilarity of the style of lettering on the sign to the style of lettering of nearby street graphics.

5. The compatibility of the type of illumination, if any, with the type of illumination in the area.

6. The compatibility of the materials used in the construction of the sign with the material used in the construction of other street graphics in the area.

7. The aesthetic and architectural compatibility of the proposed sign to the building upon which the sign is suspended and the surrounding buildings.

8. The proposed signs shall be of high quality, durable materials such as hardwoods, painted wood, metal, stainless steel, painted steel, brass or glass.

B. Submission of a single sign or multiple sign application:

1. The application for sign permit shall be forwarded to the applicable Design Review Committee at least 2 weeks prior to the regularly scheduled Design Review Committee meeting.

2. Recommendations to the Zoning Administrator will be made in writing with reasons for acceptance, rejection, or acceptance with changes within 15 days of each committee meeting; in the event a written recommendation is not made within said 15 days, the application shall be deemed to have a recommendation for rejection.

3. A graphics plan shall be submitted which shall contain visual representations of the lettering, illumination, color, area and height of graphics and may also indicate the areas and building where they may be placed and located.

4. Submitted photographic or drawn elevations of a minimum of 266 feet of frontage (context of individual sign) photographic or drawn perspective with the individual sign superimposed and a drawing of the sign at 0.5-inch to 1-inch scale shall be submitted.

5. Additionally, proof of consent or attempt to get consent, with reasons for failure, of the managers of all properties within the face block must be provided.

6. The application may also contain such special requirements as approved by the applicable Design Review Committee.

C. Adoption of rules and regulations. Each Design Review Committee shall have the authority to adopt rules and regulations concerning its administrative procedures provided that the provisions of Sections 10.10.17.7 A and B shall be adhered to.

10.10.17.8 Review of Permit for Flashing Signs

Every permit for a Flashing Sign issued pursuant to the provisions of this Section 10.10.17.8 shall be reviewed 10 years from the date the permit is issued by the department of zoning administration to determine if the Flashing Sign must be removed or not. In making such review, the review provision set forth in Section 10.10.17.7A shall be followed, and the applicable design review committee shall prepare a recommendation and submit it to the zoning administration. After taking into consideration the recommendation of the applicable design review committee, the Zoning Administrator shall determine if the Flashing Sign must be removed or not.
SECTION 10.10.18 OPEN SPACE AND O-1 ZONE DISTRICTS SIGN STANDARDS

10.10.18.1 General
A. Signs may be erected, altered and maintained only for and by a use by right in the district in which the signs are located; shall be located on the same zone lot as the use by right and shall be clearly incidental, customary and commonly associated with the operation of the use by right.

B. The sign standards contained within this Section apply to OS-B, OS-C and O-1 zone districts.

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

<table>
<thead>
<tr>
<th>Contents</th>
<th>Identification by letter, numeral, symbol or design of the use by right by name, use, hours of operation, services and products offered, events and price of products and services.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sign Types</td>
<td>Wall, window, canopy, and ground signs.</td>
</tr>
<tr>
<td>Maximum Number</td>
<td>1 sign for each front line of the zone lot on which the use by right is located.</td>
</tr>
</tbody>
</table>
| Maximum Sign Area                                                       | Each use by right shall be permitted a sign area of 20 square feet or the total permitted sign area for any use by right may be determined by 1 or the other of the following provisions provided, however, that the total sign area of any use by right shall not exceed 600 square feet, and no single sign area shall exceed 300 square feet in area:  
  1 square foot of sign area for each foot of street frontage of the zone lot on which the use by right is located.  
  1 square foot of sign area for each acre of the zone lot on which the use by right is located. |
| Maximum Height Above Grade                                              | Wall and window signs: The roof line of the building to which the sign is attached.  
  Ground signs: 25’.                                                                                                                                                                                                                   |
| Location                                                                | Wall and window signs: Shall be set back from the boundary lines of the zone lot on which it is located the same distance as a structure containing a use by right provided, however, wall signs may project into the required setback the permitted depth of the sign.  
  Ground signs: Any location provided that the sign is at least 10’ from any boundary line of the zone lot on which the use by right is located.                                                                                           |
| Illumination                                                            | May be illuminated but only from a concealed light source. Flashing signs are prohibited.                                                                                                                                              |
| Animation                                                               | Animated signs are prohibited.                                                                                                                                                                                                           |

10.10.18.3 Temporary Signs
Subject to the conditions hereinafter set forth and upon application to and issuance of a zoning permit therefore, signs identifying or advertising new construction, remodeling, rebuilding, development, sale, lease or rental of either a use by right or a designated land area; each such permit shall be valid for a period of not more than 12 calendar months and shall not be renewed for more than 1 successive period at the same location.

A. Permitted sign types: Wall and ground.

B. Permitted maximum number: 1 sign for each front line of the zone lot or designated land area on which the signs are located.
C. Permitted sign area: 32 square feet of sign area for a land area up to 5 acres and 64 square feet of sign area for a land area of 5 acres or more, provided that no sign shall exceed 100 square feet.

D. Permitted maximum height above grade: 25 feet.

E. Permitted location: Shall be set back at least 25 feet from all boundary lines of the zone lot or designated land area on which the signs are located.

F. Permitted illumination: May be illuminated but only from a concealed light source.

G. Prohibited: Flashing signs are prohibited and animated signs are prohibited.

SECTION 10.10.19  CHERRY CREEK NORTH ZONE DISTRICTS SIGN STANDARDS

10.10.19.1  Purpose
The purpose of this Section is to create a comprehensive and balanced system of signs and street graphics, to facilitate the enhancement and improvement of the Cherry Creek North zone districts (C-CCN) through the encouragement of innovative signs and graphics which will aid in the creation of a unique mixed-use neighborhood, facilitate an easy and pleasant communication between people and their environment and avoid the visual clutter that is potentially harmful to traffic and pedestrian safety, property values, business opportunities and community appearance.

10.10.19.2  General
Signs may be erected, altered and maintained only for and by a use by right in the C-CCN zone districts; shall be located on the same zone lot as the use by right; and shall be clearly incidental, customary and commonly associated with the operation of the use by right.

10.10.19.3  Comprehensive Sign Plan
Projecting signs shall be permitted only after a comprehensive sign plan for the entire building containing a use or uses by right has been approved. Such plan shall indicate how signs are allocated among all the individual uses, approximate designated sign locations, and allowable types of sign construction and illumination.

10.10.19.4  Design Review
In adopting the rules and regulations governing signage, the following criteria shall be utilized. These criteria shall also be the basis of all findings and recommendations regarding signage that the design advisory board shall forward to the Zoning Administrator. Signage shall be:

A. Compatible with the character of the surrounding district and adjacent architecture when considered in terms of scale, color, materials, lighting levels, and adjoining uses;

B. Compatible with the architectural characteristics of the buildings on which the signs are placed when considered in terms of scale, proportion, color, materials and lighting levels;

C. Expressive of the business or activity for which they are displayed;

D. Creative in the use of two- and three-dimensional forms, iconographic representations, lighting and graphic design, including the use of color, pattern, typography and materials; and

E. Constructed utilizing high quality, durable materials that meet the physical demands of an urban setting.

10.10.19.5  Signs Subject to a Permit
Section 10.10.3.2 (signs subject to a permit) shall be in full force and effect in the C-CCN zone districts. All signs shall be subject to any additional requirements or standards contained within this Section and shall be subject to review by the Cherry Creek North (CCN) Design Advisory Board.
10.10.19.6  Permitted Contents
Identification by letter, numeral, symbol or design of the use or uses by right by name, use, hours of
operation, services and products offered, events and prices of products and services.

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

10.10.19.8  Permitted Maximum Number
Each use by right may have the greater number of the following:

A. 5 signs; or
B. 2 signs for each front line of the zone lot on which the use by right is located.

10.10.19.9  Permitted Maximum Sign Area
The permitted maximum sign area for each individual use by right is 50 square feet or the total per-
mitted sign area determined by one of the following provisions, whichever is the greater; provided,
however, that no sign shall exceed 200 square feet in area nor shall the total permitted sign area of
any single use by right exceed 600 square feet:

A. For a zone lot containing only 1 use by right. 1 square foot of sign area for each linear foot of
street front of the zone lot; provided, however, that in computing the area of such signs, the
measurement of not more than 2 front lines, 1 contiguous with the other, shall be used. (See
Figure 10.10-1)

B. For a zone lot having 2 or more uses by right. For each use by right, 1.5 square feet of sign area
for each linear foot of that portion of building frontage occupied by the use by right, for the
first 200 feet of building frontage, then 1 square foot of sign area for each linear foot of building
frontage thereafter. (See Figure 10.10-2)
10.10.19.10  Permitted Maximum Height Above Grade
(See Figure 10.10-3)
A.  Arcade signs: 10 feet.
B.  Ground signs: 5 feet.
C.  Wall and window signs: The roof line of the building to which the sign is attached.

10.10.19.11  Permitted Location
Shall be set in at least 5 feet from every boundary line of the zone lot; provided, however, wall or projecting signs may project into the required setback the permitted depth of the sign.
10.10.19.12 Permitted Illumination
May be illuminated. Neon lighting is permitted, subject to design review as specified in Section 10.10.19.4 (design review) above. Flashing signs are prohibited.

10.10.19.13 Animation Prohibited
Animated signs are prohibited.

10.10.19.14 Projecting Signs and Graphics

A. Projecting sign volume. This volume is determined by a calculation using the smallest regular rectilinear geometrical shape encompassing the entire perimeters of the projecting sign. Minor sign elements may project beyond the primary boundaries of this volume subject to design review approval. Minor sign elements are those parts of the projecting sign that add to the design quality without adding significantly to the perceived volume and mass of the projecting sign.

1. The minimum dimension used in calculating projecting sign volume is 1 foot.
2. The maximum sign dimension shall be 4 feet.

B. Permitted maximum projecting sign area. The permitted projecting sign area under this Section shall be deducted from the total permitted maximum sign area for each use as calculated in Section 10.10.19.9 (permitted maximum sign area) above. For the purposes of this Section, 1 cubic foot of projecting sign or graphic volume shall be considered equivalent to 1 square foot of sign area.

C. Calculation of permitted maximum projecting sign volume. The maximum allowable size of individual projecting signs shall be based upon the horizontal linear feet of exterior building frontage facing directly upon the public right-of-way by the use by right. Buildings containing more than 1 use by right may be limited by the total allowable projecting sign volume for the building as allocated in a required comprehensive sign plan.

