

## **ARTICLE 2. USING THE CODE**

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# Contents

## ARTICLE 2. USING THE CODE

<b>DIVISION 2.1 OVERVIEW</b> .....	<b>2.1-1</b>
<b>DIVISION 2.2 CODE APPROACH</b> .....	<b>2.2-1</b>
Section 2.2.1 Context-Based Approach .....	2.2-1
Section 2.2.2 Form-Based Approach .....	2.2-1
<b>DIVISION 2.3 CODE ORGANIZATION</b> .....	<b>2.3-1</b>
Section 2.3.1 Articles 3 through 7: Neighborhood Contexts .....	2.3-1
Section 2.3.2 Article 8: Downtown Neighborhood Context .....	2.3-2
Section 2.3.3 Article 9: Special Contexts and Districts .....	2.3-2
Section 2.3.4 Articles 10 through 13: General Standards and Procedures .....	2.3-2
<b>DIVISION 2.4 USING THE CODE.</b> .....	<b>2.4-1</b>
Section 2.4.1 Step By Step Use of the Code .....	2.4-1
<b>DIVISION 2.5 ESTABLISHMENT OF ZONE DISTRICTS</b> .....	<b>2.5-1</b>

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## **DIVISION 2.1 OVERVIEW**

The following Sections describe the approach to the Code, how it is organized, and how information and regulations are presented. They provide a guide to the naming convention for Zone Districts and a step-by-step guide for how to navigate and find information in the Code. Finally, this Article sets forth the full menu of Zone Districts.

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## **DIVISION 2.2 CODE APPROACH**

### **SECTION 2.2.1 CONTEXT-BASED APPROACH**

The Code is organized by Neighborhood Contexts derived from existing and desired characteristics of Denver's neighborhoods. The Neighborhood Contexts are distinguished from one another by their overall physical and functional characteristics including but not limited to: street, alley, and block patterns; building placement and height; diversity, distribution, and intensity of land uses; and diversity of mobility options. This context-based approach provides a range of Zone Districts that set standards for compatible development.

### **SECTION 2.2.2 FORM-BASED APPROACH**

The Code also uses a form-based approach to explain how buildings and structures relate to their lots, surrounding buildings and structures, and street and alley rights-of-way. Each Zone District includes a menu of illustrated building forms. The building form standards that control height, setbacks, parking location, building configuration and ground story activation, as applicable to the Neighborhood Context, Zone District and type of building form. The illustrated building forms are not intended to limit the shape, forms, roof styles or architectural styles. The illustrations are intended solely to illustrate typical volumes that building forms may occupy in order to maintain a consistent context for the neighborhood.

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## DIVISION 2.3 CODE ORGANIZATION

### SECTION 2.3.1 ARTICLES 3 THROUGH 7: NEIGHBORHOOD CONTEXTS

The Code is organized such that each Neighborhood Context is a separate Article. The purpose is to provide, to the extent possible, all regulations applicable to that Neighborhood Context in one location of the Code. Each Neighborhood Context Article has the same Division headings to ensure consistency when referencing regulations between Articles. Each of the Division headings are described below.

#### 2.3.1.1 Neighborhood Context Description

Each Article provides a description of the Neighborhood Context. The description is organized to describe general character; street, block and access patterns; building placement and location; building height; and mobility. The description provides the basis for the context and form based regulations.

#### 2.3.1.2 Districts

- A. This Division establishes the menu of Zone Districts for the Neighborhood Context. There is a list of intent statements for each Zone District in the Context.
- B. Zone District Naming Convention: The Zone Districts for the Suburban, Urban Edge, Urban, General Urban and Urban Center Neighborhood Contexts follow a consistent naming convention, as follows:

