



DENVER
THE MILE HIGH CITY

Community Planning and Development
Planning Services
Plan Implementation

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TO: Denver Planning Board
FROM: Michelle Pyle, Senior City Planner
DATE: February 7, 2012
RE: Denver Zoning Code Text Amendment for Attached Garages

Staff Report and Recommendation

This Text Amendment to the Denver Zoning Code uses the context-based approach and other existing tools in the code to refine and provide flexibility in the design of attached garages consistent with the intent of the current design standard. This amendment is sponsored by Community Planning and Development. The Planning Board will review this Text Amendment to the Denver Zoning Code on February 15, 2012, and make a recommendation to the City Council.

Based on the review criteria for text amendments stated in the Denver Zoning Code ("DZC"), Section 12.4.11 (Text Amendment), CPD staff recommends that the Planning Board recommend approval of this Amendment to the Denver Zoning Code.

I. Summary and Purpose

The purpose of this Text Amendment is to use the context-based approach and other existing tools in the code to refine and provide flexibility in the design of attached garages consistent with the intent of the current design standard. A redline of the proposed Text Amendment is attached. A summary follows:

1. **Refinement** of the current attached garage design standard to accommodate articulated facades and later additions while maintaining the intent of the design standard.
 - Currently, an attached garage cannot be forward of any part of the home's primary street-facing façade. This refinement proposes to modify "any part" to "65%" or the majority of the home's façade.
 - This proposed change would apply to all zone districts and building forms subject to the attached garage design standard (Articles 3-6 and Article 9)
2. **Design Standard Alternative** for attached garages to project forward of the home for larger lots in the Suburban Neighborhood Context zone districts.
 - Suburban Neighborhood Context only
 - Zone Lots with minimum of 100' width (or frontage) along primary street
 - Design standards to control size, architectural treatment, and visibility(e.g. garage doors cannot face the street) of the attached garage
 - This proposed change is located in Article 3, Section 3.3.6 Design Standard Alternatives
3. **Administrative Adjustment** to provide for context-sensitive development at a finer-scale by allowing a property owner a minor deviation when an existing street block has a predominant pattern of projecting attached garages.

- This proposed change would apply to all zone districts and building forms subject to the attached garage design standard and is located in Article 12, Section 12.4.5 Administrative Adjustment
4. **Rules of Measurement** for all design standards related to attached garages
- Proposed amendment is located in Article 13, Section 13.1.6 Rules of Measurement for Design Element Form Standards

II. Criteria for Review and CPD Analysis

The criteria for review of a proposed text amendment are found in Section 12.4.11.9 of the Denver Zoning Code. CPD analyzed the proposed text amendment for compliance with the review criteria stated below and finds that the proposed Text Amendment satisfies each of the criteria.

A. Text Amendment is Consistent with the City’s Adopted Plans and Policies

Text Amendment for Attached Garages is consistent with the city’s adopted plans and policies in the following ways:

Denver Comprehensive Plan 2000:

Land Use

- Strategy 2-A: (*paraphrased*) [P]roposed revisions should ensure that the Denver Zoning Ordinance will be flexible and accommodating of current and future land use needs...
- Strategy 3-B: Encourage quality infill development that is consistent with the character of the surrounding neighborhood...

Denver’s Legacies

- Strategy 2-A: Establish development standards to encourage positive change and diversity while protecting Denver’s traditional character.
- Strategy 2-C: Identify community design and development issues, and target specific concerns with appropriate controls and incentives.

B. Text Amendment Furthers the Public Health, Safety, and General Welfare

This Text Amendment furthers the general welfare of Denver by providing reasonable flexibility for the design of attached garages consistent with adopted policies that development be compatible with its surrounding context.

C. The Text Amendment Results in Regulations that are Uniform within Each Zone District

This Text Amendment will result in uniform regulations within each of the zone districts.

III. Public Outreach and Comments

Below is a summary of the public outreach for this amendment.

- *January 5, 2012:* Courtesy notice to all City Council and Registered Neighborhood Organizations and summary of the text amendment posted to the website
- *January 28, 2012:* Community Planning and Development presented summary of text amendment to INC-ZAP (Inter-Neighborhood Cooperation- Zoning and Planning Committee)
- *January 31, 2012:* Notified by email all Registered Neighborhood Organizations about the Planning Board hearing on February 15, 2012.

CPD has not received public comments on this amendment as of February 7, 2012.

IV. CPD Staff Recommendation

Based on the criteria for review as described above, CPD Staff recommends **approval** of this Text Amendment to the Denver Zoning Code.

Denver Zoning Code - Text Amendment for Attached Garages

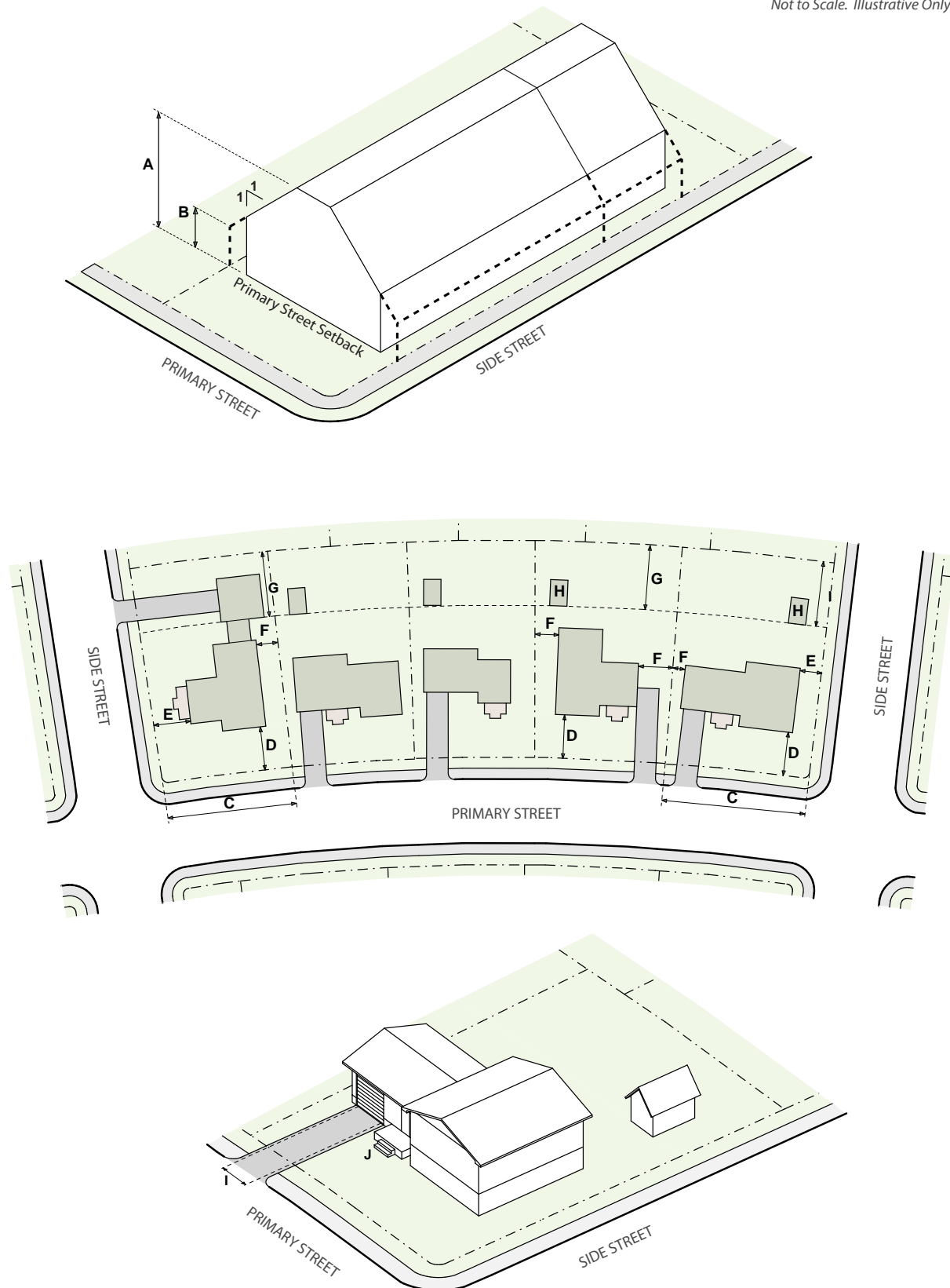
Planning Board Draft February 8, 2012

Change 1: Refinement of existing design standard

3.3.3.4 District Specific Standards

A. Suburban House

Not to Scale. Illustrative Only.



SUBURBAN HOUSE

HEIGHT		S-SU-Fx					S-MU-3, -5, -8, -12, -20
		S-SU-A	S-SU-D	S-SU-F1	S-SU-Ix	S-SU-I	
A	Stories (max)	2.5	2.5	2.5	3	2.5	3
A	Feet (max)	30'	30'	30'	30'	30'	32'
	Feet, allowable height increase (max)	1' for every 5' increase in lot width over 50' up to a maximum height of 35'					
B	Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line	10'	10'	10'	10'	10'	na
	Bulk Plane Slope from Side Interior and Side Street Zone Lot Line	45°	45°	45°	45°	45°	na

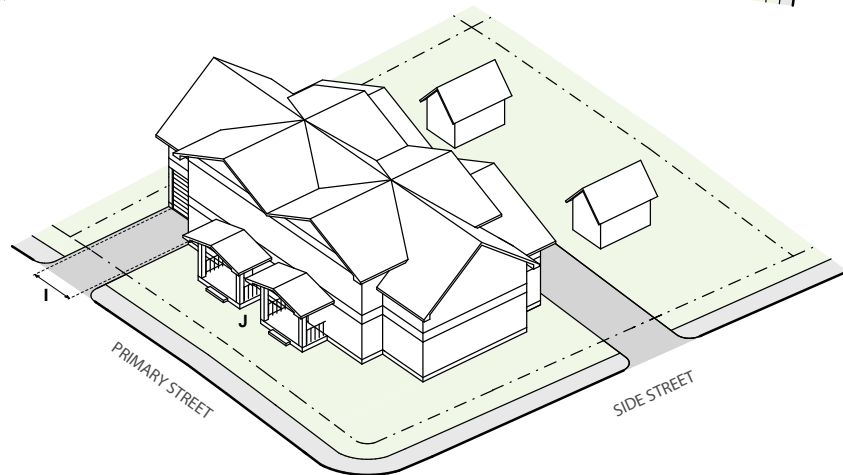
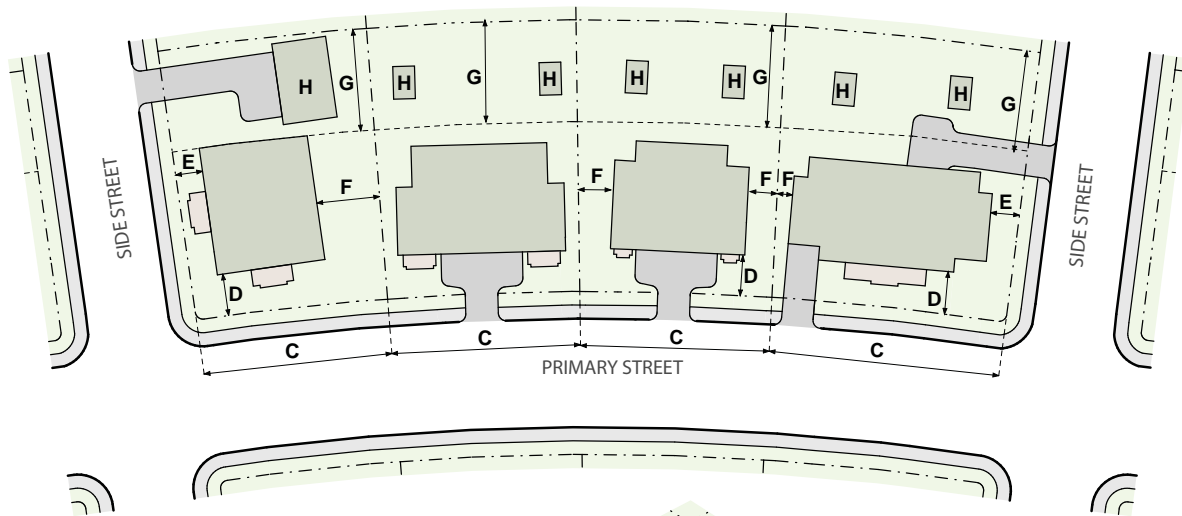
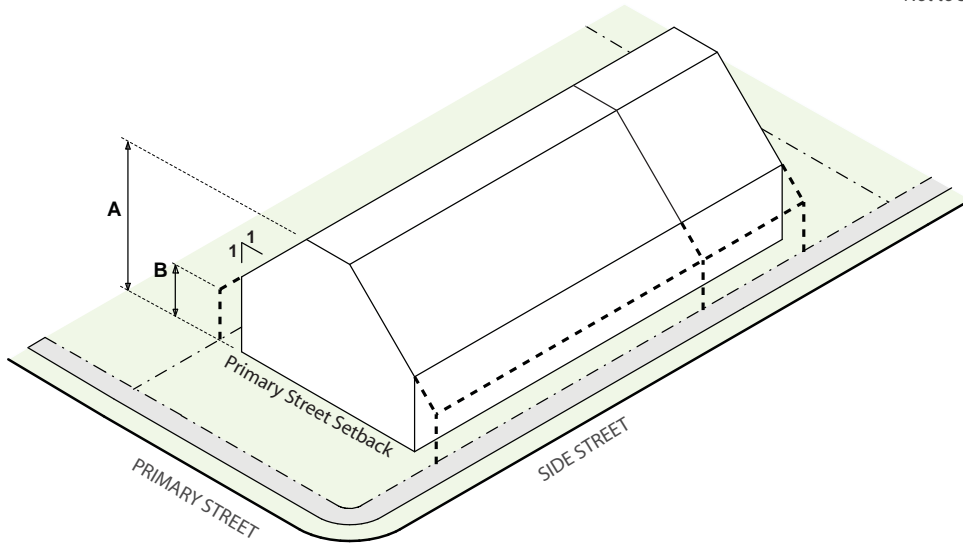
SITING		S-SU-Fx					S-MU-3, -5, -8, -12, -20
		S-SU-A	S-SU-D	S-SU-F1	S-SU-Ix	S-SU-I	
ZONE LOT							
	Zone Lot Size (min)	3,000 ft ²	6,000 ft ²	8,500 ft ²	12,000 ft ²	6,000 ft ²	6,000 ft ²
C	Zone Lot Width (min)	25'	50'	62.5'	62.5'	50'	50'
	Dwelling Units per Primary Residential Structure (max)	1	1	1	1	na	na

SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH		All S-SU, -TH, -MU Districts		
		25' or Less	26' to 61'	62' or Greater
D	Primary Street, block sensitive setback required	na	yes	yes
D	Primary Street, where block sensitive setback does not apply (min)	15'	20'	20'
E	Side Street (min)	3'	5'	5'
F	Side Interior (min)	3'	5'	7.5'
G	Rear, alley/no alley (min)	12'/20'	12'/20'	12'/20'
	Building Coverage per Zone Lot, including all accessory structures (max)	50%	50%	50%
PARKING BY ZONE LOT WIDTH				
	Parking and Drive Lot Coverage in Primary Street Setback (max)	2 Spaces and 320 ft ²	2 Spaces and 320 ft ²	33%
	Vehicle Access	From alley; or Street access allowed when no alley present (See Sec 3.3.7.6)		
ACCESSORY STRUCTURES				
H	Detached Accessory Structures Allowed	see Sec. 3.3.4		

DESIGN ELEMENTS		S-SU-Fx					S-MU-3, -5, -8, -12, -20
		S-SU-A	S-SU-D	S-SU-F1	S-SU-Ix	S-SU-I	
BUILDING CONFIGURATION							
	Attached Garage Allowed	(1) <u>Shall not be located closer to the minimum Primary Street setback line than the Primary Street facing facade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. Shall not project forward of any part of a Primary Street facing facade of a primary structure.</u> (2) May follow the Detached Garage Building Form for Side Street, Side Interior and Rear setbacks.					
I	Primary Street-Facing Attached Garage Door Width in first 50% of lot Depth (max)	35% of the entire width of the Primary Street facing facade of the primary structure or 16', whichever is greater					
GROUND STORY ACTIVATION							
J	Pedestrian Access, Primary Street	Entry Feature					
See Sections 3.3.5 - 3.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions							

B. Duplex

Not to Scale. Illustrative Only.