1. Single uses located at the Street Level having entries and/or windows facing onto a public sidewalk, court or plaza. The total permitted projecting sign volume shall be determined by one of the following provisions:
   a. Uses by right occupying less than 50 linear feet of building frontage may be permitted up to 30 cubic feet of projecting sign volume, however not to exceed 4 feet in projecting sign height. (See Figure 10.10-4)

   Figure 10.10-4

   ![Figure 10.10-4](image)

   b. Uses by right occupying more than 50 linear feet or more building frontage may utilize up to 64 cubic feet of projecting sign volume, however not to exceed 5 feet in projecting sign height. (See Figure 10.10-5)
c. For corner locations the maximum permitted volume of the projecting sign shall be calculated using only the length of the building front on which the projecting sign is attached.

d. For projecting signs attached directly on the corner of the building the maximum permitted volume of the projecting sign shall be calculated using the length of the longest building front of the 2 building fronts of the building to which the projecting sign is attached.
2. Total maximum permitted projecting sign volume for multiple use buildings. The sum total permitted projecting sign volume of all the uses in a building shall be limited by the following provisions:
   a. Uses by right with building frontage. The maximum total volume of projecting signs allowed on the exterior of any building frontage facing onto a public street, court or plaza shall not exceed the sum total volume permitted for all the individual uses occupying that frontage and having direct exposure to the street, court or plaza.
   b. Uses by right without building frontage. In order to accommodate projecting signs for all tenants including those located without direct Street Level exposure, the sum total volume of permitted projecting sign volume as determined in Section 10.10.19.14.C.1 may be increased by the following amounts, and apportioned among the building tenants through a comprehensive sign plan:
      i. 12 cubic feet for building frontages less than 75 linear feet.
      ii. 20 cubic feet for building frontages 75 linear feet or greater.

D. Permitted numbers of projecting signs.
   1. Permitted numbers of projecting signs for buildings containing a single use by right. Limited to 1 projecting sign for every 25 linear feet of exterior building frontage.
   2. Permitted numbers of projecting signs for buildings containing multiple uses by right. Uses occupying less than 30 linear feet of exterior building frontage are limited to either 1 projecting sign as permitted under these regulations or other non projecting signs as allowed under this Section. For uses occupying 30 or more linear feet of exterior building frontage, the permitted number of projecting signs or graphics in Section 10.10.19.14.D.1 shall apply.

E. Projecting sign location and building attachment. The following limitations shall apply to the location and attachment of projecting signs and graphics to the building wall:
   1. Each use by right may display 1 projecting sign or graphic on each building front occupied by the use, provided all other criteria for approval are satisfied as required by Code;
   2. All projecting signs or supporting structures shall be located at least 8 feet above the sidewalk below;
   3. Each projecting sign shall extend not more than 1 foot away from the building wall or the furthest projecting elements (belt courses, sills, etc.) adjacent to such projecting sign on the building facade; and
11.4.8.2 D-C and D-TD Zone Districts

In the D-C and D-TD zone districts, where permitted with limitations:

A. Surface Parking lots are permitted only if such use was in existence before May 25, 1990, and has been in continuous use as a parking lot since that date, provided, however, that a temporary use properly permitted under the provisions of this Article 11 shall not destroy the continuity of use; or

B. The Surface Parking lot received a use permit between May 25, 1990, and October 10, 1994, and has been in continuous use as a parking lot since the date of such permit, provided, however, that a temporary use properly permitted under the provisions of Article 11 shall not destroy the continuity of use, and complies with all specifications for use and maintenance contained in Ordinance 140, series of 1986 and Ordinance 270, series of 1990; or

C. Began operation after October 10, 1994, and meets the following conditions:
   1. Such use shall not be located within the area bounded by 14th Street, Colfax Avenue, Broadway Street, 18th Street, and the Larimer Street-Market Street alley; and
   2. Such use shall not be located where necessary curb cuts will interfere with pedestrian activity on Larimer Street, Curtis Street, Cleveland Place, or on any street frontage facing a light rail line.

11.4.8.3 D-GT Zone District

In the D-GT zone district, where permitted with limitations, Surface Parking lots constructed after July 1, 1994 shall be permitted according to Section 12.4.2, Zoning Permit Review with Informational Notice, and shall only be approved provided that the following limitations are met:

A. Such parking lot shall serve a specific, identified business or residential facility that is a permitted use then permitted and operating in the D-GT district.

B. Any parking lot that is not located on the same zone lot as the use it serves, and that provides amounts of parking beyond those required to meet the minimum parking requirements for such use according to this Article 11 and Division 10.4, Parking and Loading:
   1. Shall have some portion of such parking lot located within 200 feet of the zone lot containing the use it serves; and
   2. Shall not offer parking to the public in return for a fee; and
   3. Shall include signage stating that parking is available only for the specific, identified business or residential facility that it serves and that public parking is not permitted.

11.4.8.4 CMP-H and CMP-EI Zone Districts

In the Campus Hospital CMP-H and CMP-EI zone districts, where permitted with limitations:

A. Surface parking of vehicles is permitted only to serve a use permitted in the district.

B. Commercial Surface Parking lots are prohibited.
**Eating and Drinking Establishments Use Category**

**SECTION 11.4.9 EATING AND DRINKING ESTABLISHMENTS, ALL TYPES**

11.4.9.1 All MX-2x, -2A, -2; MS-2x, -2, -CMP-H2, CMP-EI2 Districts

In all MX-2x, -2A, -2; MS-2x, -2, CMP-H2, CMP-EI2 zone districts abutting a SU or TU zone district, where permitted with limitations:

A. Lighted signage for an Eating and Drinking Establishment shall be turned off during non-operating hours.

B. All outdoor lighting for an Eating and Drinking Establishment shall be provided with full cut-off fixtures.

11.4.9.2 All MX-2x, MS-2x, CMP-H2, CMP-EI2 Zone Districts

In all MX-2x, MS-2x, CMP-H2, CMP-EI2 zone districts, where permitted with limitations, in addition to compliance with the use limitations in this Section 11.4.9, if the eating and drinking establishment is less than 100 feet from the boundary of any Protected District, all business activities open to the public shall cease by 10:00 p.m., except on Friday and Saturday nights when all business activities open to the public shall cease by 11:00 p.m.

**Office Use Category**

**SECTION 11.4.10 DENTAL/MEDICAL OFFICE OR CLINIC**

11.4.10.1 G-RO Zone District

In the G-RO zone district, where permitted with limitations, Dental/Medical Office or Clinic use is permitted provided, however, that such use that expands to create a gross floor area exceeding 10,000 square feet shall be reviewed according to Section 12.4.2, Zoning Permit Review with Informational Notice. Any such use that contains a gross floor area in excess of 10,000 square feet and which was legally established on or before September 16, 1994, shall be considered a legal, conforming use and does not need to comply with Section 12.4.2, Zoning Permit Review with Informational Notice. This limitation shall not apply to rehabilitation centers for handicapped persons.

11.4.10.2 All Zone Districts

In all zone districts, where permitted with limitations:

A. In all zone districts, except the RO, RX, MX-2x, MS-2x, and I-B zone districts, up to 20 patients or clients may stay overnight at any one time in a Dental/Medical Office or Clinic use.

B. In the RO, RX, MX-2x, MS-2x and I-B zone districts, overnight patient or client stays are prohibited.

**Retail Sales, Service and Repair Use Category**

**SECTION 11.4.11 RETAIL SALES, SERVICE AND REPAIR, ALL TYPES**

11.4.11.1 All MX-2x, -2A, -2; MS-2x, -2 Zone Districts

In all MX-2x, -2A, -2; and MS-2x, -2 zone districts, where permitted with limitations:

A. Lighted signage shall be turned off during non-operating hours.

B. All outdoor lighting shall be provided with full cut-off fixtures.

C. Retail Marijuana Stores and Medical Marijuana Centers are prohibited in these zone districts.
SECTION 11.10.5  CAR WASH BAY ACCESSORY TO AUTOMOBILE SERVICES OR HOTEL USES

11.10.5.1  All Zone Districts
In all zone districts, where permitted with limitations:

A. A car wash bay is permitted as accessory to an Automobile Services, Light or Heavy, use only. The car wash bay shall be limited in capacity to one vehicle and may be operated with either manual or automatic equipment;

B. An accessory car wash bay shall be sited on a zone lot and constructed, operated, and maintained in compliance with the standards stated in this subsection, and shall comply with the building form standards in the applicable zone district;

C. The car wash bay shall be set back a minimum 8 feet from any abutting residential use or Residential Zone District;

D. Adequate landscaping and solid fencing shall be installed to control the effects of noise where such bay is located adjacent to a residential use or a Residential Zone District;

E. If the zone lot containing the car wash bay abuts a residential use or Residential Zone District, the hours of operation of the car wash bay shall be limited to the time period between 7:00 a.m. and 10:00 p.m.; and

F. Sufficient space on the same zone lot shall be provided to accommodate 3 vehicles waiting for the car wash bay, in addition to the required off-street parking for the primary use.

11.10.5.2  CMP-NWC-F Zone District
In the CMP-NWC-F zone district, where permitted with limitations, a Car Wash Bay Accessory to Automobile Services or Hotel must be located a minimum of 50 feet from a South Platte River Primary Street zone lot line:

SECTION 11.10.6  COLLEGE ACCESSORY TO A PLACE FOR RELIGIOUS ASSEMBLY

11.10.6.1  All Zone Districts
In all zone districts, where permitted with limitations:

A. A College is permitted as accessory to a primary Religious Assembly use only;

B. The accessory College use shall not have an enrollment greater than 75 students;

C. The accessory College use shall provide no student or faculty housing;

D. The accessory College use shall not operate any activities before 8:00 a.m. or after 6:00 p.m.; and

E. The accessory College use shall provide off-street parking according to the parking requirements for university or college uses in the Urban Neighborhood Context (See Article 5).

SECTION 11.10.7  CONFERENCE FACILITIES ACCESSORY TO HOTEL USE

11.10.7.1  All Zone Districts
In all zone districts, where permitted with limitations:

A. Conference facilities are permitted as accessory to a primary hotel use.
B. Notwithstanding the gross floor limitations for accessory uses, conference facilities not exceeding 20 percent of the gross floor area of the hotel are permitted in addition to the floor area occupied by all other accessory uses.

C. For purposes of this allowance for accessory conference facilities, “gross floor area” shall include net meeting space plus related service and pre-function space.

SECTION 11.10.8 DRIVE-THROUGH FACILITY ACCESSORY TO EATING/DRINKING ESTABLISHMENTS AND TO RETAIL SALES, SERVICE, AND REPAIR USES

11.10.8.1 All Zone Districts
In all zone districts, where permitted with limitations:

A. General Limitations

1. Drive-Through Facilities shall be permitted as accessory to a primary Eating and Drinking Establishment or to a primary Retail Sales, Service, or Repair use only.

2. Drive-Through Facilities accessory to a primary Eating and Drinking Establishment shall comply with all applicable use limitations for Eating and Drinking Establishments found in this Article 11. In case of conflict with the use standards stated in this Section specific to Drive-Through Facilities, the standards in this Section shall apply.