FIRST LETTER	SECOND LETTERS	THIRD LETTER OR THIRD NUMBER	OCCASIONAL LAST NUMBER OR LETTER	EXAMPLES
<b>Neighborhood Context</b>	<b>Dominant Building Form and Character</b>	<b>Minimum Zone Lot Size in square feet or Maximum Building Height in stories</b>	<b>Special Purpose</b>	
S = Suburban E = Urban Edge U = Urban G = General Urban C = Urban Center	SU = Single Unit TU = Two Unit  TH = Town House RH = Row House MU = Multi Unit RO = Residential Office RX = Residential Mixed Use CC = Commercial Corridor MX = Mixed Use MS = Main Street	<u>Minimum Zone Lot Size</u> A = 3,000 B = 4,500 C = 5,500 D = 6,000 E = 7,000 F = 8,500 G = 9,000 H = 10,000 I = 12,000  <u>Heights</u> 2 = 2 stories 2.5 = 2.5 stories 3 = 3 stories 5 = 5 stories 8 = 8 stories 12 = 12 stories 16 = 16 stories 20 = 20 stories	When there is a number or letter at the end of the Zone District name, that is an indicator of special regulations. Refer to the Zone District regulations for more detail. Typically:  1 = Accessory dwelling units allowed throughout  2 = Accessory dwelling unit and duplexes allowed on certain corners  x = Special provisions tailored to that Zone District	U-SU-A: Urban Neighborhood Context, allows single units and the minimum zone lot size is 3,000 sf  U-SU-A1: Urban Neighborhood Context, allow single units, a minimum lot size of 3,000 sf and allows accessory dwelling units  G-MU-3: General Urban Neighborhood, allows up to multiple family uses with a maximum height of 3 stories  C-MX-5: Urban Center Neighborhood, allows a commercial and residential uses with a maximum height of 5 stories.

### **2.3.1.3 Design Standards**

The Design Standards Division establishes the intent of all applicable design standards, allowed building forms by Zone District, building form standards and any exceptions or alternatives. A summary table provides an overview for easy reference. Each building form has a set of illustrations and a table of standards to ensure clarity in interpretation.

### **2.3.1.4 Uses and Required Minimum Parking**

Uses and Parking provides a listing of all allowed uses by Zone District. With each use category, the vehicle and bike parking requirements are listed.

## **SECTION 2.3.2 ARTICLE 8: DOWNTOWN NEIGHBORHOOD CONTEXT**

The Downtown Neighborhood Context is organized differently than Articles 3 through 7 due to the unique nature of the downtown Zone Districts. This Article contains all the Zone Districts within the city's downtown area and applicable regulations. The Downtown Neighborhood Context has a different Zone District naming convention. The first letter is "D" to denote the Downtown Neighborhood Context. The second letters are abbreviations for the specific neighborhood within Downtown. For example: D-AS is Downtown Arapahoe Square. After providing the zoning regulations for each Downtown Zone District, there are Sections on design standards and the uses and minimum parking requirements.

## **SECTION 2.3.3 ARTICLE 9: SPECIAL CONTEXTS AND DISTRICTS**

Article 9 contains regulations for Special Contexts and Districts. Special Contexts and Districts are those that need to be treated differently due to specialized uses, forms, regulations and/or procedures. Special Contexts and Districts have a different Zone District naming convention described within each Division. The first letters indicate the type of context or district with subsequent lettering or numbering when there is variation.

- 2.3.3.1 Industrial Context (I-MX, -A, -B): The Industrial Context establishes Zone Districts that allow varying intensities and types of industrial forms and uses.
- 2.3.3.2 Campus Context (CMP-H, -H2, -EI, -EI2, -ENT): The Campus Context establishes Zone Districts for larger scale sites offering healthcare, education/institution and entertainment.
- 2.3.3.3 Open Space Context (OS-A, -B, -C): The Open Space Context establishes Zone Districts for various types of park, recreational and open space land.
- 2.3.3.4 Overlay Districts (CO, UO, DO, AIO): Overlay Districts are Zone Districts that apply in addition to the base Zone District. There are Conservation Overlay Districts, Use Overlay Districts, Design Overlay Districts and the Airport Influence Overlay District.
- 2.3.3.5 Denver International Airport District: This district applies to the Denver International Airport.
- 2.3.3.6 O-1 Zone District: O-1 is a Zone District that applies to various recreation, institutional, and utilities.
- 2.3.3.7 Planned Unit Development District: The Planned Unit Development District is a unique Zone District that provides form, use, parking and other standards tailored to a particular site.
- 2.3.3.8 Master Planned Context: The Master Planned Context is intended for larger scale sites that will develop over a long period of time and in multiple phases. Within the Master Planned Context there is a menu of residential and mixed use Zone Districts.