DUPLEX

HEIGHT		S-TH-2.5	S-MU-3, -5, -8, -12, -20
A	Stories (max)	2.5	3
A	Feet (max)	30'	32'
	Feet, allowable height increase	1' for every 5' increase in lot width over 50' up to a maximum height of 35'	
B	Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line	10'	na
	Bulk Plane Slope from Side Interior and Side Street Zone Lot Line	45°	na

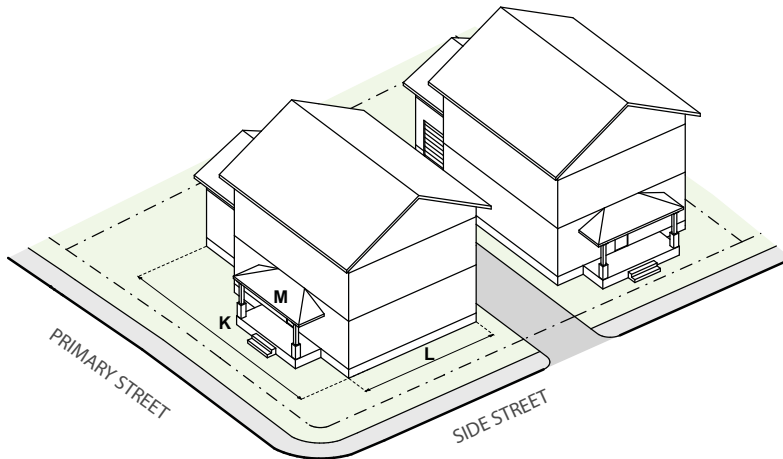
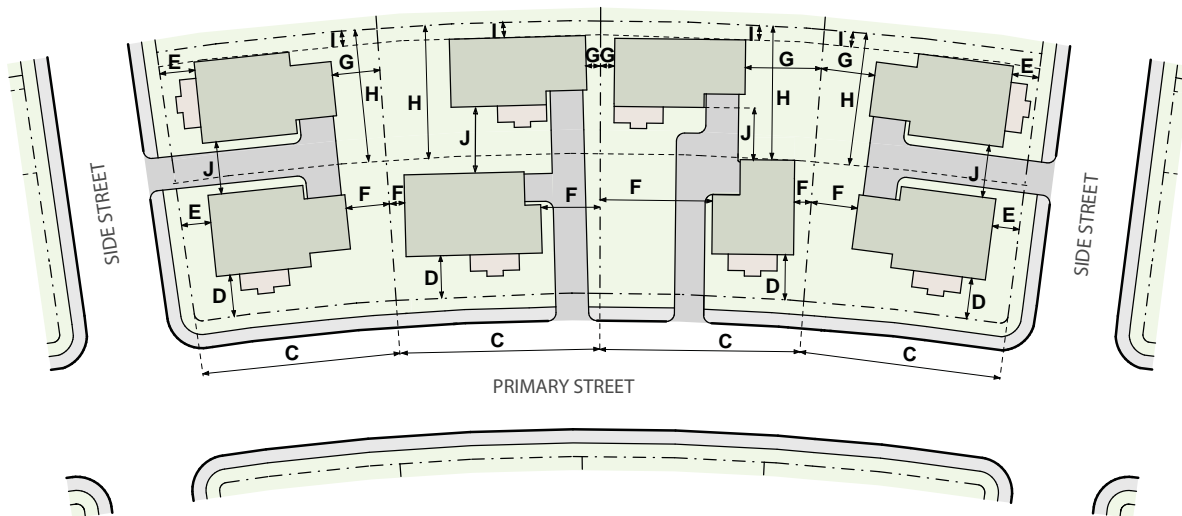
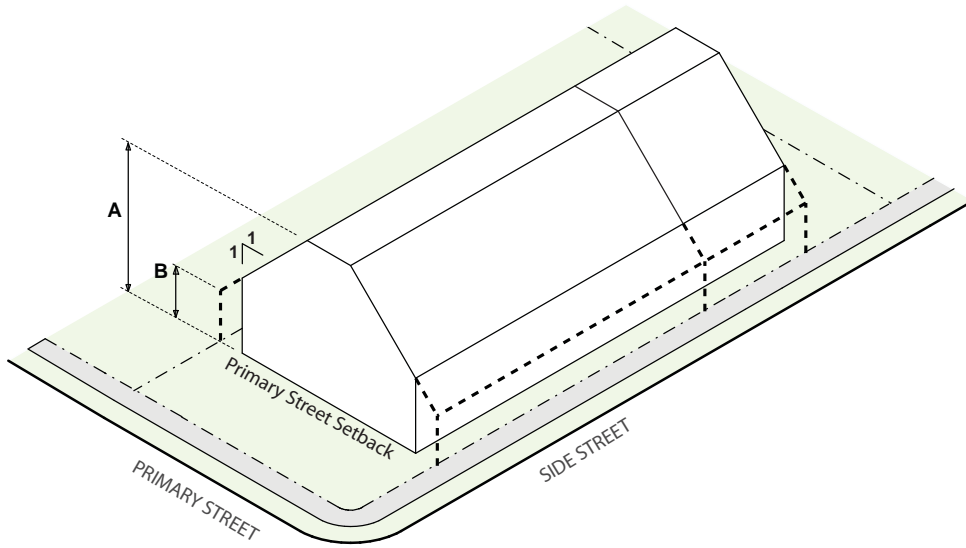
SITING		S-TH-2.5	S-MU-3, -5, -8, -12, -20
ZONE LOT			
	Zone Lot Size (min)	4,500 ft ²	4,500 ft ²
C	Zone Lot Width (min)	37.5'	37.5'
	Dwelling Units per Primary Residential Structure (min/max)	2/2	2/2

SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH		All S-TH and S-MU Districts	
		61' or Less	62' or Greater
D	Primary Street, block sensitive setback required	yes	yes
D	Primary Street, where block sensitive setback does not apply (min)	20'	20'
E	Side Street (min)	5'	5'
F	Side Interior (min)	5'	5'
G	Rear, alley/no alley (min)	12'/20'	12'/20'
	Building Coverage per Zone Lot, including all accessory structures (max)	50%	50%
PARKING BY ZONE LOT WIDTH			
	Parking and Drive Lot Coverage in Primary Street Setback (max %)	50%	50%
	Vehicle Access	From alley; or Street access allowed when no alley present (See Sec 3.3.7.6)	
ACCESSORY STRUCTURES			
H	Detached Accessory Structures Allowed	see Sec. 3.3.4	

DESIGN ELEMENTS		S-TH-2.5	S-MU-3, -5, -8, -12, -20
BUILDING CONFIGURATION			
	Attached Garage Allowed	(1) <u>Shall not be located closer to the minimum Primary Street setback line than the Primary Street facing facade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. Shall not project forward of any part of a Primary Street facing facade of a primary structure</u> (2) May follow the Detached Garage Building Form for Side Street, Side Interior and Rear setbacks.	
I	Primary Street-Facing Attached Garage Door Width in first 50% of lot Depth (max)	35% of the entire width of the Primary Street facing facade of the primary structure or 16', whichever is greater	
GROUND STORY ACTIVATION			
J	Pedestrian Access, Primary Street	Entry Feature	
See Sections 3.3.5 - 3.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions			

C. Tandem House

Not to Scale. Illustrative Only.



TANDEM HOUSE

HEIGHT		S-SU-F1
A	Stories (max)	2.5
A	Feet (max)	30'
	Feet, allowable height increase	1' for every 5' increase in lot width over 50' up to a maximum height of 35'
B	Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line	10'
	Bulk Plane Slope from Side Interior/Side Street Zone Lot Line	45°
SITING		S-SU-F1
ZONE LOT		
	Zone Lot Size (min)	8,500 ft ²
C	Zone Lot Width (min)	62.5'
	Zone Lot Depth (min)	150'
	Dwelling Units per Primary Residential Structure (min/max)	1/1
SETBACKS AND BUILDING COVERAGE		S-SU-F1
D	Primary Street, block sensitive setback required	yes
D	Primary Street (min)	20'
E	Side Street (min)	10'
F	Side Interior, for Primary Structure #1 (min one side/min combined)	5'/15'
G	Side Interior, for Primary Structure #2 (min one side/min combined)*	5'/15'
H	Rear, for Primary Structure #1, as a % of lot depth (min)	50%
I	Rear, for Primary Structure #2 (min)	5'
J	Required Separation Between Primary Structures (min)	6'
	Building Coverage per Zone Lot, including all accessory structures (max)	50%
PARKING BY ZONE LOT WIDTH		
	Parking and Drive Lot Coverage in Primary Street Setback (max %)	50%
	Vehicle Access	From alley; or Street access allowed when no alley present (See Sec 3.3.7.6)
ACCESSORY STRUCTURES		
	Detached Accessory Structures Allowed	see Sec. 3.3.4
DESIGN ELEMENTS		S-SU-F1
BUILDING CONFIGURATION		
K	Overall Structure Width, Primary or Side Street (max)	36'
L	Overall Structure Length, Primary or Side Street (max)	42'
	Attached Garage Allowed	(1) <u>Shall not be located closer to the minimum Primary Street setback line than the Primary Street facing facade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. Shall not project forward of any part of a Primary Street facing facade of a primary structure</u> (2) May follow the Detached Garage Building Form for Side Street, Side Interior and Rear setbacks.
	Primary Street-Facing Attached Garage Door Width in first 50% of lot Depth (max)	35% of the entire width of the Primary Street facing facade of the primary structure or 16', whichever is greater
GROUND STORY ACTIVATION		
M	Pedestrian Access, Primary Street	Primary Structure #1: Entry Feature Primary Structure #2: No Requirement

See Sections 3.3.5 - 3.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

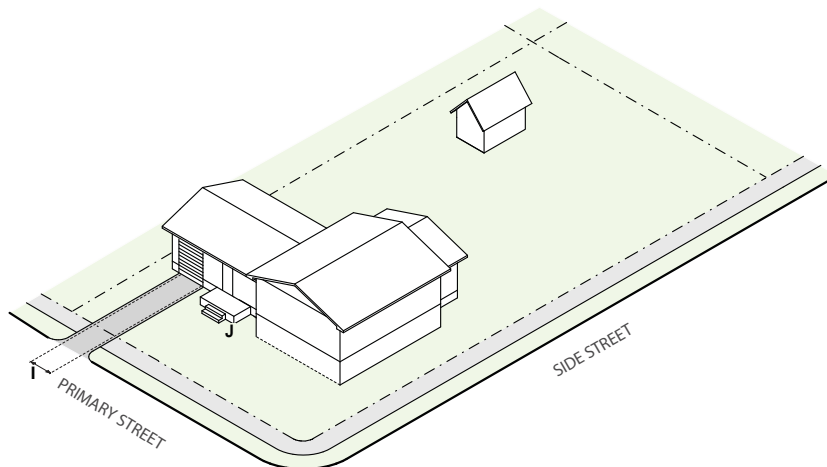
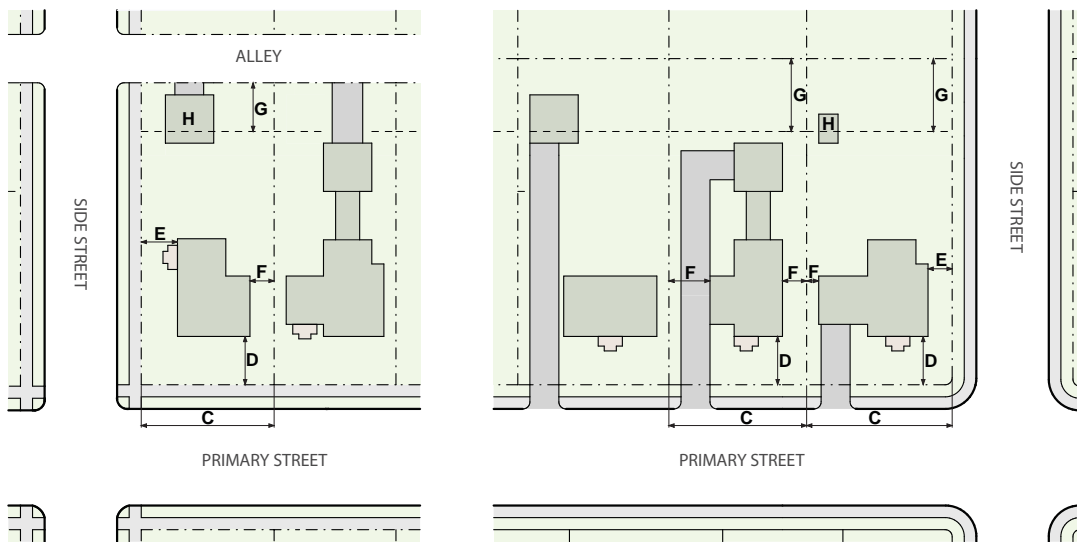
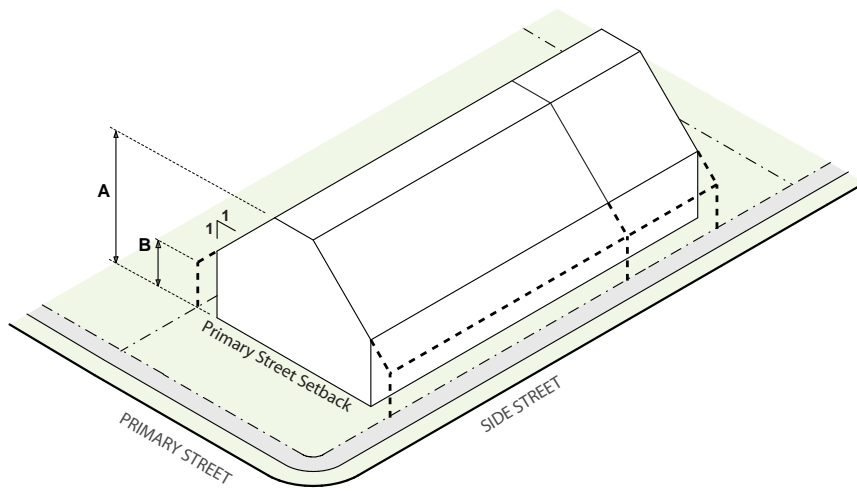
*Must be offset to be visible from the street if to the rear of Primary Structure #1 (side setbacks may be reversed from Primary Structure #1)

● Amendment: 5

4.3.3.4 District Specific Standards

A. Suburban House

Not to Scale. Illustrative Only.