3. Accessory Drive-Through Facilities shall be sited on a zone lot and constructed, operated, and maintained in compliance with the building form standards allowed in the applicable zone district, and with these use-specific standards.

B. Site Design Standards

1. Any Drive-Through Facility visible from a public street or from a Residential Zone District shall provide an opaque screen along the visible portion of the drive through queuing and operating lane. Such screen shall at least meet the requirements for screening found in Section 10.5.4.4, Perimeter Surface Parking Lot Landscaping Standards.

2. All parts of any Drive-Through Facility shall be separate from parking circulation aisles.

3. Vehicle access to the site shall not unreasonably interfere with automobile or pedestrian traffic. Queuing lanes shall be adequate to prevent backups onto public streets.

4. This subsection’s Drive-Through Facility standards apply only to drive through facilities that commence operations after June 1, 2006.

C. Drive-Through Facilities Adjacent to a Residential Zone District

Accessory Drive-Through Facilities on a zone lot adjacent to a Residential Zone District shall comply with the following additional standards:

1. There shall be no glare from permanent lighting or vehicle headlights projected onto an abutting Residential Zone District. To ensure glare is controlled, all external lights shall have fully shielded fixtures. Light trespass onto adjacent residential uses shall not exceed 0.3 footcandles.

2. No device that amplifies sound shall be so designed or operated that the amplified sound exceeds the City’s noise ordinance standards on any private property zone lot located within a Residential Zone District beyond the boundaries of the zone lot on which the Drive-Through Facility is operated.
extension and grant only one such extension should the Board of Adjustment find that the unique and exceptional circumstances justifying the original order to delay still exist.

C. All such actions by the Board of Adjustment shall be recorded in the real property records of the Denver County Clerk and Recorder. Such stay shall not be a variance on the use of a premises, shall be personal to the applicant, and shall not be transferable.

12.2.6.9 Limitations on Powers

A. Concurring Vote Required
The concurring vote of 4 members of the Board of Adjustment shall be necessary to reverse any order, requirement, decision or determination of any administrative official authorized to act under this Code, or to decide in favor of the applicant on any matter upon which the Board of Adjustment is required to pass under this Code or to grant a variance to this Code.

B. Recording of Hearings and Findings of Fact
1. All proceedings before the Board of Adjustment shall be recorded.

2. Every decision of the Board of Adjustment shall be based upon findings of fact and every finding of fact shall be supported in the record of its proceedings. The enumerated conditions herein shall be construed as limitations on the power of the Board of Adjustment. Mere recitation of the conditions unaccompanied by findings of specific facts shall not constitute compliance with this Code. All findings of fact shall be available for public review within 21 days from the date of the Board of Adjustment’s final decision.

C. Powers Strictly Construed
Nothing herein contained shall be construed to empower the Board of Adjustment to amend the text of this Code, to effect changes in the Official Zoning Map, or to add to the specific uses permitted in any district. The powers of the Board of Adjustment shall be construed to strictly enforce this Code and the Official Zoning Map.

12.2.6.10 Appeals from the Board of Adjustment to District Court

A. Procedure
Any person or any taxpayer aggrieved, the City, or any officer or department of the City may have a decision of the Board of Adjustment reviewed in the manner provided by the Colorado Rules of Civil Procedure. The plaintiff in any appeal to District Court shall be responsible for all costs to prepare the Board of Adjustment’s record for transmittal to the court, according to fees set by the Board, which shall be paid prior to transmittal of the record to the District Court.

B. Effect of Appeal
The filing of an appeal to District Court shall not stay proceedings upon the decision appealed from, unless the court grants a restraining order or stay.

SECTION 12.2.7 CHERRY CREEK NORTH DESIGN ADVISORY BOARD

12.2.7.1 Creation

A. The Cherry Creek North Design Advisory Board shall consist of seven members appointed by the mayor.

B. The board shall consist of the following individuals to be appointed by the mayor from a list of nominations provided by the board of Cherry Creek North Business Improvement district: three licensed architects and one licensed landscape architect who reside in Denver; one member of the board of Cherry Creek North Business Improvement District or its designated successor; one property owner from the district; and one retailer from the district.
C. The members of the board shall be appointed by the mayor for a term of three years and shall serve at the pleasure of the mayor. Vacancies shall be filled within 30 days by the mayor from the date on which the vacancy occurs.

12.2.7.2 Review Authority

A. Within the C-CCN zone districts, the Cherry Creek North Design Advisory Board shall review and make recommendations to the Development Review Committee or the Zoning Administrator as specified in adopted rules and regulations, as may be amended from time to time.

SECTION 12.2.8  DOWNTOWN DESIGN ADVISORY BOARD

12.2.8.1 Creation

A. The Downtown Design Advisory Board shall consist of nine members appointed by the Mayor. The nine members shall include individuals from the following categories: four design professionals, including architects, landscape architects, and urban designers, at least one of whom shall be a landscape architect; one owner of property in the downtown area; three residents or community representatives of the downtown area; and one representative of the development/construction industry, including but not limited to engineers, contractors, and developers. All board members must be residents of Denver.

B. The members of the board shall be appointed by the Mayor for terms of three years and shall serve at the pleasure of the Mayor. Terms of office shall be staggered by making the appointments so that approximately one-third of the members’ terms expire each year. Vacancies shall be filled by the mayor within 30 days from the date on which the vacancy occurs.

12.2.8.2 Board Meetings

A. All meetings of the Downtown Design Advisory Board shall be open to the public and allow opportunity for public comment.

12.2.8.3 Review Authority

A. The Downtown Design Advisory Board shall review and make recommendations to the Development Review Committee or Zoning Administrator for all projects submitted for review within the Downtown Golden Triangle (D-GT), Downtown Arapahoe Square 12+ (D-AS-12+), Downtown Arapahoe Square 20+ (D-AS-20+), Downtown Central Platte Valley – Auraria Transition (D-CPV-T), Downtown Central Platte Valley – Auraria River (D-CPV-R), and Downtown Central Platte Valley – Auraria Center (D-CPV-C) zone districts, as specified in adopted rules and regulations, which may be amended from time to time.
12.4.5.3 Permitted Types of Administrative Adjustments

A. Administrative Adjustments to Relieve Unnecessary Hardship

The Zoning Administrator may grant administrative adjustments to the following zoning standards shown in the table below, subject to any limitations stated in the table and subject to compliance with the review criteria stated in Section 12.4.5.5:

<table>
<thead>
<tr>
<th>ZONING STANDARD</th>
<th>MAXIMUM ADJUSTMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>&quot;NA&quot; = NOT APPLICABLE OR AVAILABLE</td>
</tr>
<tr>
<td>Suburban House, Urban House, Duplex, Tandem House and Any Associated Detached Accessory Structure Building Forms Only</td>
<td>All Other Building Forms</td>
</tr>
</tbody>
</table>

HEIGHT AND BULK STANDARDS:

1. NON-HISTORIC STRUCTURES

- **Maximum height (in stories or feet)**
  - May exceed maximum standards, but the subject building and its elements shall be no taller in feet than a similar building form located within the "existing neighborhood" as defined in Section 12.4.7.5.D.2, "Compatibility with Existing Neighborhood." In addition, a height adjustment to a Detached Accessory Dwelling Unit building shall not result in more than 2 stories.
  - na

- **Bulk Plane Dimensions**
  - The Zoning Administrator may approve an adjustment that results in a structure taller than a similar building form located within the existing neighborhood, as defined in Section 12.4.7.5.D.2, "Compatibility with Existing Neighborhood," if the landmark approving authority (pursuant to D.R.M.C., Chapter 30, Landmark Preservation) finds specifically that development on the Zone Lot conforming to this Code’s height or bulk regulations would have an adverse impact upon the historic character of the individual landmark or the historic district, if a historic district is involved.
  - na

2. HISTORIC STRUCTURES

- **Maximum height (in stories or feet)**
  - The Zoning Administrator may approve an adjustment that results in a structure taller than a similar building form located within the existing neighborhood, as defined in Section 12.4.7.5.D.2, "Compatibility with Existing Neighborhood," if the landmark approving authority (pursuant to D.R.M.C., Chapter 30, Landmark Preservation) finds specifically that development on the Zone Lot conforming to this Code’s height or bulk regulations would have an adverse impact upon the historic character of the individual landmark or the historic district, if a historic district is involved.

SITING STANDARDS:

- Determination of Primary Street Zone Lot Line(s) on Corner Lots of Oblong Blocks or Square Blocks
  - Zoning Administrator may designate either or both zone lot lines parallel to the intersecting streets as a Primary Street Zone Lot Line, provided the resulting street setback standards shall be more compatible with an established pattern of street setbacks for buildings on the same face blocks containing the subject property.

<table>
<thead>
<tr>
<th>Minimum zone lot width requirements</th>
<th>5%</th>
<th>5%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Street Setback</td>
<td>No limit, provided the resulting Primary Street setback shall be more compatible with an established pattern of Primary Street setbacks for buildings on the same Face Block as the subject building.</td>
<td>na</td>
</tr>
<tr>
<td>Side Interior Setback requirements on Zone Lots greater than 30 feet wide up to and including 40 feet wide</td>
<td>No limit when based on a finding of neighborhood compatibility (see Section 12.4.7.5.D), provided the adjustment results in a side interior setback no less than 3'.</td>
<td>na</td>
</tr>
<tr>
<td>Setback requirements, all others, except primary street setback in the C-CCN Zone Districts</td>
<td>10%</td>
<td>20%</td>
</tr>
<tr>
<td>Build-to requirement -- Adjustment applies only to the min/max range of required build-to (e.g., an adjustment is permitted to the 0' to 5' range, but not to the minimum 70% build-to portion of the standard).</td>
<td>na</td>
<td>Adjustment for irregularly shaped lots only, not to exceed a min/max build-to range of 0' to 15'</td>
</tr>
</tbody>
</table>
### Article 12. Zoning Procedures & Enforcement

#### Division 12.4 Zoning Application and Review Procedures

### ZONING STANDARD

<table>
<thead>
<tr>
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<tr>
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</tr>
<tr>
<td>Suburban House, Urban House, Duplex, Tandem House and Any Associated Detached Accessory Structure Building Forms Only</td>
<td>Adjustment to allow a build-to alternative (e.g., a garden wall) to count up to 40% (e.g., a standard states up to 25% of the 70% build-to may be met by a garden wall - with adjustment, 25% may be increased to 40%)</td>
</tr>
<tr>
<td>All Other Building Forms</td>
<td>Adjustment to the required minimum internal drive dimension for the purposes of public street access required by the City.</td>
</tr>
<tr>
<td>Build-to requirement - Adjustment applies only to zone lots that are 80' wide or less.</td>
<td>Adjustment not to exceed 40%. The adjustment is permitted only when compliance with the build-to requirement is not feasible because of the impracticality of moving existing underground fuel tanks.</td>
</tr>
</tbody>
</table>

