

**Page Replacement Packet for DZC Text Amendment 2 to
the July 1, 2021 Code Publication:
Correction to Detached ADU Max. Footprint in
E-SU- Zone Districts**

Remove old pages	Insert new pages	Notes
a. Cover ToC-i to ToC-ii	a. Cover ToC-i to ToC-ii	a. Pages for page replacement
b. Article 4, 4.3-39 to 4.3-40	b. Article 4, 4.3-39 to 4.3-40	b. Pages for page replacement

NOTE: page numbering assumes 2-sided copy of the code. Pages with content that was amended contain a footer with the term "Amendment 2". Pages that do not have content changes do not contain the "Amendment 2" footer.

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DENVER ZONING CODE

**Effective Date
June 25, 2010**

Restated in its Entirety on July 1, 2021

As Amended Through December 23, 2021

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DETACHED ACCESSORY DWELLING UNIT

HEIGHT		E-SU-B1	E-SU-D1	E-SU-D1x	E-SU-G1	E-TU-B	E-TU-C	E-RH-2.5 E-MU-2.5
A	Stories (max)	1.5	1.5	1.5	1.5	1.5	1.5	1.5
A	Feet (max)	24'	24'	24'	24'	24'	24'	24'
B	Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line	10'	10'	10'	10'	10'	10'	10'
	Bulk Plane Slope from Side Interior and Side Street Zone Lot Line	45°	45°	45°	45°	45°	45°	45°

SITING		E-SU-B1	E-SU-D1	E-SU-D1x	E-SU-G1	E-TU-B	E-TU-C	E-RH-2.5 E-MU-2.5
ZONE LOT								
	Zone Lot Size (min)	4,500 sf	6,000 sf	6,000 sf	9,000 sf	4,500 sf	5,500 sf	4,500 sf
	Exception from Maximum Building Coverage	See Section 4.3.7.5						
	Additional Standards	See Section 4.3.4.3						
SETBACKS								
	Location of Structure	Located in the rear 35% of the zone lot depth						
C	Side Interior and Side Street (min)	Lots 30' wide or less: 3' Lots greater than 30' wide: 5'						
D	Rear (min)	5'	5'	5'	5'	5'	5'	5'
PARKING								
	Vehicle Access	From Alley; or Street access allowed when no Alley present See Sec. 4.3.7.6 for exceptions						

DESIGN ELEMENTS		E-SU-B1, E-SU-D1, E-SU-D1x, E-SU-G1 By Zone Lot Size			E-TU-B, E-TU-C, E-RH-2.5, E-MU-2.5
BUILDING CONFIGURATION		6,000 sf or Less	Greater than 6,000 sf and up to 7,000 sf	Greater than 7,000 sf	
	Building Footprint (max)	650 sf	864 sf	1,000 sf	1,000 sf
E	Overall Structure Length (max)	36'	36'	36'	36'
	Rooftop and/or Second Story Decks	Not allowed - See Section 4.3.5.2			

USES		E-SU-B1; E-SU-D1, -D1x; E-SU-G1; E-TU-B, -C; E-RH-2.5; E-MU-2.5
		Uses Accessory to Primary Residential Uses Only See Division 4.4 for permitted Uses Accessory to Primary Residential Uses
		See Sections 4.3.5 - 4.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

B. Detached Garage

Not to Scale. Illustrative Only.