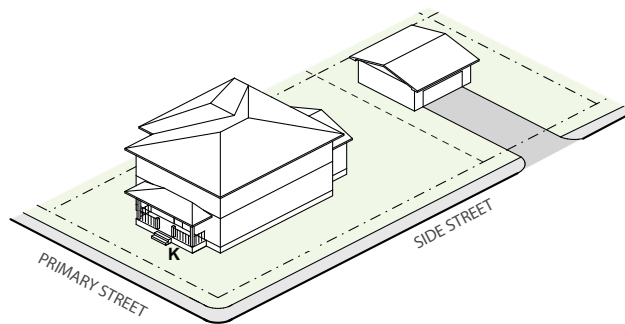
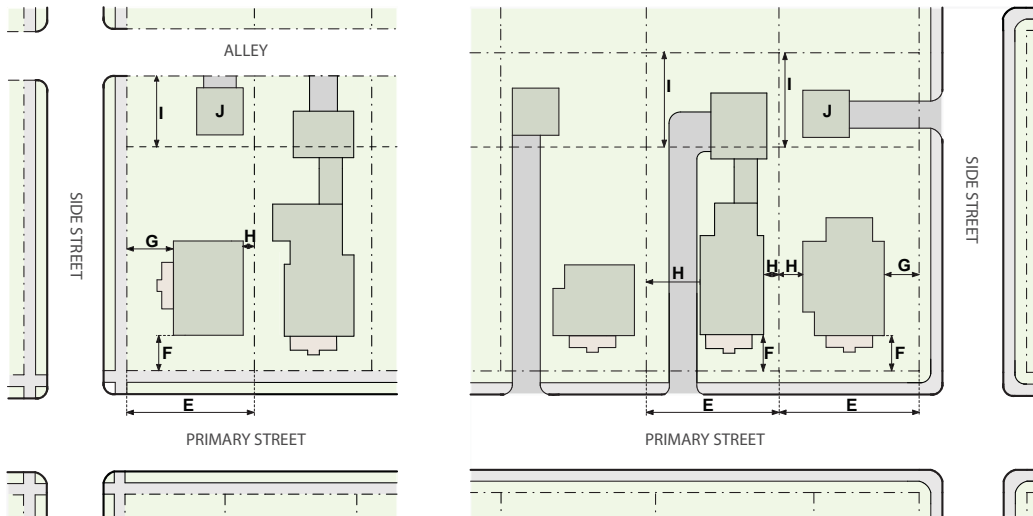
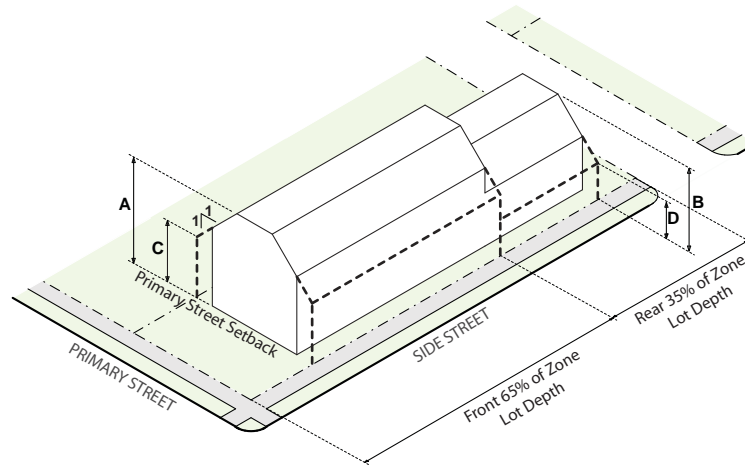


SUBURBAN HOUSE

		E-SU-Dx E-SU-D1x	E-SU-G E-SU-G1	E-TH-2.5 E-MU-2.5
HEIGHT				
A	Stories (max)	2.5	2.5	2.5
A	Feet (max)	30'	30'	30'
	Feet, allowable height increase	1' for every 5' increase in lot width over 50' up to a maximum height of 35'		
B	Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line	10'	10'	10'
	Bulk Plane Slope from Side Interior and Side Street Zone Lot Line	45°	45°	45°
SITING				
ZONE LOT				
	Zone Lot Size (min)	6,000 ft ²	9,000 ft ²	6,000 ft ²
C	Zone Lot Width (min)	50'	62.5'	50'
	Dwelling Units per Primary Residential Structure (max)	1	1	1
SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH		All E-SU, -TH, -MU Districts		
		61' or Less	62' or Greater	
D	Primary Street, block sensitive setback required	yes	yes	
D	Primary Street, where block sensitive setback does not apply (min)	20'	20'	
E	Side Street (min)	5'	5'	
F	Side Interior (min)	5'	7.5'	
G	Rear, alley/no alley (min)	12'/20'	12'/20'	
	Building Coverage per Zone Lot, including all accessory structures (max)	37.5%	37.5%	
PARKING BY ZONE LOT WIDTH		61' or Less	62' or Greater	
	Parking and Drive Lot Coverage in Primary Street Setback (max)	33%	33%	
	Vehicle Access	From alley; or Street access allowed when no alley present (See Sec. 4.3.7.6)		
ACCESSORY STRUCTURES				
H	Detached Accessory Structures Allowed	(see Sec. 4.3.4)		
DESIGN ELEMENTS		All E-SU, -TH, -MU Districts		
BUILDING CONFIGURATION				
	Attached Garage Allowed	(1) <u>Shall not be located closer to the minimum Primary Street setback line than the Primary Street facing facade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. Shall not project forward of any part of a Primary Street facing facade of a primary structure</u> (2) May follow the Detached Garage Building Form for Side Street, Side Interior and Rear setbacks		
I	Primary Street-Facing Attached Garage Door Width in first 50% of lot depth(max)	35% of the entire width of the Primary Street facing facade of the primary structure or 16', whichever is greater		
GROUND STORY ACTIVATION				
J	Pedestrian Access, Primary Street	Entry Feature		
	See Sections 4.3.5 - 4.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions			

B. Urban House

Not to Scale. Illustrative Only.



URBAN HOUSE

HEIGHT		E-SU-A	E-SU-B	E-SU-D E-SU-D1	E-SU-Dx E-SU-D1x	E-SU-G E-SU-G1	E-TU-B	E-TU-C	E-TH-2.5 E-MU-2.5
A/B	Stories, front 65% / rear 35% of zone lot depth (max)	2.5/1	2.5/1	2.5/1	2.5/1	2.5/1	2.5/1	2.5/1	2.5/1
	Feet, front 65% / rear 35% of zone lot depth (max)	30'/17'	30'/17'	30'/17'	30'/17'	30'/17'	30'/17'	30'/17'	30'/17'
	Feet, front 65% of zone lot depth, allowable height increase	1' for every 5' increase in lot width over 50' up to a maximum height of 35'							
	Feet, rear 35% of zone lot depth, allowable height increase	1' for every 3' increase in side setback up to a maximum height of 19'							
C/D	Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot in front 65% / rear 35% of zone lot depth	17'/10'	17'/10'	17'/10'	17'/10'	17'/10'	17'/10'	17'/10'	17'/10'
	Bulk Plane Slope from Side Interior and Side Street Zone Lot	45°	45°	45°	45°	45°	45°	45°	45°

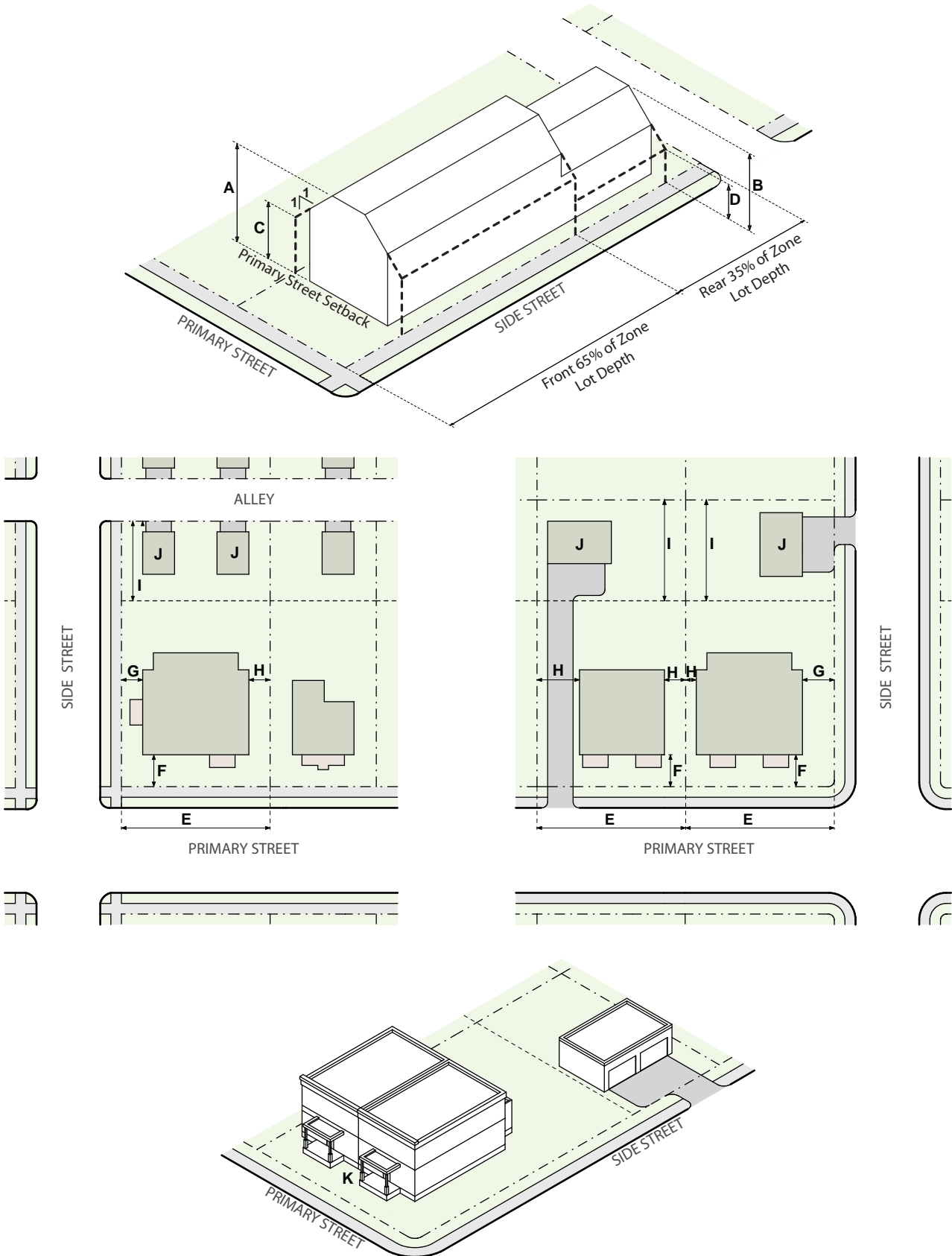
SITING		E-SU-A	E-SU-B	E-SU-D E-SU-D1	E-SU-Dx E-SU-D1x	E-SU-G E-SU-G1	E-TU-B	E-TU-C	E-TH-2.5 E-MU-2.5
ZONE LOT									
E	Zone Lot Size (min)	3,000 ft ²	4,500 ft ²	6,000 ft ²	6,000 ft ²	9,000 ft ²	4,500 ft ²	5,500 ft ²	4,500 ft ²
	Zone Lot Width (min)	25'	35'	50'	50'	62.5'	35'	50'	35'
	Dwelling Units per Primary Residential Structure (min/max)	1/1	1/1	1/1	1/1	1/1	1/2	1/2	1/2

SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH		All E-SU, TU, TH, MU Districts			
		30' or less	31' to 40'	41' to 74'	75' or Greater
F	Primary Street, block sensitive setback required	yes	yes	yes	yes
F	Primary Street, where block sensitive setback does not apply (min)	20'	20'	20'	20'
G	Side Street (min)	3'	5'	5'	7.5'
H	Side Interior (min)	3'	3' min one side/ 10' min combined	5'	10'
I	Rear, alley/no alley (min)	12'/20'	12'/20'	12'/20'	12'/20'
	Building Coverage per Zone Lot, including all accessory structures (max)	50%	37.5%	37.5%	37.5%
PARKING BY ZONE LOT WIDTH					
	Parking and Drive Lot Coverage in Primary Street Setback (max)	2 Spaces and 320 ft ²	2 Spaces and 320 ft ²	33%	33%
	Vehicle Access	From alley; or Street access allowed when no alley present (See Sec 4.3.7.6)			
ACCESSORY STRUCTURES					
J	Detached Accessory Structures Allowed	(see Sec. 4.3.4)			

DESIGN ELEMENTS		E-SU-A	E-SU-B	E-SU-D E-SU-D1	E-SU-Dx E-SU-D1x	E-SU-G E-SU-G1	E-TU-B	E-TU-C	E-TH-2.5 E-MU-2.5
BUILDING CONFIGURATION									
	Attached Garage Allowed	(1) Shall not be located closer to the minimum Primary Street setback line than the Primary Street facing facade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. Shall not project forward of any part of a Primary Street facing facade of a primary structure (2) May follow the Detached Garage building form for Side Street, Side Interior and Rear setbacks							
	Primary Street-Facing Attached Garage Door Width in first 50% of lot depth(max)	35% of the entire width of the Primary Street facing facade of the primary structure or 16', whichever is greater							
GROUND STORY ACTIVATION									
K	Pedestrian Access, Primary Street	Entry Feature							
	See Sections 4.3.5 - 4.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions								

C. Duplex

Not to Scale. Illustrative Only.