### DESIGN ELEMENT STANDARDS:

<table>
<thead>
<tr>
<th>DESIGN ELEMENT STANDARDS:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Building Configuration</strong></td>
</tr>
<tr>
<td>Attached Garage</td>
</tr>
<tr>
<td>Upper Story, Primary Street Step-back for individual landmarks and structures in historic districts</td>
</tr>
</tbody>
</table>

### OTHER STANDARDS:

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>Garden wall alternative to build-to standards</td>
</tr>
<tr>
<td>Required Amount of Parking in the Historic Structure Use Overlay District (UO-3) Only</td>
</tr>
<tr>
<td>Required Parking for Limited Nonresidential Uses Permitted in Existing Business Structures</td>
</tr>
<tr>
<td>Required Amount of Parking to Preserve Established Trees</td>
</tr>
<tr>
<td>Required Bicycle Parking and Required Mix of Bicycle Parking Facilities</td>
</tr>
</tbody>
</table>

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**DENVER ZONING CODE**

June 25, 2010 | Republished July 1, 2021
### Zoning Procedures & Enforcement

#### Division 12.4 Zoning Application and Review Procedures

<table>
<thead>
<tr>
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<th>MAXIMUM ADJUSTMENT</th>
<th>&quot;NA&quot; = NOT APPLICABLE OR AVAILABLE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Width of Parking Aisles or Internal Drives in Off-Street Parking Areas</td>
<td>na</td>
<td>Adjustment permitted when Zoning Administrator finds adjustment is necessary to relieve hardship associated with providing safe vehicle access and circulation on unusually small or narrow lots.</td>
</tr>
<tr>
<td>Minimum Landscaping Standards</td>
<td>na</td>
<td>Adjustment permitted when Zoning Administrator finds the adjustment is necessary to: (1) preserve existing, mature trees; (2) mitigate excessive improvement costs; (3) relieve impractical hardship due to physical limitations of the site. See Section 10.5.4.1.</td>
</tr>
<tr>
<td>Open Space in Large Developments - Design Standards in Section 10.8.1.6</td>
<td>Adjustment permitted when Zoning Administrator finds the Open Space in Large Developments, with the adjustment(s) in design standards, is consistent with the intent and purpose for the open space stated in Section 10.8.1.1.</td>
<td></td>
</tr>
</tbody>
</table>

As expressly permitted in other parts of this Code, the Zoning Administrator may grant administrative adjustments according to the allowances and limits expressed, and according to the procedures in this Section 12.4.5.

#### B. Administrative Adjustments to Ensure Compliance with Federal Law

1. **Compliance with Federal Religious Land Use and Institutionalized Persons Act of 2000 (RLUIPA)**
   a. **General**
      The Zoning Administrator may grant administrative adjustments to any use, building form, or design standard stated in Articles 3 through 9, Contexts and Zone Districts, Article 11, Use Limitations, or Article 10, General Design Standards in order to eliminate a substantial burden on religious exercise as guaranteed by the Federal Religious Land Use and Institutionalized Persons Act of 2000, as amended.
   b. **Limitations**
      In no circumstance shall the Zoning Administrator approve an adjustment that allows a religious assembly use, or any uses/structures/activities accessory to it, in a zone district where Articles 3 through 9 prohibit such use or accessory use/structure/activity.
   c. **Conditions of Approval**
      In granting an administrative adjustment, the Zoning Administrator may require conditions that will secure substantially the objectives of the modified standard and that will substantially mitigate any potential adverse impact on the environment or on adjacent properties, including but not limited to additional landscaping or screening.
2. Reasonable Accommodations under Federal Fair Housing Act (FFHA)
   a. The Zoning Administrator may grant administrative adjustments to provide reasonable accommodations under the Federal Fair Housing Act. In the application for an administrative adjustment under this subsection, the applicant shall identify the type of housing being provided and cite the specific provisions of the Federal Fair Housing Act that require reasonable accommodations be made for such housing. The Zoning Administrator may grant relief from any standard or definition in this Code to assure reasonable accommodations required by law.
   b. The Zoning Administrator may approve a type of reasonable accommodation different from that requested by the applicant if the Zoning Administrator concludes that a different form of accommodation would satisfy the requirements of the Federal Fair Housing Act with fewer adverse impacts on adjacent areas. The decision of the Zoning Administrator shall be accompanied by written findings of fact as to the applicability of the Federal Fair Housing Act, the need for reasonable accommodations, and the authority for any reasonable accommodations approved.

3. Compliance with Other Federal Laws
   The Zoning Administrator is authorized to grant administrative adjustments necessary to ensure compliance with any other applicable federal law, provided the adjustment is no greater than any adjustment specifically authorized by this Section 12.4.5. Requests for adjustments that are not otherwise authorized by this Section may only be approved through a Variance or Official Map Amendment (Rezoning) process.

12.4.5.4 Review Process
   A. Initiation
      The owner of the subject property or the owner’s authorized agent may initiate an application for an administrative adjustment.

   B. Pre-Application Meeting
      A pre-application meeting is mandatory before submittal of an application for administrative adjustment. See Section 12.3.2, Pre-Application Meeting/Concept Plan Review.

   C. Application and Fees
      1. Concurrent Review for Administrative Adjustments
         Requests for administrative adjustments may be submitted concurrently with any other required zoning application according to Section 12.3.3.9, Concurrent Applications. In such cases, the Zoning Administrator shall review and take action on the administrative adjustment during the review of the primary application.

      2. All Other Requests for Administrative Adjustments
         All applications for administrative adjustment shall be filed in writing with Community Planning and Development. The applicant shall pay all required fees at the same time the application is submitted. See Section 12.3.3, Submission of Applications.

   D. Review, Referral and Final Decision by Zoning Administrator
      1. The Zoning Administrator may refer the administrative adjustment application to other affected or interested parties and agencies for review and comment, as deemed necessary to make a decision on the application.

      2. In deciding to approve, approve with conditions, or deny the proposed adjustment, the Zoning Administrator shall consider relevant comments of all interested parties and agencies.

      3. The Zoning Administrator may attach any condition to approval of an administrative adjustment reasonably necessary to protect the health, safety and welfare of the community,
2. The Zoning Administrator may refer the application to other affected or interested agencies for review and comment.

3. The Zoning Administrator shall consider the comments from all interested agencies, prepare a written recommendation based on the application's compliance with the review criteria below, and submit a written recommendation to the Board of Adjustment according to the rules of the Board of Adjustment.

F. Public Hearing and Final Decision by Board of Adjustment

1. The Board of Adjustment shall provide public notice and hold a public hearing on the proposed special exception according to the rules of the Board of Adjustment. The Board shall consider the recommendation of the Zoning Administrator and any relevant public comments, in addition to the review criteria below, and approve, approve with conditions, or deny the application for a zoning permit with special exception review.

2. The Board of Adjustment may place conditions and restrictions upon the establishment, location, construction, maintenance, and operation of a special exception use as it deems necessary to promote the public health, safety, and general welfare of the community.

G. Issuance of Zoning Permits after BOA Final Decision

After the Board of Adjustment's final decision on an application for a zoning permit with special exception review, Community Planning and Development shall either issue or deny a zoning permit consistent with the Board of Adjustment's final decision. Community Planning and Development shall expressly note on the face of the zoning permit any conditions or restrictions approved by the Board of Adjustment.

12.4.9.3 Review Criteria

No application for a zoning permit with special exception review shall be approved by the Board of Adjustment unless the Board finds that all of the following conditions are met or can be met through conditions placed on approval of the application:

A. The special exception is consistent with the Comprehensive Plan;

B. The proposed special exception shall be consistent with the purposes and objectives of the zone district in which it is located;

C. If located within an LDF, IMP or GDP area, the special exception shall be consistent with the LDF, IMP or GDP;

D. The special exception is in compliance with all applicable regulations in this Code, including but not limited to, any specific use limitations stated in Articles 3 through 9, and in Article 11, Use Limitations and Definitions;

E. The establishment, maintenance, and operation of the special exception will not be detrimental to or endanger the public health, safety, or general welfare of the community;

F. The use and enjoyment of other existing uses on the surrounding property will not be substantially impaired by the establishment, maintenance, and operation of the special exception;

G. The establishment of the special exception will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

H. The aggregate impacts of similar special exceptions shall not result in harmful external effects or environmental impacts; and

I. Any potential adverse impacts from the proposed special exception can and will be adequately mitigated.
12.4.9.4 Requirements and Limitations After Zoning Permit Issuance

A. Expiration and Extensions

1. Except as otherwise allowed in subsection A.2. below, a zoning permit with special exception review shall expire 12 months from the date of the Board of Adjustment’s decision unless the special exception use begins operating, or a valid building permit is issued. Upon a showing of good cause, the Zoning Administrator may extend the permit for the special exception for additional time periods not to exceed a total of 12 additional months.

2. If a zoning permit with special exception review is granted upon review and approval of a Site Development Plan according to Section 12.4.3 of this Code, then the zoning permit authorizing construction or a permitted use shall expire at the same time as the approved Site Development Plan.

B. Limit on Reapplication for Denied Special Exceptions

No application for a zoning permit with special exception review denied by the Board of Adjustment shall be considered for a period of 1 year from the date of the original denial unless the Zoning Administrator determines that the application contains substantial changes that address the reasons for denial of the application.

SECTION 12.4.10 OFFICIAL MAP AMENDMENT (REZONING)

12.4.10.1 Applicability

An official map amendment may be required to correct an error in the map or, because of changed or changing conditions in a particular area or in the city generally, to rezone an area to implement adopted plans, or to change the regulations and restrictions of an area as reasonably necessary to promote the public health, safety or general welfare.

12.4.10.2 Zone Districts Not Available for Rezoning

Except as otherwise provided in Section 9.4.2.1 and Section 12.3.3.9, no land may be rezoned into any zone district not established in this Code. In addition, the following zone districts established in this Code, while mapped on the Official Zoning Map, shall not be applied to any lands after June 25, 2010:

A. D-AS Downtown Arapahoe Square zone district
B. O-1 zone district
C. Adult Use Overlay District (UO-1)
D. Billboard Use Overlay District (UO-2)

12.4.10.3 Adjacency and Location Requirements

A. Requirements

Official Map amendments for the following zone districts shall meet the following requirements:

1. Applications proposed to be zoned to the D-C, D-TD, D-LD, D-CV, D-GT, D-AS-12+, or D-AS-20+ zone districts shall be adjacent to the same zone district sought for the subject property. For the purposes of this provision, adjacency shall not be destroyed by the existence of a dedicated public right-of-way.

2. Applications proposed to be zoned to the DIA zone district shall be adjacent to an existing DIA zone district if the application is not initiated by the Manager of Aviation. For the purposes of this provision, adjacency shall not be destroyed by the existence of a dedicated public right-of-way.
3. Applications proposed to be zoned to all Master Planned Context zone districts shall be located within a General Development Plan area where the GDP area is a minimum of 50 acres, and shall not include lands located within ¼ mile of an existing or planned Rail Transit Station Platform.