## **SECTION 2.3.4 ARTICLES 10 THROUGH 13: GENERAL STANDARDS AND PROCEDURES**

Articles 10 through 13 contain regulations that apply throughout the city and are not unique to a Neighborhood Context or Special Context. They are organized together so that common regulations are found in the same place such as use limitations, procedures, definitions and rules of measurement.

## DIVISION 2.4 USING THE CODE

### SECTION 2.4.1 STEP BY STEP USE OF THE CODE

#### 2.4.1.1 Determine the Zone District:

Obtain a property's zoning from the Denver County assessor's records, from the Official Map or by consulting the city's website: [www.denvergov.org](http://www.denvergov.org). Take note of any Overlay Districts that apply. Also take note of zoning for adjacent properties, and specifically whether or not the subject property is in, or adjacent to, a Protected Zone District, as defined in Division 13.3, Definitions of Words, Terms & Phrases.

#### 2.4.1.2 Find the Neighborhood Context Article:

Zone districts are organized by Neighborhood Context in the Code. The first letter of the Zone District indicates the applicable Neighborhood Context. Go to the applicable Article of the Code (Article 3 through Article 9) for the relevant zoning regulations. For example, if the property is zoned U-SU-A, the first "U" in the Zone District name indicates the context – in this case, the "U"rban Neighborhood Context, refer to Article 5, Urban Neighborhood Context.

#### 2.4.1.3 Understand the Neighborhood Context:

Gain further understanding of the neighborhood context by reviewing the Neighborhood Context Description, which is the first Division in the Neighborhood Context Article. For example, read Division 5.1, Neighborhood Context Description, for a description of the Urban Neighborhood Context.

#### 2.4.1.4 Review the Applicable Zone Districts:

To understand which Zone Districts apply in the Neighborhood Context, read Districts, which is the second Division in all Neighborhood Context Articles. Review the intent statement for your Zone District to understand its general purpose and how it relates to other Zone Districts in that context. For example, read Division 5.2, Districts, for a Zone District listing and intent statements for the Urban Neighborhood Context. Refer to Article 9, Special Contexts and Districts, Division 9.4, Overlay Zone Districts for information on relevant overlay Zone Districts.

#### 2.4.1.5 Choose a Building Form:

The Zone Districts allow a variety of building forms appropriate for the context. Review Design Standards, the third Division in all Neighborhood Context Articles, for a listing of allowed primary and accessory building forms by Zone District. Next, find the building form you want to construct or alter, and use the associated graphic and table to determine allowed building setbacks, height and other regulations. Primary Building Forms are listed separately from Detached Accessory Building Form standards. One building form and the associated standards must be selected. For example, read Section 5.3.3, Primary Building Form Standards in Division 5.3, Design Standards. A table at the beginning of this Section summarizes which building forms are appropriate in each Urban Neighborhood Context Zone District. Assume, for example, you want to build an Urban House in the U-SU-A Zone District. Read Section 5.3.3.3.A, District Specific Standards, for the applicable standards for the Urban House form in the Urban Neighborhood Context. Review the graphic and read the table to find standards for this building form applicable to the U-SU-A Zone District. Read Section 5.3.5 through 5.3.7 to find additional design standards and to understand permitted exceptions and alternatives to meeting the building form standards. If a term is not clear, refer to Article 13 for Rules of Measurement and Definitions.

#### 2.4.1.6 Identify Allowable Uses and Required Parking:

The last Division of each Neighborhood Context Article states the allowed land uses and required vehicle and bicycle parking in each Zone District. To find what uses are allowed in a particular Zone District, consult the Uses Table at the end of the Article. Allowed primary, accessory and temporary uses and the relevant vehicle and bike parking requirements are listed in the first column of the Use Table and Zone Districts are listed across the remaining table columns. Table cell entries for each use indicates whether the use is allowed in the Zone District or allowed subject to specific

limitations, and/or subject to a specific review. If the use is not allowed it will be indicated as Not Permitted (NP). The last column of the Use Table references the user to all applicable use limitations. Some use limitations are contained within the Article and some, that apply to several Zone Districts, are found in Article 11, Use Limitations and Definitions. In some cases, use limitations reference their applicability to Residential Zone Districts or Mixed Use Commercial Zone Districts. Refer to Article 13, Rules of Measurement & Definitions for a listing of which Zone Districts are categorized as such. Unless otherwise specified, any use can occupy any building form provided they are allowed in the Zone District. If you need a use summary, use definitions or use limitations refer to Article 11, Use Limitations and Definitions.