DUPLEX

HEIGHT		E-TU-B	E-TU-C	E-TH-2.5; E-MU-2.5
	Stories, front 65% / rear 35% of zone lot depth (max)	2.5/1	2.5/1	2.5/1
A/B	Feet, front 65% / rear 35% of zone lot depth (max)	30'/17'	30'/17'	30'/17'
	Feet, front 65% of zone lot depth, allowable height increase	1' for every 5' increase in lot width over 50' up to a maximum height of 35'		
	Feet, rear 35% of zone lot depth, allowable height increase	1' for every 3' increase in side setback up to a maximum height of 19'		
C/D	Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Lines in front 65% / rear 35% of zone lot	17'/10'	17'/10'	17'/10'
	Bulk Plane Slope from Side Interior and Side Street Zone Lot Lines	45°	45°	45°

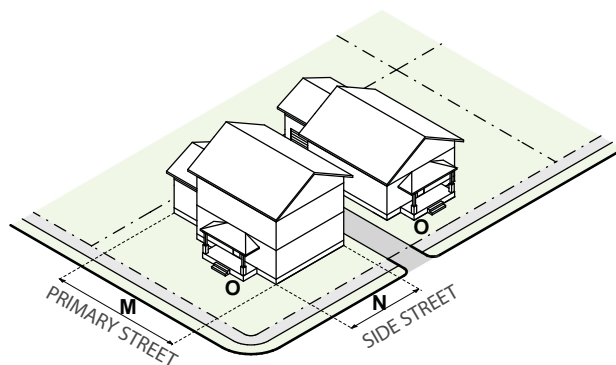
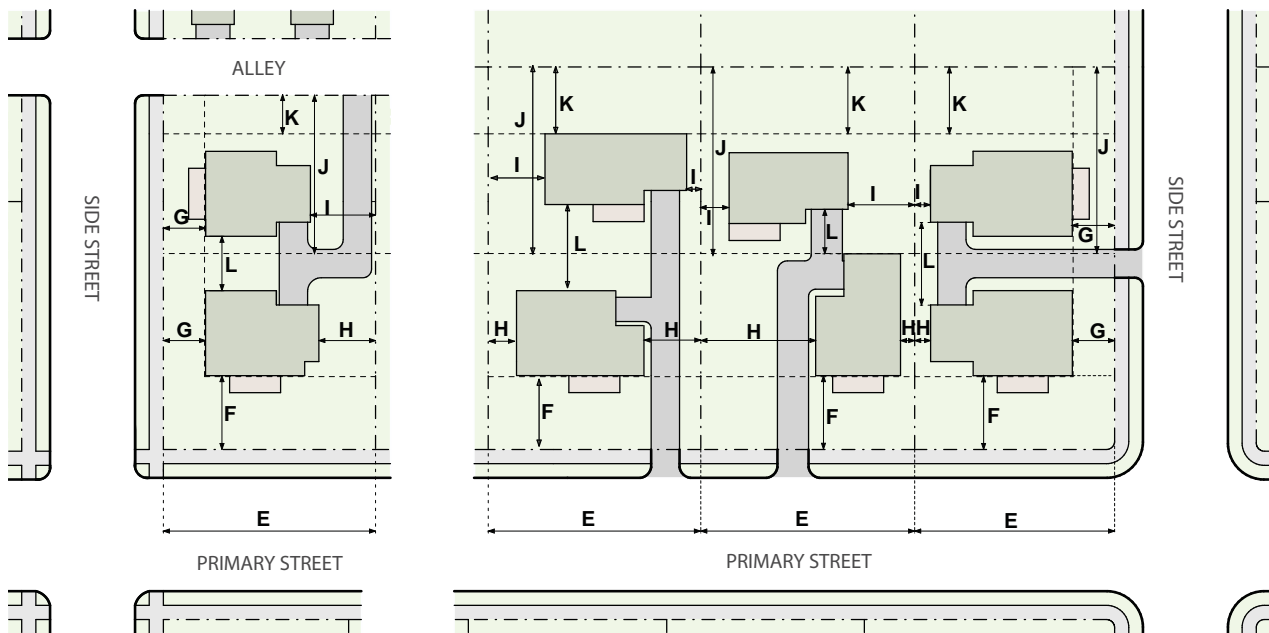
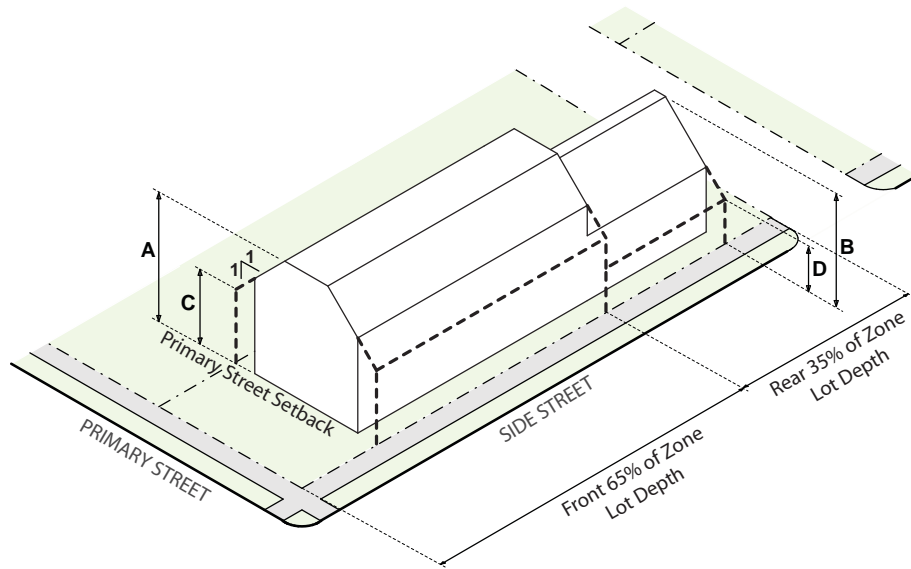
SITING		E-TU-B	E-TU-C	E-TH-2.5; E-MU-2.5
ZONE LOT				
	Zone Lot Size (min)	4,500 ft ²	5,500 ft ²	4,500 ft ²
E	Zone Lot Width (min)	35'	50'	35'
	Dwelling Units per Primary Residential Structure (min/max)	2/2	2/2	2/2

SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH		All E-TU, TH, MU Districts			
		30' or less	31' to 40'	41' to 74'	75' or Greater
F	Primary Street, block sensitive setback required	yes	yes	yes	yes
F	Primary Street, where block sensitive setback does not apply (min)	20'	20'	20'	20'
G	Side Street (min)	3'	5'	5'	7.5'
H	Side Interior (min)	3'	3' min one side/ 10' min combined	5'	10'
I	Rear, alley/no alley (min)	12'/20'	12'/20'	12'/20'	12'/20'
	Building Coverage per Zone Lot, including all accessory structures (max)	50%	37.5%	37.5%	37.5%
PARKING BY ZONE LOT WIDTH					
	Parking and Drive Lot Coverage in Primary Street Setback (max)	50%	50%	50%	50%
	Vehicle Access	From alley; or Street access allowed when no alley present (See Sec 4.3.7.6)			
ACCESSORY STRUCTURES					
J	Detached Accessory Structures Allowed	(see Sec. 4.3.4)			

DESIGN ELEMENTS		E-TU-B	E-TU-C	E-TH-2; E-MU-2.5
BUILDING CONFIGURATION				
	Attached Garage Allowed	(1) <u>Shall not be located closer to the minimum Primary Street setback line than the Primary Street facing facade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. Shall not project forward of any part of a Primary Street facing facade of a primary structure</u> (2) May follow the Detached Garage building form standards for Side Street, Side Interior and Rear setbacks		
	Primary Street Facing Attached Garage Door Width in first 50% of lot depth(max)	35% of the entire width of the front Primary Street facing facade of the dwelling primary structure or 16', whichever is greater		
GROUND STORY ACTIVATION				
K	Pedestrian Access, Primary Street	Entry Feature		
See Sections 4.3.5 - 4.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions				

D. Tandem House

Not to Scale. Illustrative Only.



TANDEM HOUSE

HEIGHT		E-TU-B	E-TU-C	E-TH-2.5; E-MU-2.5
	Stories (max)	2.5	2.5	2.5
A/B	Feet, front 65% /rear 35% of zone lot depth (max)	30'/24'	30'/24'	30'/24'
	Feet, front 65% of zone lot depth, allowable height increase	1' for every 5' increase in lot width over 50' up to a maximum height of 35'		
C/D	Bulk Plane Vertical Height at Side Interior and Side Street zone lot line in front 65% / rear 35% of zone lot depth	17'/10'	17'/10'	17'/10'
	Bulk Plane Slope from Side Interior and Side Street zone lot line	45°	45°	45°

SITING		E-TU-B	E-TU-C	E-TH-2.5; E-MU-2.5
ZONE LOT				
	Zone Lot Size (min)	4,500 ft ²	5,500 ft ²	4,500 ft ²
E	Zone Lot Width (min)	35'	50'	35'
	Dwelling Units per Primary Residential Structure (min/max)	1/1	1/1	1/2

		All E-TU, TH, MU Districts			
SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH		30' or less	31' to 40'	41' to 74'	75' or Greater
F	Primary Street, block sensitive setback required	yes	yes	yes	yes
F	Primary Street, where block sensitive setback does not apply (min)	20'	20'	20'	20'
G	Side Street (min)	3'	5'	5'	7.5'
H	Side Interior, for Primary Structure #1 (min one side/min combined)	3'/6'	3'/10'	5'/10'	10'/20'
I	Side Interior, for Primary Structure #2 (min one side/min combined)*	3'/6'	3'/10'	5'/10'	10'/20'
J	Rear, for Primary Structure #1, as a % of lot depth (min)	50%	50%	50%	50%
K	Rear, for Primary Structure #2 (min)	5'	5'	5'	5'
L	Required Separation Between Primary Structures (min)	6'	6'	6'	6'
	Building Coverage per Zone Lot, including all accessory structures (max)	50%	37.5%	37.5%	37.5%
PARKING BY ZONE LOT WIDTH					
	Parking and Drive Lot Coverage in Primary Street Setback (max)	50%	50%	50%	50%
	Vehicle Access	From alley; or Street access allowed when no alley present (See Sec 4.3.7.6)			
ACCESSORY STRUCTURES					
	Detached Accessory Structures Allowed	(see Sec. 4.3.4)			

DESIGN ELEMENTS		E-TU-B	E-TU-C	E-TH-2; E-MU-2.5
BUILDING CONFIGURATION				
M	Overall Structure Width (max)	36'	36'	36'
N	Overall Structure Length (max)	42'	42'	42'
	Attached Garage Allowed	(1) <u>Shall not be located closer to the minimum Primary Street setback line than the Primary Street facing facade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. Shall not project forward of any part of a Primary Street facing facade of a primary structure</u> (2) May follow the Detached Garage building form for Side Street, Side Interior and Rear setbacks		
	Primary Street Facing Attached Garage Door Width in first 50% of lot depth(max)	35% of the entire width of the Primary Street facing facade of the dwelling primary structure or 16', whichever is greater		
GROUND STORY ACTIVATION				
O	Pedestrian Access, Primary Street*	Primary Structure #1: Entry Feature Primary Structure #2: No Requirement		

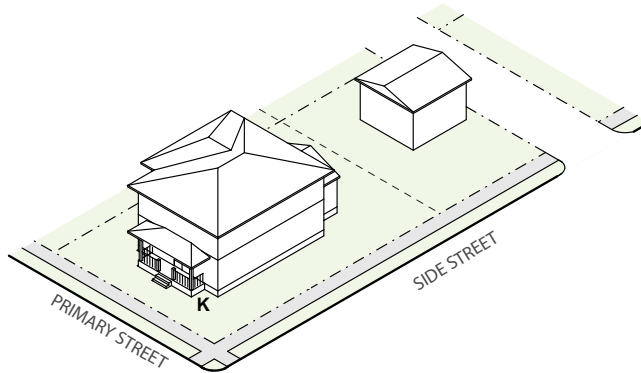
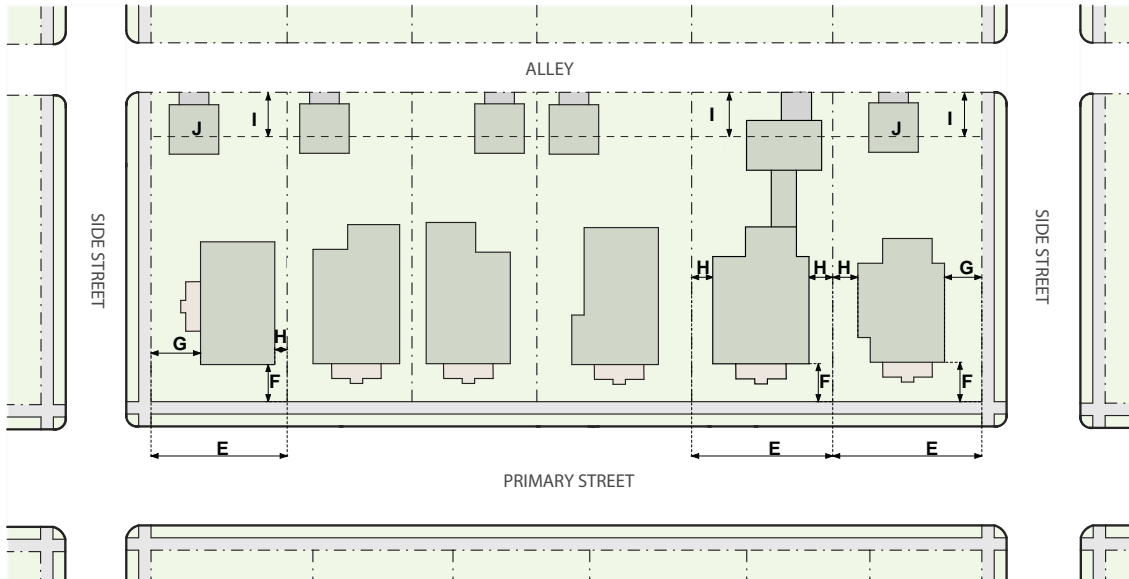
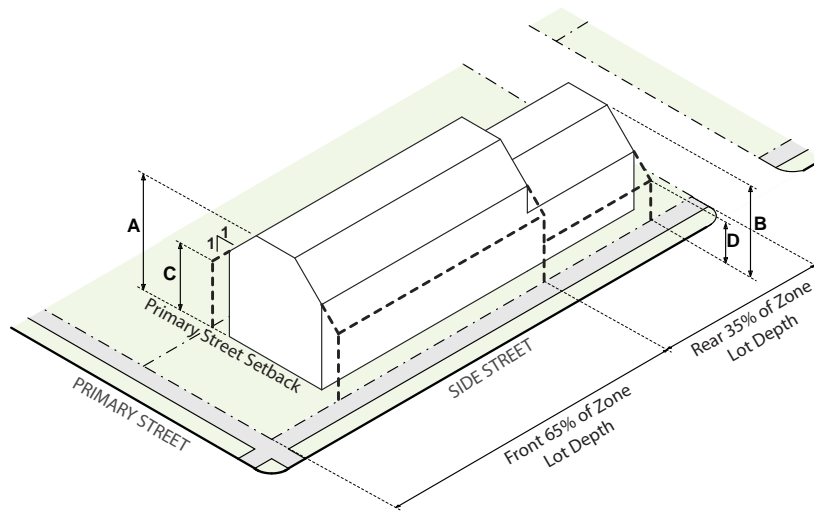
See Sections 4.3.5 - 4.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

*Must be offset to be visible from the street if to the rear of Primary Structure #1 (side setbacks may be reversed from Primary Structure #1)

5.3.3.4 District Specific Standards

A. Urban House

Not to Scale. Illustrative Only.