B. Exceptions to Additional Requirements
The following Official Map amendments are exempt from this section's requirements:

1. An Official Map amendment determined by the City Attorney to be a legislative zone map amendment.
2. An Official Map amendment applying zoning to lands newly included within the city’s corporate boundaries after City Council approval of a minor boundary adjustment.

12.4.10.4 Review Process

A. Initiation

1. Official Map Amendment Applications for PUD Districts or Zone Districts with Waivers and/or Conditions
   All official map amendment applications for a PUD District, or for a zone district with waivers and/or conditions under Section 12.4.10.6, must be initiated by all the owners of the entire land area subject to the rezoning application, or their representatives authorized in writing to do so.

2. All other Official Map Amendment Applications
   Except for official map amendment applications for a PUD District, or for a zone district with waivers and/or conditions under Section 12.4.10.6, the following parties may initiate an official map amendment:
   a. The City Council or an individual City Council member
      i. The City Council or an individual City Council member may, but is not required to, follow the public notice or procedures in this Section 12.4.10.4. However, the City Council or any individual City Council member shall comply with the public notice and process provisions required by the Charter for an official map amendment (rezoning).
   b. The Manager.
   c. All of the owners of the entire land area subject to the application for an official map amendment or their representatives authorized in writing to do so.
   d. One or more of the owners of the real property subject to the application for amendment, or their representatives authorized in writing to do so, accompanied by a petition requesting the amendment and which petition, at the time of submission, contains the signatures of the owner or owners of 51 percent or more of the total area of the zone lots subject to the application for amendment.

B. Pre-Application Meeting

1. A pre-application meeting is mandatory for an official map amendment (Rezoning). See Section 12.3.2, Pre-Application Meeting/Concept Plan Review.
2. The Development Review Committee (DRC) shall determine at the pre-application meeting whether a Large Development Review (LDR) is required under Section 12.4.12.
C. Application and Fees - General

1. All applications for official map amendments shall be filed in writing with the Manager. The applicant shall pay all required fees at the same time the application is submitted. See Section 12.3.3, Submission of Applications. This provision does not apply to map amendments initiated by the Manager.

D. Review and Referral by Manager

All applications for official map amendments shall be subject to the following review process:

1. Referral and Examination of Application

Upon receipt of a complete application, the Manager shall transmit copies of the application to other agencies that might be affected by the proposed application. If considered necessary, any such agency may require the applicant to furnish additional information of a pertinent and reasonable nature. Any such agency may transmit comments and recommendations concerning the application to the Manager. Any agency wishing to comment shall do so within 21 days from the referral of the complete application. Non-response by a reviewing agency within the 21-day time period, or any extension agreed to by the Manager, shall be deemed a recommendation of approval by such agency.

2. Disposition of Application

a. Except as allowed in subsection D.2.b. below, when the Manager determines an application for an official map amendment, including agency comments and recommendations, is ready for Planning Board action, the Manager shall submit the application to the Planning Board together with the Manager’s written recommendation to the Planning Board.

b. Where an amendment is necessary only to correct an error in the official map, the Manager may submit the application, including agency comments and recommendations, directly to the Council Committee for its consideration under Section 12.4.10.4.F, below.

E. Public Hearing and Recommendation by Planning Board

1. The Planning Board shall notice and hold a public hearing on the application for an official map amendment according to Section 12.3.4, Public Notice Requirements. The Planning Board shall consider the recommendation of the Manager and any comments, in addition to the review criteria below, in recommending approval, approval with conditions, or denial of an official map amendment.

2. The Planning Board’s recommendation shall be forwarded to the City Council for consideration within 30 calendar days after the closing of the public hearing, unless the applicant consents to an extension of such time.

F. Consideration of Application by Council Committee

1. City Council shall appoint a committee of its members to examine all applications for official map amendment and the related department reports, Manager’s recommendation, and the Planning Board’s recommendation. The Council committee may at that time require additional information from the applicant, from anyone submitting comments, or from city agencies, including information previously waived.

2. The Council committee shall direct any further action on the application under this Section and, when deemed ready for hearing, shall forward the application to the City Council.
DIVISION 12.8  NONCONFORMING STRUCTURES

SECTION 12.8.1  INTENT
The creation in this Division of the legal status of "nonconforming structure" assures that structures that no longer comply with the building form standards of the applicable zone district are strictly limited in their right to physically alter, expand, enlarge, or rebuild. Such nonconforming structures are presumed to be incompatible with the neighborhood context and built character sought in the zone district, typically because of the nonconforming structure's mass or scale, site placement, or building design. Accordingly, the provisions in this Division 12.8 encourage redevelopment of or alterations to such nonconforming structures to ultimately achieve full compliance with the zone district's building form standards.

SECTION 12.8.2  APPLICABILITY
12.8.2.1  General Applicability
Division 12.8 shall apply to all Nonconforming Structures. See Article 13, Division 13.3, for definition of "Structure, Nonconforming."

12.8.2.2  Applicability to Nonconforming Structures with Compliant Elements
A Structure that meets the definition of a Nonconforming Structure but includes a building element(s) that fails to comply with one or more of the Building Form Standards listed in the definition of Compliant Structure ("compliant element(s)") may apply any provision specific to such compliant element stated in Section 12.6.3.2, Expansions, Alterations, Enlargements to Compliant Structures.

Example: A Residential Structure that fails to meet both the current minimum side interior setback and bulk plane envelope for the applicable Urban House building form is a Nonconforming Structure with a compliant element as to side interior setback, and may take advantage of the provisions that allow limited expansion or alteration of such compliant element stated in Section 12.6.3.2.

SECTION 12.8.3  CONTINUANCE AND ENLARGEMENT
12.8.3.1  General Allowance to Continue and Enlarge Nonconforming Structures
A. Subject to all limitations of this Division 12.8, any nonconforming structure may be occupied, operated, and maintained in a good state of repair.
B. Subject to all limitations of this Code, any nonconforming structure may be altered or enlarged so long as no existing nonconformity is increased and no new nonconformity is created.

SECTION 12.8.4  TERMINATION OF NONCONFORMING STRUCTURES
12.8.4.1  Involuntary Destruction or Damage to Structure
The right to operate and maintain any nonconforming structure shall terminate and shall cease to exist whenever the nonconforming structure is damaged or demolished in any manner and from any cause whatsoever and the cost of repairing such damage or demolition exceeds 75 percent of the replacement cost of such structure on the date of such damage or demolition.

12.8.4.2  Obsolescence of Structure
The right to operate and maintain any nonconforming structure shall terminate and shall cease to exist whenever the nonconforming structure becomes obsolete or substandard under any applicable ordinance of the city and the cost of placing such structure in lawful compliance with the applicable ordinance exceeds 50 percent of the replacement cost of such structure on the date that the Zoning Administrator determines that such structure is obsolete or substandard.
12.8.4.3 Determination of Replacement Cost
In determining the replacement cost of any nonconforming structure there shall not be included therein the cost of land or any factors other than the nonconforming structure itself.

12.8.4.4 The Right to Reconstruct Certain Structures
Notwithstanding the provisions of subsections 12.8.4.1, 12.8.4.2, and 12.8.4.3, the right to operate and maintain any of the nonconforming structures listed below shall not be terminated regardless of the amount of damage, destruction or obsolescence; provided, however, that any such reconstructed nonconforming structures shall not be enlarged and/or extended beyond that which existed previously unless the enlargement and/or extension complies with all the provisions of this Code.

A. A nonconforming structure containing a residential use, congregate living use, or a residential care use located in a Residential Zone District, or
B. A nonconforming structure located in a C-CCN zone district; or
C. A structure located in the D-C or D-TD zone district that became a nonconforming structure on October 14, 1994, as a result of (a) changes to the prior B-5 zone district changing the floor area premiums and maximum gross floor area of structures; or (b) the creation of the OD-2, OD-3 and OD-4 overlay districts regarding maximum building height or sunlight preservation requirements; or
D. A nonconforming structure located in the D-GT zone district; or
E. A structure located in a Residential Zone District that became a nonconforming structure on June 26, 1998, as a result of the creation the OD-6, OD-7 and OD-8 overlay districts, or
F. A residential structure located in a SU zone district that became a nonconforming structure July 21, 2008, as a result of the creation of the OD-10 overlay district.

12.8.4.5 Voluntary Demolition
A. Intent
This Section 12.8.4.5 intends to accommodate reasonable upgrades and improvements to Nonconforming Structures, including repairs and upgrades that change a structure’s Exterior Walls, without triggering full compliance for the structure with the applicable zone district standards. Accordingly, this Section clarifies the general rule and exceptions for when "Voluntary Demolition" requires the Nonconforming Structure to fully comply with all applicable zone district standards.

B. Applicability
This Section 12.6.3.3 shall apply to:

1. The Voluntary Demolition of a Nonconforming Structure, and
2. Any proposed alteration to a Nonconforming Structure, where the alteration retains portions of existing, legally-established construction causing the structure to be nonconforming.

The term "Voluntary Demolition or Voluntarily Demolished" is defined in Article 13 of this Code.

C. General Rule: Compliance Required Upon Voluntary Demolition
A Nonconforming Structure that is Voluntarily Demolished shall be reconstructed only in compliance with all applicable zone district standards, unless eligible for a limited exception in Sections 12.8.4.5.D. below.
b. For Flag Zone Lots, Zone Lot Width is the distance between the Side Interior Zone Lot Lines, measured parallel to the Primary Street Zone Lot Line where the narrow “flagpole” portion ends and the wider “flag” portion begins. See Figure 13.1-36. The Zoning Administrator shall make all final decisions regarding application of this Zone Lot width rule of measurement to a Flag Zone Lot.

C. Zone Lot Width in the D-GT Zone District and DO-7 Overlay District

1. Rule of Measurement
In lieu of the rule of measurement set forth in Section 13.1.5.1.B, Zone Lot Width in the D-GT and DO-7 districts shall be the distance between the Zone Lot Lines intersecting the Primary Street Zone Lot Line measured along the Primary Street Zone Lot Line.

a. For Zone Lots with multiple Primary Street Zone Lot Lines in the D-GT zone district, the Primary Street Zone Lot Line abutting a named street will be used to determine Zone Lot Width. If two Primary Street Zone Lot Lines abut named streets, the street with north-south orientation will be used to determine Zone Lot Width.

b. For Zone Lots with multiple Primary Street Zone Lot Lines in the DO-7 overlay district, the Primary Street Zone Lot Line with the greatest length will be used to determine Zone Lot Width.
D. Basis of Zone Lot Size (Area) and Width

1. Intent
To recognize historic development patterns by requiring certain specified dimensions of a Zone Lot to be measured based on Record Documents rather than based on actual surveyed dimensions, and where Record Documents are not available, to clarify how certified survey measurements will be interpreted for purposes of zoning compliance.