#### **2.4.1.7 Review the General Design Standards:**

Review Article 10, General Design Standards which includes standards that are generally applicable to all new development, regardless of neighborhood context. Standards address vehicle and bicycle parking, loading, multi-structure developments, landscaping, outdoor lighting, outdoor storage and display, signs, and general performance standards. For example, the Parking and Loading Division provides exceptions and reductions that may be available. In some cases, design standards reference their applicability to Residential Zone Districts or Mixed Use Commercial Zone Districts. Refer to Article 13, Rules of Measurement & Definitions for a listing of which Zone Districts are categorized as such.

#### **2.4.1.8 Understand Zoning Procedures and Enforcement:**

Review Article 12, Zoning Procedures and Enforcement to gain an understanding of all zoning procedures applicable to new development. The Article first identifies all the review and decision-making bodies and their respective roles under this Code, then describes steps common to most or all zoning procedures (e.g., public notice requirements), and then describes the steps required for each type of zoning procedure (e.g., zoning permit review, special exception review, rezonings, and variances). A summary of review and decision making authority and type of public notice required for each procedure is provided in Section 12.2.7. Article 12, Zoning Procedures and Enforcement also contains the rules for nonconforming and compliant uses, structures, and lots. Finally, Article 12, Zoning Procedures and Enforcement contains general enforcement provisions, including what constitutes a violation of the Code and the associated penalties.

## DIVISION 2.5 ESTABLISHMENT OF ZONE DISTRICTS

The following are the Zone Districts organized by context:

### 2.5.1.1 Suburban, Urban Edge and Urban Neighborhood Context:

SUBURBAN NEIGHBORHOOD CONTEXT		URBAN EDGE NEIGHBORHOOD CONTEXT		URBAN NEIGHBORHOOD CONTEXT	
S-SU-A	Single Unit A	E-SU-A	Single Unit A	U-SU-A	Single Unit A
S-SU-D	Single Unit D	E-SU-B	Single Unit B	U-SU-A1	Single Unit A1
S-SU-Fx	Single Unit Fx	E-SU-D	Single Unit D	U-SU-A2	Single Unit A2
S-SU-F	Single Unit F	E-SU-Dx	Single Unit Dx	U-SU-B	Single Unit B
S-SU-F1	Single Unit F1	E-SU-D1	Single Unit D1	U-SU-B1	Single Unit B1
S-SU-lx	Single Unit lx	E-SU-D1x	Single Unit D1x	U-SU-B2	Single Unit B2
S-SU-l	Single Unit l	E-SU-G	Single Unit G	U-SU-C	Single Unit C
S-TH-2.5	Town House 2.5	E-SU-G1	Single Unit G1	U-SU-C1	Single Unit C1
S-MU-3	Multi Unit 3	E-TU-B	Two Unit B	U-SU-C2	Single Unit C2
S-MU-5	Multi Unit 5	E-TU-C	Two Unit C	U-SU-E	Single Unit E
S-MU-8	Multi Unit 8	E-TH-2.5	Town House 2.5	U-SU-E1	Single Unit E1
S-MU-12	Multi Unit 12	E-MU-2.5	Multi Unit 2.5	U-SU-H	Single Unit H
S-MU-20	Multi Unit 20	E-RX-5	Residential Mixed Use 5	U-SU-H1	Single Unit H1
S-CC-3x	Commercial Corridor 3x	E-CC-3x	Commercial Corridor 3x	U-TU-B	Two Unit B
S-CC-3	Commercial Corridor 3	E-CC-3	Commercial Corridor 3	U-TU-B2	Two Unit B2
S-CC-5x	Commercial Corridor 5x	E-MX-2x	Mixed Use 2x	U-TU-C	Two Unit C
S-CC-5	Commercial Corridor 5	E-MX-2A	Mixed Use 2A	U-RH-2.5	Row House 2.5
S-MX-2x	Mixed Use 2x	E-MX-2	Mixed Use 2	U-RH-3A	Row House 3A
S-MX-2	Mixed Use 2	E-MX-3A	Mixed Use 3A	U-RX-5	Residential Mixed Use 5
S-MX-3	Mixed Use 3	E-MX-3	Mixed Use 3	U-MX-2x	Mixed Use 2x
S-MX-5	Mixed Use 5	E-MS-2x	Main Street 2x	U-MX-2	Mixed Use 2
S-MX-8	Mixed Use 8	E-MS-2	Main Street 2	U-MX-3	Mixed Use 3
S-MX-12	Mixed Use 12	E-MS-3	Main Street 3	U-MS-2x	Main Street 2x
S-MS-3	Main Street 3	E-MS-5	Main Street 5	U-MS-2	Main Street 2
S-MS-5	Main Street 5			U-MS-3	Main Street 3
				U-MS-5	Main Street 5