URBAN HOUSE

		U-SU-A	U-SU-B	U-SU-C					
		U-SU-A1	U-SU-B1	U-SU-C1	U-SU-E	U-SU-H	U-TU-B		U-RH-2.5
HEIGHT		U-SU-A2	U-SU-B2	U-SU-C2	U-SU-E1	U-SU-H1	U-TU-B2	U-TU-C	U-RH-3A
	Stories, front 65% / rear 35% of zone lot depth (max)	2.5/1	2.5/1	2.5/1	2.5/1	3/1	2.5/1	2.5/1	2.5/1
A/B	Feet, front 65% / rear 35% of zone lot depth (max)	30'/17'	30'/17'	30'/17'	30'/17'	30'/17'	30'/17'	30'/17'	30'/17'
	Feet, front 65% of zone lot depth, allowable height increase	1' for every 5' increase in lot width over 50' up to a maximum height of 35'							
	Feet, rear 35% of zone lot depth, allowable height increase	1' for every 3' increase in side setback up to a maximum height of 19'							
C/D	Bulk Plane Vertical Height at Side Interior and Side Street zone lot line in front 65% / rear 35% of Zone Lot Depth	17'/10'	17'/10'	17'/10'	17'/10'	17'/10'	17'/10'	17'/10'	17'/10'
	Bulk Plane Slope from Side Interior and Side Street zone lot line	45°	45°	45°	45°	45°	45°	45°	45°

		U-SU-A, A1, A2	U-SU-B, B1, B2	U-SU-C, C1, C2	U-SU-E, E1	U-SU-H, H1	U-TU-B, B2	U-TU-C	U-RH-2.5
SITING		U-TU-B, B2	U-TU-C					U-TU-C	U-RH-3A
ZONE LOT									
	Zone Lot Size (min)	3,000 ft ²	4,500 ft ²	5,500 ft ²	7,000 ft ²	10,000 ft ²	4,500 ft ²	5,500 ft ²	3,000 ft ²
E	Zone Lot Width (min)	25'	35'	50'	50'	75'	35'	50'	25'
	Dwelling Units per Primary Residential Structure (min/max)	1/1	1/1	1/1	1/1	1/1	1/2	1/2	1/2

SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH		All U-SU, TU, RH Districts			
		30' or Less	31' to 40'	41' to 74'	75' or Greater
F	Primary Street, block sensitive setback required	yes	yes	yes	yes
F	Primary Street, where block sensitive setback does not apply (min)	20'	20'	20'	20'
G	Side Street (min)	3'	5'	5'	7.5'
H	Side Interior (min)	3'	3' min one side/10' min combined	5'	10'
I	Rear, alley/no alley (min)	12'/20'	12'/20'	12'/20'	12'/20'
	Building Coverage per Zone Lot, including all accessory structures (max)	50%	37.5%	37.5%	37.5%

PARKING BY ZONE LOT WIDTH					
	Parking and Drive Lot Coverage in Primary Street Setback (max)	2 Spaces and 320 ft ²	2 Spaces and 320 ft ²	33%	33%
	Vehicle Access	From alley; or Street access allowed when no alley present (See Sec. 5.3.7.6)			

ACCESSORY STRUCTURES		
J	Detached Accessory Structures Allowed	see Sec. 5.3.4

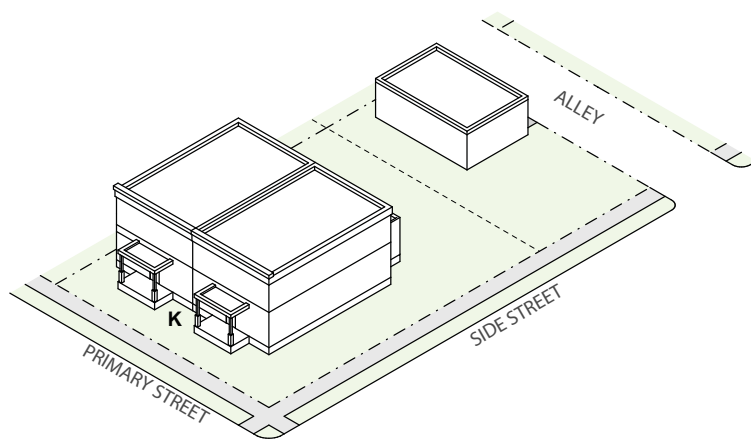
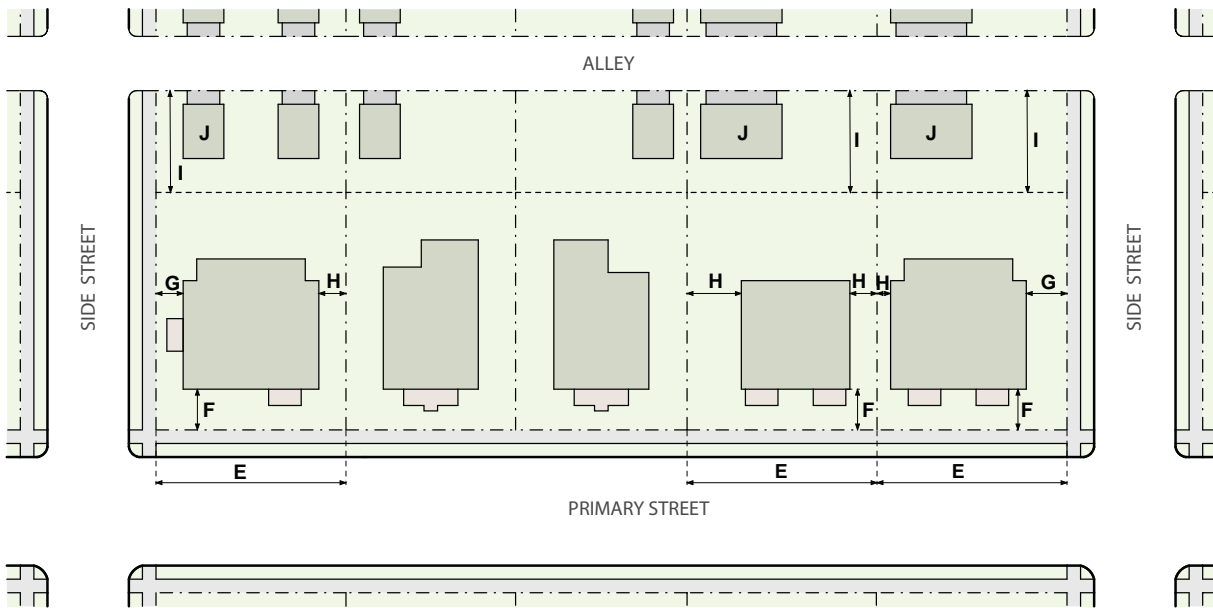
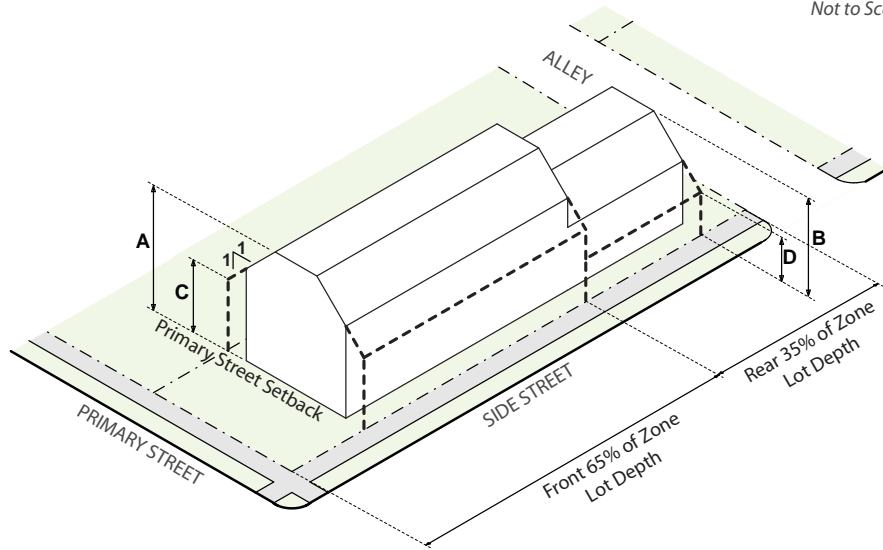
		U-SU-A	U-SU-B	U-SU-C					
		U-SU-A1	U-SU-B1	U-SU-C1	U-SU-E	U-SU-H	U-TU-B		U-RH-2.5
DESIGN ELEMENTS		U-SU-A2	U-SU-B2	U-SU-C2	U-SU-E1	U-SU-H1	U-TU-B2	U-TU-C	U-RH-3A

BUILDING CONFIGURATION									
	Attached Garage Allowed	(1) <u>Shall not be located closer to the minimum Primary Street setback line than the Primary Street facing facade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. Shall not project forward of any part of a Primary Street facing facade of a primary structure.</u> (2) May follow the Detached Garage building form Side Street, Side Interior and Rear setbacks							
	Primary Street Facing Attached Garage Door Width in first 50% of lot depth (max)	35% of the entire width of the Primary Street facing facade of the primary structure or 16'; whichever is greater							

GROUND STORY ACTIVATION		
K	Pedestrian Access, Primary Street	Entry Feature
See Sections 5.3.5 - 5.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions		

B. Duplex

Not to Scale. Illustrative Only.



DUPLEX

HEIGHT					U-TU-B		U-RH-2.5
		U-SU-A2*	U-SU-B2*	U-SU-C2*	U-TU-B2	U-TU-C	U-RH-3A
A/B	Stories, front 65% / rear 35% of zone lot depth (max)	2.5/1	2.5/1	2.5/1	2.5/1	2.5/1	2.5/1
	Feet, front 65% / rear 35% of lot depth (max)	30'/17'	30'/17'	30'/17'	30'/17'	30'/17'	30'/17'
	Feet, front 65% of zone lot depth, allowable height increase	1' for every 5' increase in lot width over 50' up to a maximum height of 35'					
	Feet, rear 35% of zone lot depth, allowable height increase	1' for every 3' increase in side setback up to a maximum height of 19'					
C/D	Bulk Plane Vertical Height at Side interior and Side street zone lot line in front 65% / rear 35% of zone lot depth	17'/10'	17'/10'	17'/10'	17'/10'	17'/10'	17'/10'
	Bulk Plane Slope from Side interior and Side Street zone lot line	45°	45°	45°	45°	45°	45°

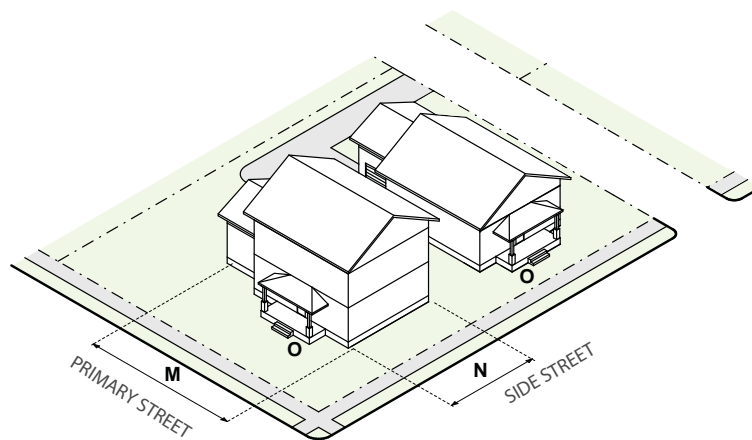
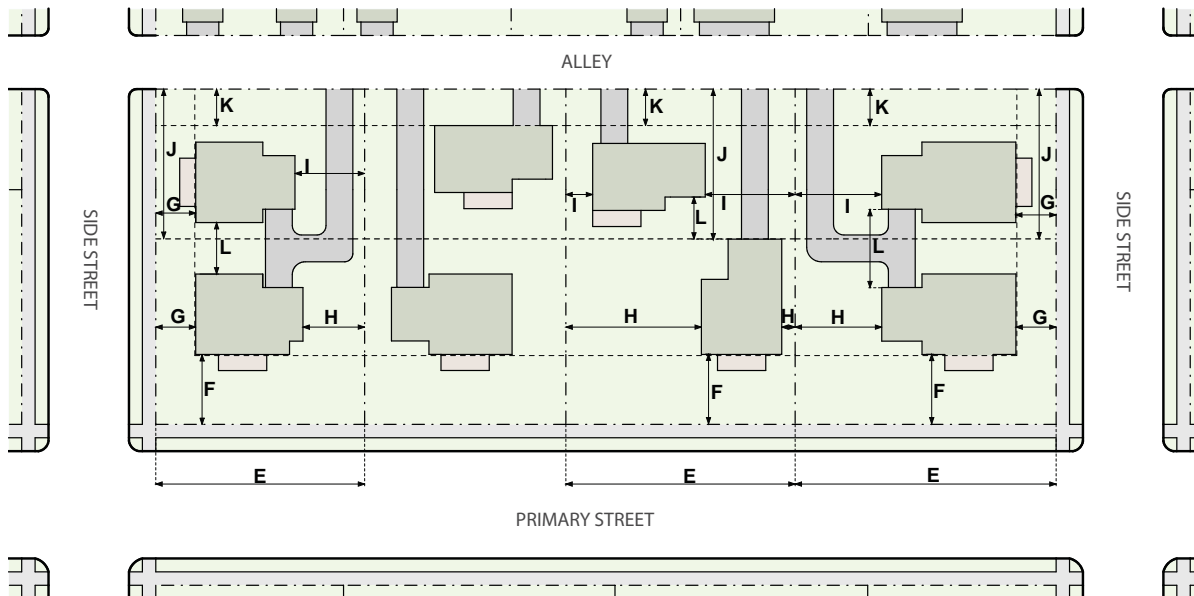
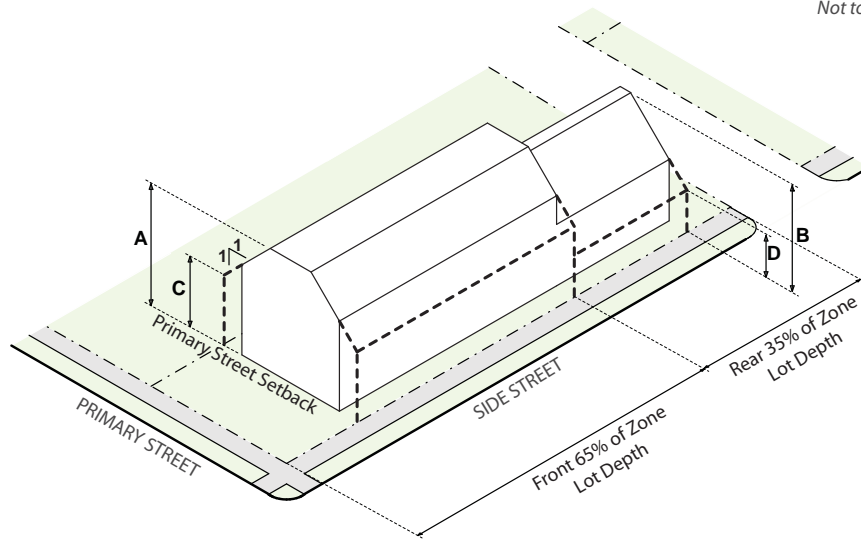
SITING					U-TU-B		U-RH-2.5
		U-SU-A2*	U-SU-B2*	U-SU-C2*	U-TU-B2	U-TU-C	U-RH-3A
ZONE LOT							
E	Zone Lot Size (min)	3,000 ft ²	4,500 ft ²	5,500 ft ²	4,500 ft ²	5,500 ft ²	4,500 ft ²
	Zone Lot Width (min)	25'	35'	50'	35'	50'	35'
	Dwelling Units per Primary Residential Structure (min/max)	2/2	2/2	2/2	2/2	2/2	2/2

SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH		All U-SU, TU, RH Districts			
		30' or Less	31' to 40'	41' to 74'	75' or Greater
F	Primary Street, block sensitive setback required	yes	yes	yes	yes
F	Primary Street, where block sensitive setback does not apply (min)	20'	20'	20'	20'
G	Side Street (min)	3'	5'	5'	5'
H	Side Interior (min)	3'	3' min one side/10' min combined	5'	10'
I	Rear, alley/no alley (min)	12'/20'	12'/20'	12'/20'	12'/20'
	Building Coverage per Zone Lot, including all accessory structures (max)	50%	37.5%	37.5%	37.5%
PARKING BY ZONE LOT WIDTH					
	Parking and Drive Lot Coverage in Primary Street Setback (max)	50%	50%	33%	50%
	Vehicle Access	From alley; or Street access allowed when no alley present (See Section 5.3.7.6)			
ACCESSORY STRUCTURES					
J	Detached Accessory Structures Allowed	See Sec. 5.3.4			

DESIGN ELEMENTS					U-TU-B		U-RH-2.5
		U-SU-A2*	U-SU-B2*	U-SU-C2*	U-TU-B2	U-TU-C	U-RH-3A
BUILDING CONFIGURATION							
	Attached Garage Allowed	(1) <u>Shall not be located closer to the minimum Primary Street setback line than the Primary Street facing facade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. Shall not project forward of any part of a Primary Street facing facade of a primary structure.</u> (2) May follow the Detached Garage building form standards Side Street, Side Interior and Rear setbacks					
	Primary Street Facing Attached Garage Door Width in first 50% of lot depth (max)	35% of the entire width of the Primary Street facing facade of the dwelling primary structure or 16', whichever is greater					
GROUND STORY ACTIVATION							
K	Pedestrian Access, Primary Street	Entry Feature					
See Sections 5.3.5 - 5.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions							
*Form is permitted ONLY on corner zone lots where at least one of the intersecting streets is a collector or arterial street, according to the functional street classifications adopted by the Public Works Department.							