2. Applicability and Exceptions
This rule of measurement shall be applied to determine the dimensions of a Zone Lot as they relate to compliance with the following standards only:

a. Qualifications for permitted height increase based on Zone Lot Width in the applicable Building Form Tables in Articles 3-9;

b. Zone Lot Size (Area) as stated in the following Code provisions:
   i. In the applicable Building Form Tables in Articles 3-9 for the Suburban House, Urban House, Duplex, Tandem House, and Row House Primary Building Forms; and
   ii. In Residential Zone Districts only, the applicable Building Form Tables in Articles 3-9 for Detached Garage, Detached Accessory Dwelling Unit, and Other Detached Accessory Structure Building Forms for detached accessory structures;
   iii. In the applicable Cherry Creek General - Small Lot on South Side of 3rd Avenue Building Form table in Article 7;
   iv. As applicable, Zone Lot Area in Overlay District standards stated in Article 9, and
   v. Qualification for a "Small Zone Lot" according to Section 10.4.5.1, Vehicle Parking Exemptions, of this Code.

c. Zone Lot Width as stated in the following Code provisions:
   i. In the applicable Building Form Tables in Articles 3-9 for the Suburban House, Urban House, Duplex, Tandem House, and Row House Primary Building Forms;
   ii. In Residential Zone Districts only, in the applicable Building Form Tables in Articles 3-9 for Detached Garage, Detached Accessory Dwelling Unit, and Other Detached Accessory Structure Building Forms for detached accessory structures;
   iii. In the applicable Cherry Creek General - Small Lot on South Side of 3rd Avenue Building Form table in Article 7; and
   iv. As applicable, Zone Lot Width in Overlay District standards stated in Article 9.

d. All other standards and rules of measurement in this Code that reference dimensions of the subject Zone Lot or real property shall be based on measurements contained in an Improvement Survey Plat (ISP) or a Land Survey Plat (LSP) prepared by a Qualified Professional.
f. Where an applicable overlay district specifies South Side Zone Lot Lines and North Side Zone Lot Lines for determining the required Interior Side Setbacks on a Zone Lot, the Zoning Administrator shall determine each Side Interior Zone Lot Line is either a South Side Zone Lot Line or North Side Zone Lot Line.

Figure 13.1-37

Figure 13.1-38

P - Primary Street
SI - Side Interior
R - Rear
ZA - Zoning Administrator
2. Corner Lots: Primary Street, Side Street, Side Interior, and Rear Zone Lot Lines

a. Corner Zone Lots of Oblong Blocks

   i. The Zone Lot Line abutting the “long side of an oblong block” shall be the Primary Street Zone Lot Line and the Zone Lot Line abutting the “short side of an oblong block” shall be the Side Street Zone Lot Line, with the following exceptions:

      a) The applicant may designate the Zone Lot Line abutting the “short side of the oblong block” the Primary Street Zone Lot Line, only if:

         1) Three or more existing Zone Lots, including the subject property, are present along the short side of the oblong block; and
         2) The Zone Lot Line abutting the short side of the oblong block is 50% or less of the length of the other Zone Lot Line abutting the long side of the block.

      b) The applicant may request an Administrative Adjustment to designate the Zone Lot Line abutting the “long side of the block” as the Side Street. See Article 12, Section 12.4.5.3, Permitted Types of Administrative Adjustments. The Zoning Administrator may reference the criteria in Section 13.1.5.2.A.3 in addition to the review criteria for Administrative Adjustments stated in Section 12.4.5.3, and may designate more than one Primary Street Zone Lot Line.

      c) Using the the criteria in Section 13.1.5.2.A.3.b, on a Zone Lot containing a Historic Structure, the Zoning Administrator may designate the Primary Street Zone Lot Line and may designate more than one Primary Street Zone Lot Line.

   ii. The Rear Zone Lot Line shall be the Zone Lot Line opposite the shorter of the two Zone Lot Lines parallel to and abutting a street.

      a) If they are of equal length, the Zoning Administrator shall designate the rear Zone Lot Line.

      b) The applicant may request the Zoning Administrator designate a different Zone Lot Line as the Rear, following criteria in Section 13.1.5.2.A.3.a.

      c) In no case shall a Zone Lot Line parallel and abutting a street be determined as the Rear Zone Lot Line.

   iii. The remaining Zone Lot Lines shall be designated Side Interior. See Figure 13.1-39.

   iv. Where an applicable overlay district specifies South Side Zone Lot Lines and North Side Zone Lot Lines for determining the required Interior Side Setbacks on a Zone Lot, the Zoning Administrator shall determine each Side Interior Zone Lot Line is either a South Side Zone Lot Line or North Side Zone Lot Line.
G. Zone Lots with Frontage on 3 or More Streets/Full Block
Using the criteria in Section 13.1.5.4.C, for Corner Zone Lots with frontage on 3 or more streets, including zone lots with full block frontage, the Zoning Administrator shall designate one or more Primary Street Zone Lot Lines, and shall designate the remaining Zone Lot Lines as either Side Interior Zone Lot Lines and/or Rear Zone Lot Lines. See Figure 13.1-49.

13.1.5.4 Determination of Primary Street, Side Interior, and Rear Zone Lot Lines for all C-CCN, D-GT, D-AS-12+, D-AS-20+, D-CPV-T, D-CPV-R, and D-CPV-C Zone Districts

A. Intent
To provide a reference of measurement for standards related to form, building placement, and design elements (e.g. Build-to, Setbacks, Transparency) in Cherry Creek North (C-CCN), Downtown Golden Triangle (D-GT), Downtown Arapahoe Square 12+ (D-AS-12+), Downtown Arapahoe Square 20+(D-AS-20+), Downtown Central Platte Valley - Auraria Transition (D-CPV-T), Downtown Central Platte Valley - Auraria River (D-CPV-R), and Downtown Central Platte Valley - Auraria Center (D-CPV-C) zone districts.
B. **General Requirements**  
Each Zone Lot Line shall have a designation of Primary Street, Side Interior or Rear.

C. **Criteria for Zoning Administrator Determinations**  
The Zoning Administrator shall designate a Zone Lot’s Side Interior and Rear Zone Lot Lines, as applicable, based on an analysis of:

1. Guidance provided in any applicable Infrastructure Master Plan, General Development Plan, regulating plan, and/or Urban Design Standards and Guidelines.

2. If criterion C.1 does not apply, then the following criteria shall be used:
   a. The prevailing building orientation and setback patterns of buildings located on the same Face Block(s) as the subject Zone Lot; and
   b. Block and lot shape.

D. **Determining Zone Lot Lines**

1. **All Zone Lots - Primary Street Zone Lot Lines**
   a. The Zoning Administrator shall designate all Zone Lot Lines abutting a street to be Primary Street Zone Lot Lines.
   b. In D-CPV-R zone districts only, any Zone Lot Line that Abuts, and is roughly parallel to, the South Platte River, or a Street that is Adjacent to the South Platte River shall be designated as a Primary Street Zone Lot Line.
   c. In D-CPV-T, D-CPV-R, and D-CPV-C zone districts only, any Zone Lot Line that Abuts a public park shall be designated as a Primary Street Zone Lot Line.

2. **Interior Zone Lots**
   For interior zone lots in all C-CCN, D-GT, D-AS-12+, D-AS-20+, D-CPV-T, D-CPV-R, and D-CPV-C zone districts:
   a. The Primary Street Zone Lot Line shall be the Zone Lot Line abutting the named or numbered street.
   b. The Rear Zone Lot Line shall be the Zone Lot Line(s) opposite the Primary Street.
   c. The Side Interior Zone Lot Line shall be the remaining Zone Lot Lines.
   d. See Figure 13.1-50.

---

**Figure 13.1-50**

<table>
<thead>
<tr>
<th>STREET</th>
<th>ALLEY</th>
<th>STREET</th>
</tr>
</thead>
<tbody>
<tr>
<td>P - Primary Street</td>
<td>SI - Side Interior</td>
<td>R - Rear</td>
</tr>
</tbody>
</table>

**Legend:**
P - Primary Street  
SI - Side Interior  
R - Rear
3. **Corner Zone Lots, Double Frontage Zone Lots, and Zone Lots with Frontage on 3 or More Streets/Full Block**
   For all Corner Zone Lots, double frontage Zone Lots, and Zone Lots with frontage on 3 or more streets or a full block in all C-CCN, D-GT, D-AS-12+, D-AS-20+, D-CPV-T, D-CPV-R, and D-CPV-C Zone Districts:
   a. All Zone Lot Lines abutting a named or numbered street shall be Primary Street Zone Lot Lines.
   b. Based on the criteria in Section 13.1.5.5.C, the Zoning Administrator shall determine the Side Interior and Rear Zone Lot Lines, as applicable. See Figure 13.1-51.

Figure 13.1-51

- **P** - Primary Street
- **SI** - Side Interior
- **R** - Rear
- **ZA** - Zoning Administrator
13.1.5.5 Determination of Primary Street, Side Street, Side Interior, and Rear Zone Lot Lines in the DO-7 Overlay District

A. Intent
To provide a reference of measurement for standards related to form and building placement while promoting pedestrian-oriented frontages and an active riverfront experience with visual interest and variety in the DO-7 district.

B. General Requirements
The general requirements set forth for all CC, MX, and MS Zone Districts in Section 13.1.5.4.B, General Requirements, shall apply in addition to the requirements set forth in this Section 13.1.5.6.

C. Criteria for Zoning Administrator Determinations
For all Underlying Zone Districts, the Zoning Administrator shall designate a Zone Lot’s Primary Street, Side Street, Side Interior and Rear Zone Lot Lines, as applicable, based on an analysis of the provisions set forth in Section 13.1.5.4.C, Criteria for Zoning Administrator Determinations, except that:

1. In lieu of the provisions set forth in Section 13.1.5.4.C.2.a, the Zoning Administrator may designate more than one Primary Street Zone Lot Line in any Underlying Zone District where:
   a. Guidance provided in any applicable Infrastructure Master Plan, Site Development Plan, regulating plan, and/or Urban Design Standards and Guidelines, such as designation of pedestrian priority streets in such plan, indicates the need for designation of multiple Primary Street Zone Lot Lines.
   b. The Blueprint Denver Street Classification of all Abutting streets, per the table in Section 13.1.5.4.C.2.b indicates Primary Street Zone Lot Line designation for more than one Abutting street.

2. The Zoning Administrator shall designate Zone Lot Lines that Abut named streets (such as Wynkoop and Larimer streets) as Primary Street Zone Lot Lines, except that:
   a. Any Zone Lot Line that is Adjacent to 35th Street shall also be designated as a Primary Street Zone Lot Line in addition to the named street.
   b. Where a Corner Zone Lot Abuts more than one named street, the Zoning Administrator may elect to designate only one of the named streets as a Primary Street based on an analysis of the Blueprint Denver Street Classification of each named street.