### 2.5.1.2 General Urban, Urban Center and Downtown Neighborhood Context:

GENERAL URBAN NEIGHBORHOOD CONTEXT		URBAN CENTER NEIGHBORHOOD CONTEXT		DOWNTOWN NEIGHBORHOOD CONTEXT	
G-RH-3	Row House 3	C-RX-5	Residential Mixed Use 5	D-C	Downtown Core District
G-MU-3	Multi Unit 3	C-RX-8	Residential Mixed Use 8	D-TD	Downtown Theater District
G-MU-5	Multi Unit 5	C-RX-12	Residential Mixed Use 12	D-LD	Lower Downtown District
G-MU-8	Multi Unit 8	C-MX-3	Mixed Use 3	D-CV	Downtown Civic District
G-MU-12	Multi Unit 12	C-MX-5	Mixed Use 5	D-GT	Downtown Golden Triangle
G-MU-20	Multi Unit 20	C-MX-8	Mixed Use 8	D-AS	Downtown Arapahoe Square
G-RO-3	Residential Office 3	C-MX-12	Mixed Use 12		
G-RO-5	Residential Office 5	C-MX-16	Mixed Use 16		
G-RX-5	Residential Mixed Use 5	C-MX-20	Mixed Use 20		
G-MX-3	Mixed Use 3	C-MS-5	Main Street 5		
G-MS-3	Main Street 3	C-MS-8	Main Street 8		
G-MS-5	Main Street 5	C-MS-12	Main Street 12		
		C-CCN	Cherry Creek North District		

### 2.5.1.3 Special Contexts and Zone Districts:

INDUSTRIAL CONTEXT	
I-MX-3	Industrial Mixed Use 3
I-MX-5	Industrial Mixed Use 5
I-MX-8	Industrial Mixed Use 8
I-A	Light Industrial
I-B	General Industrial
CAMPUS CONTEXT	
CMP-H	Campus Healthcare
CMP-H2	Campus Healthcare 2
CMP-EI	Campus Education Institution
CMP-EI2	Campus Education Institution 2
CMP-ENT	Campus Entertainment
OPEN SPACE CONTEXT	
OS-A	Open Space Public Parks
OS-B	Open Space Recreation
OS-C	Open Space Conservation
MASTER PLANNED CONTEXT	
M-RH-3	Row House 3
M-RX-5	Residential Mixed Use 5
M-RX-5A	Residential Mixed Use 5A
M-CC-5	Commercial Corridor 5
M-MX-5	Commercial Mixed Use 5
M-IMX-5	Industrial Mixed Use 5
M-IMX-8	Industrial Mixed Use 8
M-IMX-12	Industrial Mixed Use 12
M-GMX	General Mixed Use
OVERLAY DISTRICTS	
UO-	Use Overlay District
CO-	Conservation Overlay District
DO-	Design Overlay District

AIO-	Airport Influence Overlay District
<b>OTHER SPECIAL CONTEXTS OR ZONE DISTRICTS</b>	
PUD	Planned Unit Development
<b>PLANNED UNIT DEVELOPMENT CONTEXT</b>	
DIA	Denver International Airport
O-1	Open Zone District

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