C. Tandem House

Not to Scale. Illustrative Only.



TANDEM HOUSE

HEIGHT		U-SU-A2*	U-SU-B2*	U-SU-C2*	U-TU-B U-TU-B2	U-TU-C	U-RH-2.5 U-RH-3A
	Stories (max)	2.5	2.5	2.5	2.5	2.5	2.5
A/B	Feet, front 65% / rear 35% of zone lot depth (max)	30'/24'	30'/24'	30'/24'	30'/24'	30'/24'	30'/24'
	Feet, front 65% of lot depth, allowable height increase	1' for every 5' increase in lot width over 50' up to a maximum height of 35'					
C/D	Bulk Plane Vertical Height at Side interior and Side street zone lot line in front 65% of lot / rear 35% of zone lot depth	17'/10'	17'/10'	17'/10'	17'/10'	17'/10'	17'/10'
	Bulk Plane Slope from Side interior and Side Street zone lot line	45°	45°	45°	45°	45°	45°

SITING		U-SU-A2*	U-SU-B2*	U-SU-C2*	U-TU-B U-TU-B2	U-TU-C	U-RH-2.5 U-RH-3A
ZONE LOT							
	Zone Lot Size (min)	3,000 ft ²	4,500 ft ²	5,500 ft ²	4,500 ft ²	5,500 ft ²	4,500 ft ²
E	Zone Lot Width (min)	25'	35'	50'	35'	50'	35'
	Dwelling Units per Primary Residential Structure (min/max)	1/1	1/1	1/1	1/1	1/1	1/1

SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH		All U-SU, TU, RH Districts			
		30' or Less	31' to 40'	41' to 74'	75' or Greater
F	Primary Street, block sensitive setback required	yes	yes	yes	yes
F	Primary Street, where block sensitive setback does not apply (min)	20'	20'	20'	20'
G	Side Street (min)	3'	5'	5'	5'
H	Side Interior, for Primary Structure #1 (min one side/min combined)	3'/6'	5'/10'	5'/10'	5'/15'
I	Side Interior, for Primary Structure #2 (min one side/min combined)**	3'/6'	5'/10'	5'/10'	5'/15'
J	Rear, for Primary Structure #1, as a % of lot depth (min)	50%	50%	50%	50%
K	Rear, for Primary Structure #2 (min)	5'	5'	5'	5'
L	Required Separation Between Primary Structures (min)	6'	6'	6'	6'
	Building Coverage per Zone Lot, including all accessory structures (max)	50%	37.5%	37.5%	37.5%

PARKING BY ZONE LOT WIDTH		All U-SU, TU, RH Districts			
		30' or Less	31' to 40'	41' to 74'	75' or Greater
	Parking and Drive Lot Coverage in Primary Street Setback (max)	50%	50%	50%	50%
	Vehicle Access	From alley; or Street access allowed when no alley present (See Section 5.3.7.6)			

ACCESSORY STRUCTURES		
	Detached Accessory Structures Allowed	See Sec. 5.3.4

DESIGN ELEMENTS		U-SU-A2*	U-SU-B2*	U-SU-C2*	U-TU-B U-TU-B2	U-TU-C	U-RH-2.5 U-RH-3A
BUILDING CONFIGURATION							
M	Overall Structure Width (max)	36'	36'	36'	36'	36'	36'
N	Overall Structure Length (max)	42'	42'	42'	42'	42'	42'
	Attached Garage Allowed	(1) <u>Shall not be located closer to the minimum Primary Street setback line than the Primary Street facing facade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. Shall not project forward of any part of a Primary Street facing facade of a primary structure</u> (2) May follow the Detached Garage building form Side Street, Side Interior and Rear setbacks					
	Primary Street Facing Attached Garage Door Width in first 50% of lot depth (max)	35% of the entire width of the Primary Street facing facade of the primary structure or 16'; whichever is greater					

GROUND STORY ACTIVATION		
O	Pedestrian Access, Primary Street	Primary Structure #1: Entry Feature Primary Structure #2: No Requirement

See Sections 5.3.5 - 5.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

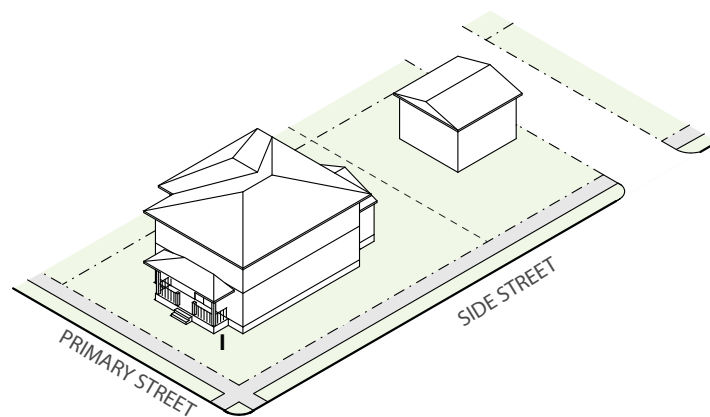
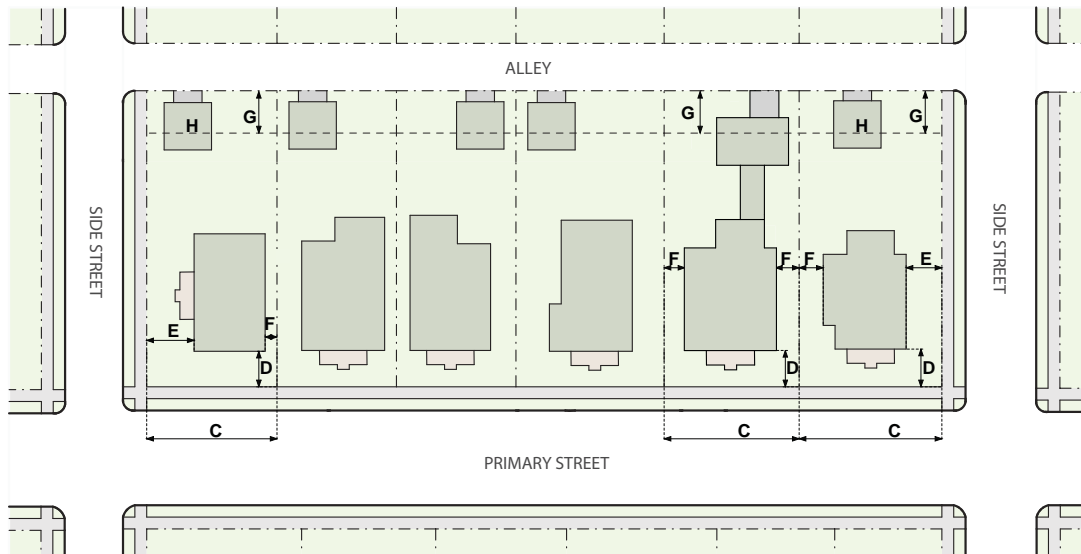
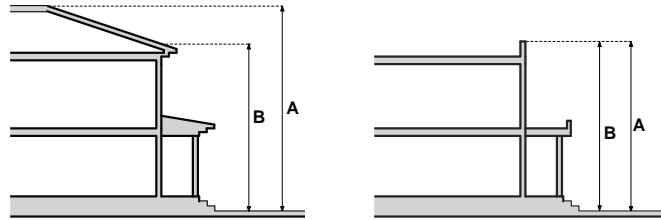
*Form is permitted ONLY on corner zone lots where at least one of the intersecting streets is a collector or arterial street, according to the functional street classifications adopted by the Public Works Department.

**Must be offset to be visible from the street if to the rear of Primary Structure #1 (side setbacks may be reversed from Primary Structure #1)

6.3.3.4 District Specific Standards

A. Urban House

Not to Scale. Illustrative Only.



URBAN HOUSE

HEIGHT		G-RH-3	G-MU-3 G-RO-3	G-MU-5 G-RO-5	G-MU-8, -12, -20
A	Stories (max)	see below	3	3	3
A	Feet (max)	see below	30'	30'	30'
	Stories, front 80% / rear 20% of zone lot depth (max)	3/1	na	na	na
	Feet, front 80% / rear 20% of zone lot depth (max)	30'*/19'	na	na	na
B	Side Wall Height (max)	25'	na	na	na

*1' for every 5' increase in lot width over 50' up to a maximum height of 35'

SITING		G-RH-3	G-MU-3 G-RO-3	G-MU-5 G-RO-5	G-MU-8, -12, -20
ZONE LOT					
	Zone Lot Size (min)	3,000 ft ²	3,000 ft ²	3,000 ft ²	3,000 ft ²
C	Zone Lot Width (min)	25'	25'	25'	25'
	Primary Street, block sensitive setback required	yes	yes	na	na

SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH		All G-RH, -MU, -RO			
		30' or Less	31' to 40'	41' to 74'	75' or Greater
D	Primary Street, where block sensitive setback does not apply (min)	20'	20'	20'	20'
E	Side Street (min)	3'	5'	5'	5'
F	Side Interior (min)	3'	3' min one side/10' min combined	5'	7.5'
G	Rear, alley/no alley	12'/20'	12'/20'	12'/20'	12'/20'
	Building Coverage per Zone Lot, including all accessory structures (max)	50%	50%	50%	50%

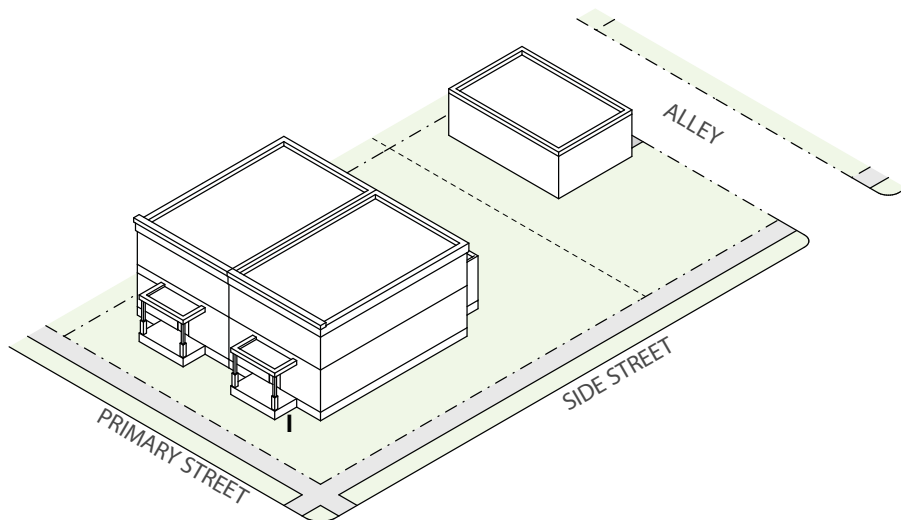
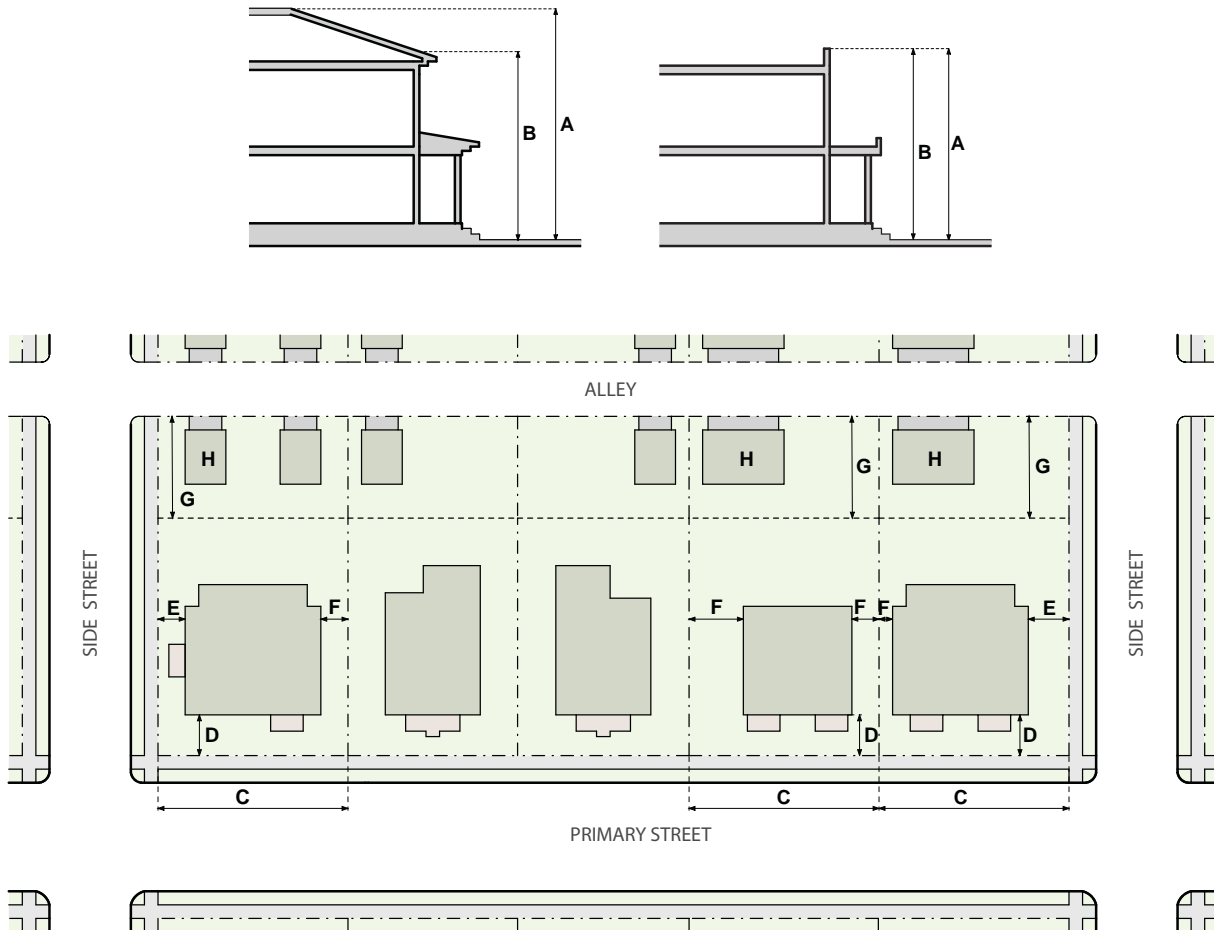
PARKING BY ZONE LOT WIDTH					
	Parking and Drive Lot Coverage in Primary Street Setback/Overall (max)	2 Spaces and 320 ft ²	2 Spaces and 320 ft ²	33%	33%
	Vehicle Access	From alley; or Street access allowed when no alley present (See Sec. 6.3.7.6)			

ACCESSORY STRUCTURES					
H	Detached Accessory Structures Allowed	See Sec. 6.3.4			

DESIGN ELEMENTS		All G-RH, -MU, -RO			
BUILDING CONFIGURATION					
	Attached Garage Allowed	<u>Shall not be located closer to the minimum Primary Street setback line than the Primary Street facing facade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. Shall not project forward of any part of a Primary Street facing facade of a primary structure</u>			
	Primary Street Facing Attached Garage Door Width in first 50% of lot depth(max)	35% of the entire width of the Primary Street facing facade of the primary structure or 16'; whichever is greater			
GROUND STORY ACTIVATION					
I	Pedestrian Access, Primary Street	Entry Feature			
	See Sections 6.3.5 - 6.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions				

B. Duplex

Not to Scale. Illustrative Only.