3. Any Zone Lot Line that Abuts, and is roughly parallel to, the South Platte River, or a Street that is Adjacent to the South Platte River, shall be designated as a Primary Street Zone Lot Line. See Figure 13.1-54.

4. Any Zone Lot Line that Abuts a Public Park shall be designated as a Side Street Zone Lot Line.

D. Corner Zone Lot, Double Frontage Zone Lot, or Zone Lot with Frontage 3 or More Streets
In lieu of the provisions set forth in Sections 13.1.5.4.E-G, the Zoning Administrator shall designate a Zone Lot’s Primary Street, Side Street, Side Interior and Rear Zone Lot Lines, as applicable, according to the criteria set forth in Section 13.1.5.6.C. See Figure 13.1-52.
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. See Figure 13.1-56.

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 D-GT, D-CPV-T, D-CPV-R, D-CPV-C, or C-CCN zone district** shall contain at least one Minimum Contiguous Area meeting the requirements of Section 13.1.6.1.B.3.b.vi
3. **Garden Wall**

A garden wall shall comply with all of the following standards:

a. Garden Walls must be between 30 inches and 42 inches in height with the following exceptions:

   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.

d. See Figure 13.1-57.

![Figure 13.1-57](image)

*Not to Scale. Illustrative Only.*

4. **Pergola**

A pergola shall comply with all of the following standards:

a. Pergola structure shall consist of an arbor or passageway of columns that is at least 50% open to the sky.

b. Pergola structure shall be no less than 5 feet deep as measured perpendicular to the Primary or Side Street zone lot line.

c. Pergola structure shall not be erected over a Drive or Driveway, or over any part of an Off-Street Parking Area.

d. Pergola structure shall maintain at least 8 feet clearance between the structure and grade where erected over any public rights-of-way or pedestrian walkways.
D. Exceptions
For the conditions identified below, the Setback shall be determined as follows:

1. **Easement for Public Access**
   If the subject Zone Lot includes an easement for public access abutting the right-of-way of a named or numbered street or includes an easement for public access abutting an Alley, the parallel line shall be offset from the line of the easement instead of the respective Zone Lot Line.

2. **Minimum One Side/Minimum Combined Site Interior Setback**
   If the Side Interior Setback standard is specified in the applicable Building Form table as "min one side/min combined", the parallel lines shall be offset such that the cumulative sum of the offset distances at the Side Interior Zone Lot Lines shall be equal to or greater than the "min combined" standard indicated. The parallel lines shall be offset such that the distance of the offset at every individual Side Interior Zone Lot Line shall be greater than or equal to the "min one side" standard indicated. If the subject zone lot has only one Side Interior Zone Lot Line, the parallel line shall be offset from that Zone Lot Line a distance equal to that indicated for “min one side”.

3. **Side Interior Setback for Dwelling Units Oriented to the Street**
   If the Side Interior Setback standard is specified for "Dwelling Units Oriented to the Street", the Side Interior Setback for Dwelling Units Oriented to the Street shall only extend along the Side Interior Zone Lot Line a distance where lines extending perpendicular from the Side Interior Zone Lot Line at every point intersect any Facade of a Side-by-Side Dwelling Unit Oriented to the Primary Street. See Figure 13.1-63.

4. **Primary Setback as Percentage of Zone Lot Width**
   Where a minimum percentage of Zone Lot Width is specified for a Primary Street Setback, the minimum percentage of Zone Lot Width at the Primary Street Zone Lot Line specified in the building form table shall be required to meet the minimum Primary Street Setback.

Figure 13.1-63
13.1.5.9 Determination of Primary Street Setback Offset Distance

A. Intent
To provide a method to establish a contextual Primary Street setback offset distance appropriate to existing conditions.

B. Applicability
This Section 13.1.5.9 shall apply when no single numerical distance is prescribed for the Primary Street setback offset distance in the applicable building form table, except when the more specific rule for "Residential Setback" in Section 13.1.5.10 applies. See also Section 13.1.5.8 for how to measure the determined for Primary Street setback offset distance.

C. Determination of Primary Street Setback Offset Distance

1. Using Reference Lots
Except for the conditions identified below, Reference Zone Lots shall be identified per Section 13.1.5.9.D to determine the Primary Street Setback offset distance. The Primary Street setback offset distance shall be equal to the one shortest distance measured from a Facade of a Primary Residential Structure on the Reference Zone Lots to its respective Primary Street Zone Lot Line.

2. Conditions When Reference Zone Lots are Not Applicable
For the conditions identified below, Reference Zone Lots are not required to establish the Primary Street setback offset distance and the Primary Street setback offset distance shall be determined as follows:
   a. When a single numerical distance is prescribed for the Primary Street setback offset distance in the applicable building form table (with no reference to Section 13.1.5.9), the Primary Street setback offset distance shall be equal to that prescribed numerical distance.
   b. When the conditions described in the table below exist, the Primary Street setback offset distance shown in the table below shall apply:

<table>
<thead>
<tr>
<th>Zone District</th>
<th>Building Form</th>
<th>Conditions When Reference Zone Lots are Not Applicable</th>
<th>Primary Street Setback Offset Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>G-MU-3 and G-RO-3</td>
<td>Garden Court, Town House, and Apartment Building Forms</td>
<td>If the Face Block of the subject Zone Lot does not include at least 3 Zone Lots, including the subject Zone Lot, that (a) contain Primary Residential Structures that are completely constructed, and (b) share the same Primary Street Zone Lot Line designation as the subject Zone Lot.</td>
<td>10 feet</td>
</tr>
<tr>
<td></td>
<td>All Other Building Forms</td>
<td></td>
<td>20 feet</td>
</tr>
<tr>
<td>All Other Zone Districts</td>
<td>All Building Forms</td>
<td></td>
<td>20 feet</td>
</tr>
</tbody>
</table>

3. Administrative Adjustment Available
The applicant may request an Administrative Adjustment to determine the Primary Street setback distance per Section 12.4.5.3, Permitted Types of Administrative Adjustments.

D. Identification of Reference Zone Lots

1. Standard
Except as specifically required below, the Reference Zone Lots for establishing the Primary Street Setback shall be determined by identifying the two closest Zone Lots to the
13.1.5.13 Building Footprint

A. Intent
To provide appropriate scale by limiting the amount of Zone Lot area a Structure can occupy or obstruct.

B. Rule of Measurement
Except as specifically allowed below, the Building Footprint of a Structure shall be the total area of the portion of the Zone Lot occupied or obstructed from ground to sky by the Structure or portion of the Structure, as measured to the exterior face of above-grade Exterior Walls on all levels, to the furthest edge of Roofs, and to the furthest edge of any other above-grade surfaces.

C. Exceptions
The portions of the Zone Lot occupied or obstructed only by the following Structures or portions of Structures shall be excluded from the calculation of the total area of the Building Footprint:

1. Structures or portions of Structures which maintain at least 50% of the underlying Zone Lot unobstructed from ground to sky;
2. Structures or portions of Structures with surfaces located no more than 30-inches above Original Grade;
3. Roof Overhangs extending no more than 3-feet, measured perpendicular from the exterior face of the Exterior Wall to the furthest edge of the projection;
4. Fences and Retaining Walls; and/or
5. Detached ground-mounted mechanical equipment serving permitted uses on the Zone Lot.

13.1.5.14 Building Coverage

A. Intent
To provide openness on a Zone Lot by limiting the amount of area Structures can cover.

B. Rule of Measurement
Building Coverage shall be expressed as a percentage calculated by dividing the cumulative area of Building Footprints of all Structures on the Zone Lot by the Area of the Zone Lot.

C. Exceptions
Exceptions to building coverage are permitted by Neighborhood Context. See Articles 3-9, Design Standard Exceptions section.
13.1.5.15 Parking and Drive Lot Coverage in Primary Street Setback

A. Rule of Measurement
Parking and drive lot coverage in the primary street setback is measured as the total amount of material used for vehicle access or vehicle storage within the primary street setback area of a zone lot. See Figure 13.1-73.

![Figure 13.1-73](image)

13.1.5.16 Surface Parking Between Building and Primary Street/Side Street

A. Rule of Measurement
For the purposes of determining if an area is between a Building and a Primary Street/Side Street, extend a line perpendicular from the Primary or Side Street Zone Lot Line. If any portion of said line touches the Building Facade, then said line is between the Building and such Street. See Figure 13.1-74.

![Figure 13.1-74](image)
13.1.5.17 Floor Area Ratio (FAR)

A. Rule of Measurement - FAR

Floor area ratio (FAR) is the ratio of gross floor area of a building to the Zone Lot Area on which the building is located. For purposes of this Section 13.1.5.17 only, “Zone Lot Area” shall include all land area required by the Department of Transportation and Infrastructure (“DOTI”) to be dedicated for public purpose, when such dedication is contemporaneous with or necessitated by Development of the Zone Lot.

For example: 43,560 square feet of building on one acre of land (43,560 sq. ft.) would equal a 1:1 floor area ratio. See Figure 13.1-75.

B. Calculation of Gross Floor Area

For purposes of calculating FAR, “gross floor area” means the sum of the gross horizontal areas of the several floors of a building, including interior balconies and mezzanines, but excluding exterior balconies. All horizontal dimensions of each floor are to be measured by the exterior faces of walls of each such floor. The floor area of a building shall include the floor area of accessory buildings on the same zone lot, measured the same way. In computing gross floor area the following exclusions shall apply:

1. Any floor area devoted to mechanical equipment serving the building, provided that the floor area of such use occupies not less than 75 percent of the floor area of the story in which such mechanical equipment is located.

2. Any floor area in a story in which the floor above is less than 6 feet above the finished grade for more than 50% of the total building perimeter.

3. Any floor area used exclusively as parking space for vehicles and/or bicycles. This exclusion shall not apply in the D-GT or D-CPV-C zone districts where any floor area used exclusively as parking space for vehicles and/or bicycles shall be included in the calculation of gross floor area.

4. Any floor area that serves as a pedestrian mall or public access way to shops and stores.

5. For purposes of calculating parking amounts, see rule provided in Article 10, Division 10.4 Parking and Loading.

Figure 13.1-75
SECTION 13.1.6 DESIGN ELEMENT FORM STANDARDS

The design element form standards of this Code are defined and measured as set forth below.

13.1.6.1 Building Configuration

A. Front or Side Wall Length / Overall Structure Length or Width

1. The length of the front or side wall of a structure, or the overall structure length, shall be measured parallel to the primary street, side street, or side interior zone lot line and includes the length of a Completely Enclosed Structure plus the length of any portion of any attached Partially Enclosed Structure(s), as shown in Figure 13.1-76.

2. The overall structure width includes the length of a Completely Enclosed Structure plus the length of any portion of any attached Partially Enclosed Structure(s) and shall be measured parallel to the primary street zone lot line or the side street/side interior zone lot line, whichever zone lot line is shorter.

3. The Zoning Administrator shall determine the zone lot line corresponding with the overall structure width in cases where the length of the primary street zone lot line and side street/side interior zone lot line are equal.

B. Private Open Space

1. Intent
To create quality privately owned open spaces that are adjacent and physically open to the street. Private open space should provide visual interest and activate the pedestrian realm.

2. Applicability
This section applies where Primary Building Form Standards or Overlay District Standards specify a minimum percentage of Private Open Space.

3. Rules of Measurement
a. Private Open Space shall be calculated as a percentage (%) using the total area open to the sky, subject to the below requirements, divided by the total gross square footage of the Zone Lot and multiplied by 100.

b. For purposes of Private Open Space measurement, the total area open to the sky:
E. Tower Floor Plate

1. Intent
   To preserve sky exposure and encourage architectural variety by reducing the horizontal scale and ensuring appropriate spacing of the tower portion(s) of Standard Tower and Point Tower building forms.

2. Applicability
   Tower Floor Plate standards required by the building form table shall apply to all Structures built under the Standard Tower and Point Tower building forms.

3. Rules of Measurement
   a. Tower Floor Plate Area
      Tower Floor Plate Area shall be measured as the area of the Floor Plate of the largest Story located above the specified height in the building form table. Tower Floor Plate Area shall not exceed the maximum area specified in the building form table. See Figure 13.1-86.
   
   b. Tower Floor Plate Linear Dimension
      Tower Floor Plate Linear Dimension shall be measured as the longest horizontal linear distance between two points on the exterior faces of exterior walls of any Story located above the specified height in the building form table. Tower Floor Plate Linear Dimension shall not exceed the maximum length specified in the building form table. See Figure 13.1-86.
   
   c. Tower Floor Plate Separation
      Tower Floor Plate Separation shall be measured as the shortest horizontal linear distance between two or more tower portions of a single Structure or separate Structures developed under the Standard Tower or Point Tower building forms regardless of Zone Lot, including Exterior Balconies, located above the specified height in the building form table. Tower Floor Plate Separation shall not be less than the minimum length specified in the building form table. See Figure 13.1-86.
F. Upper Story Side or Rear Setback, adjacent to Protected District

1. Intent
   To provide appropriate height and massing transitions to less intensive adjoining zone districts.

2. Rule of Measurement
   An upper-story side or rear setback is measured from the side or rear zone lot line, extending to the specified height from the Base Plane and then horizontally to the specified setback distance. See Figure 13.1-87.

![Figure 13.1-87](image)

G. Primary Street Upper Story Setback

1. Intent
   To provide appropriate pedestrian scale, height and massing along a Primary Street.

2. Rules of Measurement
   a. Upper Story Setback
      A minimum Primary Street Upper Story setback shall be measured from the Primary Street zone lot line, extending to the maximum specified height in feet and stories from the Base Plane and then horizontally to the specified setback distance, see Figure 13.1-88.

   b. Percentage of Zone Lot Width for an Upper Story Setback
      Where a minimum percentage of Zone Lot Width is specified for a Primary Street Upper Story Setback, the minimum percentage of Zone Lot Width at the Primary Street Zone Lot Line specified in the building form table shall be required to meet the minimum Upper Story Setback. See Figure 13.1-88.
**Backhaul or Backhaul Network:** The lines that connect a provider’s tower/cell sites to one or more cellular telephone switching offices, and/or long distance providers, or the public switched telephone network.

**Balcony, Exterior:** An elevated floor space projecting beyond the exterior walls of a building that is not supported on the ground by posts, columns, or similar supporting structural elements. Generally, an exterior balcony is intended to be used for outdoor living, gardening, or other actively used outdoor space. An exterior balcony shall not include a landing abutting an entry.

**Base Floor Area Ratio:** The maximum floor area ratio, including all Structures on a Zone Lot, established in the Underlying Zone District to which Structures can be constructed without meeting the additional requirements set forth in the Underlying Zone District.

**Base Height:** The maximum Building Height established in the Underlying Zone District, including any Building Height limits associated with proximity to a Protected District, to which Structures can be constructed without meeting the additional requirements set forth in the Underlying Zone District or an Incentive Overlay District.

**Berm:** A mound of earth, or the act of pushing earth into a mound, usually for the purpose of shielding or buffering uses, or to control the direction of water flow.

**Billboard:** See “Outdoor General Advertising Device”.

**Block:** A tract of land bounded by platted streets, public parks, cemeteries, railroad rights-of-way, shore lines, or corporate boundaries of the city.

**Block, Square:** A block with contiguous sides, where the difference in length between the sides of the block is no greater than 50 feet.

**Block, Oblong:** A block with contiguous long and short sides, where the long side of the block is 50 feet or more greater in length than the short side of the block.

**Block Face:** See definition of “Face Block.”

**Build-to:** An alignment at the primary street or side street setback line of a zone lot, or within a range of setback from the zone lot line abutting a street, along which a Street-facing, primary building wall must be built.

**Building:** Any covered structure intended for the shelter, housing or enclosure of any person, animal or chattel.

**Building Connector:** A walkway covered by a Roof and used exclusively as a pedestrian trafficway external to the Structures it connects.

**Building, Principal or Primary:** A building in which is conducted the principal or primary use of the zone lot on which it is situated.

**Building Form Standards:** Standards applicable to the development of buildings and structures in this Code which, taken together, regulate building height (Building Height Standards), building siting (Siting Standards), building design elements (Design Element Standards), and the permitted use of buildings (Use Building Form Standards).
Building Front or Frontage: That exterior wall of a building facing a front line of the zone lot.

Building Height: The height of a building, measured in accordance with the Rules of Measurement (see Division 13.1 of this Article.)

Building Height Standards or Height Standards: Standards in this Code that address how tall a building and its component parts may be. Building height standards include, but are not limited to, standards addressing overall building height in feet or stories, side wall height, and bulk plane requirements.
Flag Lot: See "Zone Lot, Flag."

Flatwork: Improved areas constructed of Impervious Material providing pedestrian access to entrances and buildings, including walkways, stairs, and ramps. Shall be located at original grade. Shall not include areas meeting the definition of Patio.

Floor Area Ratio (FAR): See the Rule of Measurement within this Article 13.

Floor Plate: The sum of the gross horizontal area of a single floor of a building structure, including interior balconies, but excluding exterior balconies; all horizontal floor dimensions are measured from the exterior faces of the exterior walls.


Food: Any raw, cooked or processed edible substance, ice, beverage, or ingredient used or intended for use or for sale in whole or in part for human consumption. For purposes of this Code, “Food” shall not include "Marijuana Concentrate" as defined in this Division 13.3.

Footcandle (F.C.): A unit of illuminance equivalent to one lumen per square foot.


Freeways: Those streets designed to carry large volumes of through traffic at high speeds by restriction of abutting private property from rights of direct access by vehicles and pedestrians.

Frontage: All of the zone lot fronting on one side of an intersecting or intercepting street, or between a street and right-of-way, end of dead-end street, waterway, or City boundary measured along the street line. An intercepting street shall determine only the boundary of the frontage on the side of the street that it intercepts.

Full Cutoff Lighting Fixture: A light fixture that has a light distribution pattern that results in no light being permitted at or above a horizontal plane located at the bottom of the luminaire.

Fully Shielded Lighting Fixture: A light fixture that provides internal or external shields and louvers that prevents light emitted by the light fixture from causing glare or light trespass.
G

GFA: Gross Floor Area. See definition of “Gross Floor Area” below.

Gable: The upper portion of a sidewall that comes to a triangular point at the ridge of a sloping roof.

Gallery: See definition of “Arcade.”

Garage: A building or part of a building wherein motor vehicles are housed or stored.

Garage, Private: A garage that is not operated for gain and in which no business is conducted.

Glare: The sensation produced when a source of light in excess of 1650 lumens is directly visible or light that is so bright that it causes annoyance, discomfort, or loss in visual performance.

Grade, Finished: The final elevation of the ground surface after development.

Grade, Original: The grade of the zone lot before development begins. If there was a structure on the zone lot that was demolished, the grade prior to demolition of the structure. If there is no structure on the property, the natural grade of the property prior to any modification, except that in new developments, original grade shall mean the approved and recorded grade.

Grading: The act of excavation or filling or combination thereof or any leveling to a smooth horizontal or sloping surface on a property, but not including normal cultivation associates with a permitted agricultural use or operation.

Gross Floor Area: The sum of the gross horizontal areas of each floor level of a Completely Enclosed Structure as measured from the exterior faces of the exterior walls of each such level. The horizontal area at each level shall also include the area of exterior Unenclosed Porches covered by a roof and abutting more than one Exterior Wall, the area of Exterior Balconies covered by a roof and abutting more than one Exterior Wall, and the area of interior mezzanines. In lieu of this definition, “Gross Floor Area” for purposes of calculating required parking and off-street loading amounts is set forth in Section 10.4.4, Minimum and Maximum Vehicle Parking.

Ground Cover: Low plantings used instead of turf where space does not allow turf, where xeriscaping is desired, or where a more decorative affect is desirable. Ground covers are typically lower than 6 inches in height.

Guideline: An indication of policy or preferences; compliance is not mandatory like a standard, but rather compliance is encouraged to further the City’s land use goals and policies. A zoning application may not be denied solely for failure to comply with a guideline.
Impervious Material: A surface that has been compacted or covered with a layer of materials that is highly resistant to infiltration by water. Impervious materials include, but are not limited to, surfaces such as compacted sand, lime rock, or clay; asphalt concrete, driveways, retaining walls, stairwells, stairways, walkways, decks and patios at grade level, and other similar structures.

Incentive Floor Area Ratio: The maximum floor area ratio, including all Structures on a Zone Lot, established in the Underlying Zone District to which Structures can be constructed by meeting the additional requirements set forth in the Underlying Zone District.

Incentive Height: Additional Building Height permitted above the Base Height for development meeting the additional requirements set forth in the Underlying Zone District or an Incentive Overlay District.

Industrial Zone District: The Industrial A ("I-A") and the Industrial B ("I-B") Zone Districts, but not including the Industrial Mixed Use ("I-X" or "M-IMX") Zone Districts established by this Code.

Involuntary Demolition or Involuntarily Destruction: The destruction or demolition of a structure caused by natural forces (e.g., accidental fire; flood; tornado) and not by man-made forces.
Junk: Scrap iron, scrap tin, scrap brass, scrap copper, scrap lead or scrap zinc and all other scrap metals and their alloys, and bones, rags, used cloth, used rubber, used rope, used tinfoil, used bottles, old or used machinery, used tools, used appliances, used fixtures, used utensils, used lumber, used boxes or crates, used pipe or pipe fittings, used automobiles or airplane tires, and other manufactured goods that are so worn, deteriorated or obsolete as to make them unusable in their existing condition, but are subject to being dismantled.