DUPLEX

HEIGHT		G-RH-3	G-MU-3 G-RO-3	G-MU-5 G-RO-5	G-MU-8, -12, -20
A	Stories (max)	see below	3	3	3
A	Feet (max)	see below	30'*	30'*	30'*
	Stories, front 80% / rear 20% of zone lot depth (max)	3/1	na	na	na
	Feet, front 80% / rear 20% of zone lot depth (max)	30'*/19'	na	na	na
B	Side Wall Height	25'	na	na	na

*1' for every 5' increase in lot width over 50' up to a maximum height of 35'

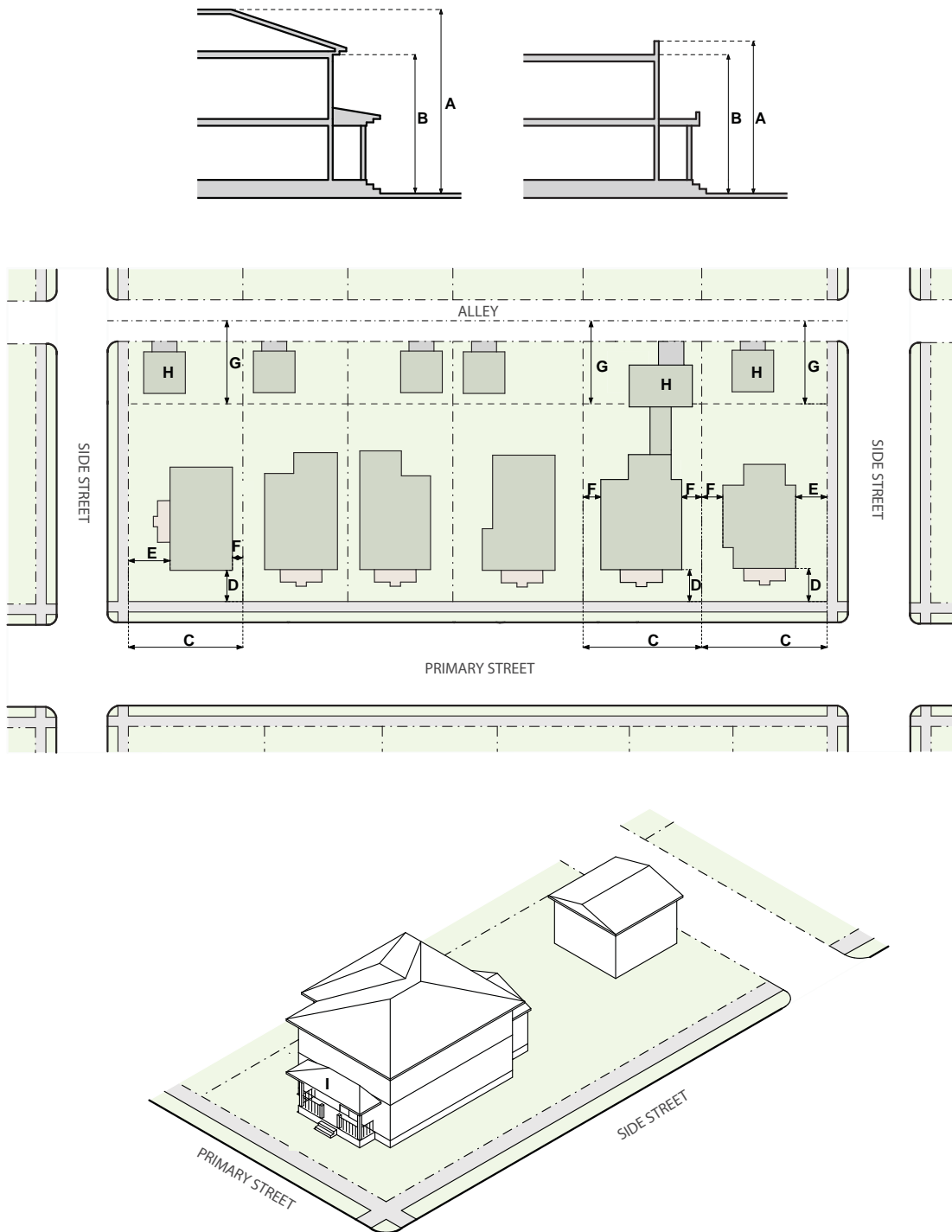
SITING		G-RH-3	G-MU-3 G-RO-3	G-MU-5 G-RO-5	G-MU-8, -12, -20
ZONE LOT					
	Zone Lot Size (min)	3,000 ft ²	3,000 ft ²	3,000 ft ²	3,000 ft ²
C	Zone Lot Width (min)	25'	25'	25'	25'
	Primary Street, block sensitive setback required	yes	yes	yes	na

SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH		All G-RH, -MU, -RO			
		30' or Less	31' to 40'	41' to 74'	75' or Greater
D	Primary Street, where block sensitive setback does not apply (min)	20'	20'	20'	20'
E	Side Street (min)	3'	5'	5'	5'
F	Side Interior (min)	3'	3' min one side/10' min combined	5'	7.5'
G	Rear, alley/no alley (min)	12'/20'	12'/20'	12'/20'	12'/20'
	Building Coverage per Zone Lot, including all accessory structures (max)	50%	50%	50%	50%
PARKING BY ZONE LOT WIDTH					
	Parking and Drive Lot Coverage in Primary Street Setback (max)	50%	50%	50%	50%
	Vehicle Access	From alley; or Street access allowed when no alley present (See Sec. 6.3.7.6)			
ACCESSORY STRUCTURES					
H	Detached Accessory Structures Allowed	See Sec. 6.3.4			

DESIGN ELEMENTS		All G-RH, -MU, -RO Districts
BUILDING CONFIGURATION		
	Attached Garage Allowed	<u>Shall not be located closer to the minimum Primary Street setback line than the Primary Street facing facade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. Shall not project forward of any part of a Primary Street facing facade of a primary structure</u>
	Primary Street Facing Attached Garage Door Width in first 50% of lot depth(max)	35% of the entire width of the Primary Street facing facade of the primary structure or 16', whichever is greater
GROUND STORY ACTIVATION		
I	Pedestrian Access, Primary Street	Entry Feature
See Sections 6.3.5 - 6.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions		

B. Urban House

Not to Scale. Illustrative Only.



URBAN HOUSE

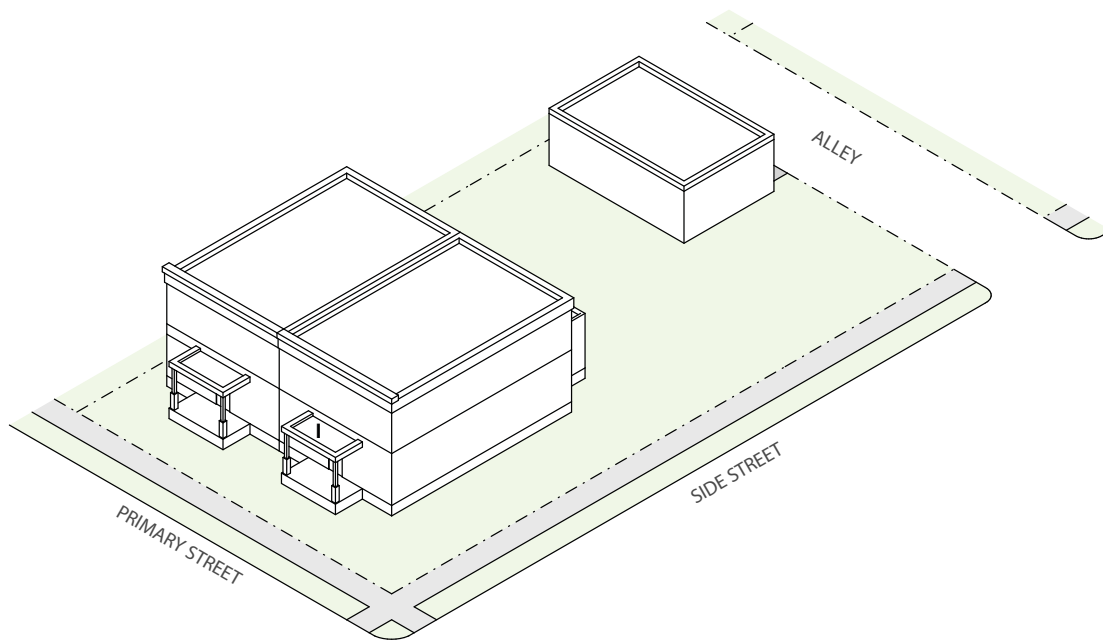
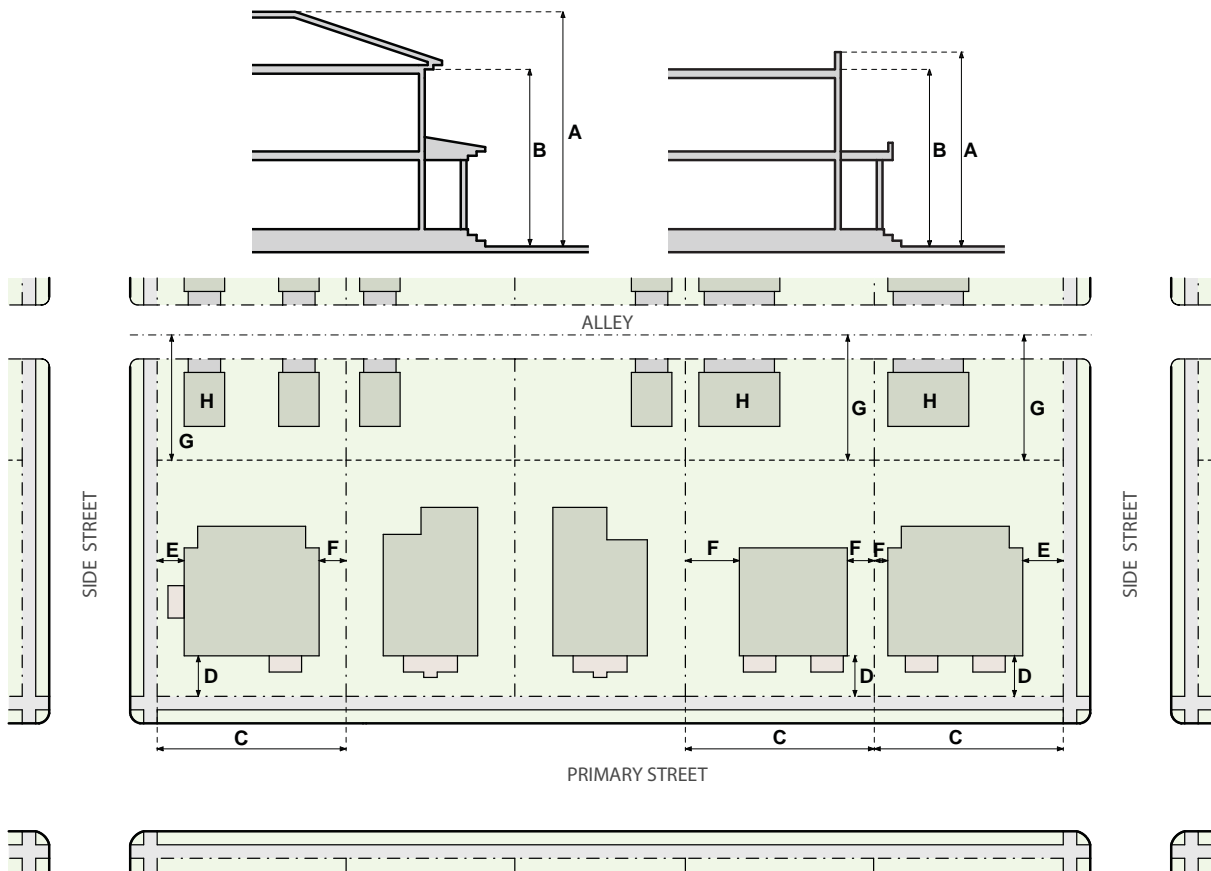
HEIGHT		M-RH-3 M-RX-5, M-RX-5A, M-GMX
A	Stories (max)	2.5
A	Feet (max)	40'
B	Side Wall Height (Max)	34'

SITING		M-RH-3 M-RX-5, M-RX-5A, M-GMX
ZONE LOT		
	Zone Lot Size (min)	3,000 ft ²
C	Zone Lot Width (min)	25'
	Dwelling Units per Primary Residential Structure (min/max)	1/2
SETBACKS		
D	Primary Street (min)	10'
E	Side Street (min)	10'
F	Side, interior (min)	3'
G	Rear (min)	0'
	Building Coverage per Zone Lot, including all accessory structures (max)	75%
PARKING		
	Parking and Drive Lot Coverage in Primary Street Setback (max)	2 Spaces and 320 SF
	Vehicle Access	From alley; or Street access allowed when no alley present (See Sec 9.7.7.6)
ACCESSORY STRUCTURES		
H	Detached Accessory Structures Allowed	See Sec. 9.7.4

DESIGN ELEMENTS		M-RH-3 M-RX-5, M-RX-5A, M-GMX
BUILDING CONFIGURATION		
	Primary Street Facing Attached Garage Door Width in first 50% of lot depth(max)	35% of the entire width of the Primary Street facing facade of the primary structure or 16'; whichever is greater
	Attached Garage Allowed	<u>Shall not be located closer to the minimum Primary Street setback line than the Primary Street facing facade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. Shall not project forward of any part of a Primary Street facing facade of a primary structure.</u>
GROUND STORY ACTIVATION		
I	Pedestrian Access, Primary Street	Entry Feature
See Sections 9.7.5 - 9.7.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions		

C. Duplex

Not to Scale. Illustrative Only.



DUPLEX

	M-RH-3	M-RX-5 M-MX-5 M-RX-5A, M-GMX
HEIGHT		
A Stories (max)	2.5	2.5
A Feet (max)	40'	40'
B Side Wall Height (Max)	34'	34'

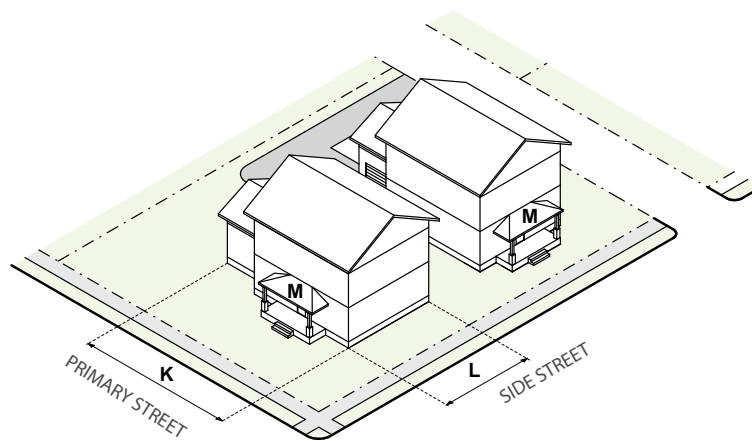
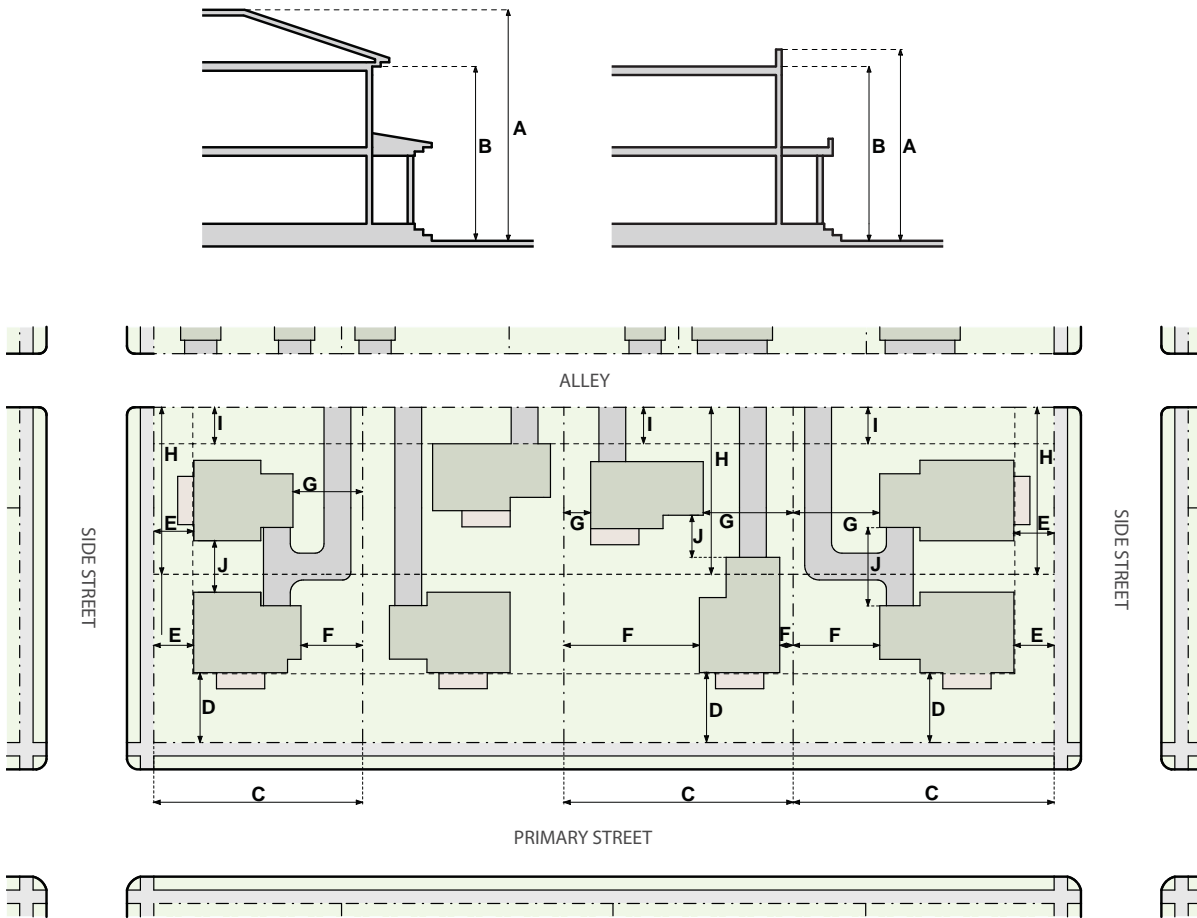
	M-RH-3	M-RX-5 M-MX-5 M-RX-5A, M-GMX
SITING		
ZONE LOT		
Zone Lot Size (min)	4,000 ft ²	4,000 ft ²
C Zone Lot Width (min)	45'	45'
Dwelling Units per Primary Residential Structure (min/max)	2/2	2/2
SETBACKS		
D Primary Street (min)	10'	10'
E Side Street (min)	10'	10'
F Side, interior (min)	5'	5'
G Rear (min)	0'	0'
Building Coverage per Zone Lot, including all accessory structures (max)	75%	na
PARKING		
Parking and Drive Lot Coverage in Primary Street Setback (max)		50%
Vehicle Access	From alley; or Street access allowed when no alley present (See Sec 9.7.7.6)	
ACCESSORY STRUCTURES		
H Detached Accessory Structures Allowed	See Sec. 9.7.4	

	M-RH-3	M-RX-5 M-MX-5 M-RX-5A, M-GMX
DESIGN ELEMENTS		
BUILDING CONFIGURATION		
Primary Street Facing Attached Garage Door Width in first 50% of lot depth(max)	35% of the entire width of the Primary Street facing facade of the primary structure or 16', whichever is greater	
Attached Garage Allowed	Shall not be located closer to the minimum Primary Street setback line than the Primary Street facing facade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. Shall not project forward of any part of a Primary Street facing facade of a primary structure.	
GROUND STORY ACTIVATION		
I Pedestrian Access, Primary Street	Entry Feature	

See Sections 9.7.5 - 9.7.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions

D. Tandem House

Not to Scale. Illustrative Only.



TANDEM HOUSE

	M-RH-3	M-RX-5 M-MX-5 M-RX-5A, M-GMX
HEIGHT		
A Stories (max)	2.5	2.5
A Feet (max)	40'	40'
B Side Wall Height (Max)	34'	34'

	M-RH-3	M-RX-5 M-MX-5 M-RX-5A, M-GMX
SITING		
ZONE LOT		
Zone Lot Size (min)	4,500 ft ²	4,500 ft ²
C Zone Lot Width (min)	50'	50'
Dwelling Units per Primary Residential Structure (min/max)	1	1
SETBACKS		
D Primary Street (min)	10'	10'
E Side Street (min)	10'	10'
F Side, interior, for Primary Structure #1 (min one side/min combined)*	5'/15'	5'/15'
G Side, interior, for Primary Structure #2 (min one side/min combined)*	5'/15'	5'/15'
H Rear, for Primary Structure #1, as a % of lot depth (min)	50%	50%
I Rear, for Primary Structure #2 alley/no alley (min)	5'/10'	5'/10'
J Required Separation Between Primary Structures (min)	6'	6'
PARKING		
Parking and Drive Lot Coverage in Primary Street Setback (max)		50%
Vehicle Access	From alley; or Street access allowed when no alley present (See Sec 9.7.7.6)	
ACCESSORY STRUCTURES		
Detached Accessory Structures Allowed	See Sec. 9.7.4	

	M-RH-3	M-RX-5 M-MX-5 M-RX-5A, M-GMX
DESIGN ELEMENTS		
CONFIGURATION		
K Overall Structure Width (max)	36'	36'
L Overall Structure Length (max)	42'	42'
Primary Street Facing Attached Garage Door Width in first 50% of lot depth(max)	35% of the entire width of the Primary Street facing facade of the primary structure or 16', whichever is greater	
Attached Garage Allowed	<u>Shall not be located closer to the minimum Primary Street setback line than the Primary Street facing facade(s) comprising at least 65% of the total width of the primary structure enclosing the primary use. Shall not project forward of any part of a Primary Street facing facade of a primary structure.</u>	
GROUND STORY ACTIVATION		
M Pedestrian Access, Primary Street	Primary Structure #1: Entry Feature Primary Structure #2: No Requirement	
See Sections 9.7.5 - 9.7.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions		

*Must be offset to be visible from the street if to the rear of Primary Structure #1 (side setbacks may be reversed from Primary Structure #1)

Denver Zoning Code - Text Amendment for Attached Garages

Planning Board Draft February 8, 2012

Change 2: Design Standard Alternative for Suburban Neighborhood Context

3.3.6.3 **Attached Garage Alternative**

A. Intent

To allow for an attached garage, designed as an integral part of the building's facade, to project forward of a primary street facing facade when the design of the entire building de-emphasizes the garage entrance and function.

B. Applicability

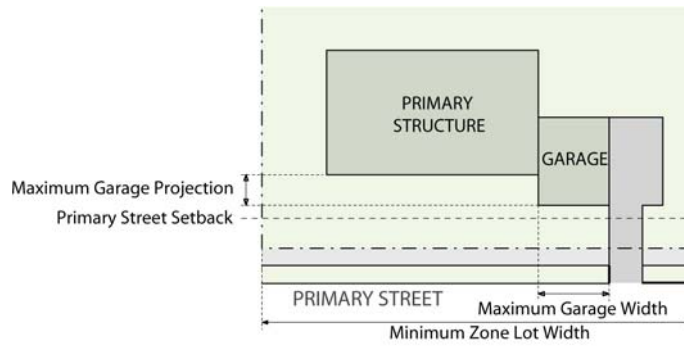
Zone lots that meet both of the following may utilize this alternative:

1. Zoned S-SU, S-TH, or S-MU; and
2. Zone Lot Width along Primary Street is at least 100'

C. Alternative

An attached garage may be located closer to the minimum Primary Street setback line than the Primary Street facing facade(s) enclosing the primary use, if the attached garage complies with all of the following standards:

1. Garage doors shall not face the Primary Street;
2. Maximum 30' width dimension for the portion of the attached garage projecting forward of the Primary Street facing facade;
3. Maximum 12' depth dimension for the portion of attached garage projecting forward of the Primary Street facing facade; and
4. The attached garage facade facing the Primary Street has similar architectural and material treatment as the other portions of the Primary Street facing facade.



Design Standard Alternative

Denver Zoning Code - Text Amendment for Attached Garages

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Change 3: Administrative Adjustment

12.4.5.3 Permitted Types of Administrative Adjustments

A. Administrative Adjustments to Relieve Unnecessary Hardship

In order to relieve unnecessary hardship and satisfy the review criteria stated in Section 12.4.5.8, the Zoning Administrator may grant administrative adjustments to the following standards and to the extent shown in the table below:

TYPE OF BUILDING FORM STANDARD	MAXIMUM ALLOWED ADJUSTMENT "NA" = NOT APPLICABLE OR AVAILABLE	
	Suburban House, Urban House, Duplex, Tandem House and Any Associated Detached Accessory Structure Building Forms Only	All Other Building Forms
HEIGHT AND BULK STANDARDS:		
Maximum building height	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," defined as follows:	na
Bulk Plane Dimensions	1. For adjustments to buildings in the rear 35% of a zone lot: Any similar building located on a zone lot on the same face block or on an adjacent face block (i.e., across a rear property line or rear alley). 2. For adjustments to buildings in the front 65% of a zone lot: Any primary building located on a zone lot on the same face block or the face block across a public street from the subject building. A Detached Accessory Dwelling Unit building may be increased according to above existing neighborhood criteria to a maximum of 2 stories.	na
Maximum building height in the D-GT Zone District only	All buildings: Up to an additional 25 feet allowed, according to Section 8.6.1.3 (Maximum Height) of this Code.	
SITING STANDARDS:		
Determination of Primary Street Zone Lot Line on Corner Lots of Oblong Blocks or Square Blocks	Zoning Administrator may designate either zone lot line parallel to the intersecting streets as the 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.	
Minimum zone lot width requirements	5%	5%
Block sensitive primary street setback	No limit, provided the resulting primary street setback range (min/max) shall be more compatible with an established pattern of primary street setbacks for buildings on the same face block as the subject building.	
Setback requirements, all others	10%	20%
Build-to requirement -- Adjustment applies only to the min/max range of required build-to (e.g., an adjustment is allowed to the 0' to 5' range, but not to the minimum 70% build-to portion of the standard).	na	Adjustment for irregularly shaped lots only, not to exceed a min/max build-to range of 0' to 15'

TYPE OF BUILDING FORM STANDARD	MAXIMUM ALLOWED ADJUSTMENT "NA" = NOT APPLICABLE OR AVAILABLE	
	Suburban House, Urban House, Duplex, Tandem House and Any Associated Detached Accessory Structure Building Forms Only	All Other Building Forms
Build-to requirement to accommodate required water quality and/or detention/retention facilities.	na	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%)
Build-to requirement - Adjustment applies only to zone lots that are 80 feet wide or less.	na	Adjustment to the required minimum internal drive dimension for the purposes of public street access required by the City.
Build-to requirement -- Adjustment applies only to sites with gas station uses existing on June 25, 2010.	na	Adjustment not to exceed 40%. The adjustment is allowed only when compliance with the build-to requirement is not feasible because of the impracticality of moving existing underground fuel tanks.
Maximum building coverage	5%	na
DESIGN ELEMENT STANDARDS:		
<u>Attached Garage Location</u>	<u>Attached garage may be located closer to the minimum Primary Street setback line than the Primary Street facing facade(s) of the primary structure enclosing the primary use, provided the resulting attached garage shall be more compatible with a predominant established pattern on the same or opposite face block as the subject property.</u>	na
Building Configuration	na	15%
OTHER STANDARDS		
Garden wall alternative to build-to standards	na	Adjustment allowed for use of alternative garden wall materials when Zoning Administrator finds alternative garden wall materials will better complement primary building materials.
Required Amount of Parking in the Historic Structure Use Overlay District (UO-3) Only	<ul style="list-style-type: none"> Required parking for office/art studio use in a landmark structure: no maximum limit if applicant can show compliance with required parking is physically impossible. Required parking for bed and breakfast use in a Historic Structure: 20% See Section 9.4.4.8 	
Required Parking for Limited Non-residential Uses Allowed in Existing Business Structures	Adjustment allowed to relieve hardship due to physical limitations of the site <ul style="list-style-type: none"> See Section. 11.4.3 	na
Required Amount of Parking to Preserve Mature Trees	na	Adjustment allowed when Zoning Administrator finds the adjustment is necessary to preserve existing, mature trees See Section 10.4.4. and Section 10.5.3

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Change 4: Rules of Measurement

E. Street-facing Courtyard Width and Depth

1. The street-facing courtyard width shall be measured as the distance between the two closest edges of the exterior walls facing each other across the courtyard, shown as “A” in Figure 13.1-56
2. The street-facing courtyard depth shall be measured as the horizontal distance between the primary street zone lot line and the closest facade of the exterior building wall facing the primary street, measured perpendicular to the zone lot line, shown as “B” in Figure 13.1-57

F. Attached Garage Design Standard

1. Rule of Measurement

- a. Identify the portions of the Primary Street facing facade that shall constitute at least 65% of the total width of the primary structure enclosing the primary use.
- b. Draw a line parallel to the primary street setback line that is not forward at any point of the 65% identified in a. above, thereby determining the maximum allowed attached garage projection.

Figure 13.1-56

