

# SUMMARY OF ZONE DISTRICTS

## NAMING CONVENTION

In general, the zone district naming convention follows this structure:

The initial letter designates the Neighborhood Context (e.g. S = Suburban Neighborhood Context);

The second pair designates the dominate use and form (e.g. TU = Two Unit);

The final letter designates change in minimum zone lot size OR the final number indicates the maximum height. (e.g. 3 = 3 stories maximum height)

Summary of Naming Convention:

NEIGHBORHOOD CONTEXT AND SPECIAL CONTEXT	DOMINANT BUILDING FORM AND CHARACTER	ZONE LOT SIZE OR BUILDING HEIGHT
S = Suburban E = Urban Edge U = Urban G = General Urban C = Urban Center  M = Master Planned  These do not follow the convention: D = Downtown I = Industrial CMP = Campus OS = Open Space	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  M Context Only: IMX-Industrial Mixed Use GMX-General Mixed Use	<u>Minimum Zone Lot Size in Square Feet for "SU" and "TU" zone districts</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>Maximum Height</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

## SUBURBAN NEIGHBORHOOD CONTEXT (S-)

SUBURBAN NEIGHBORHOOD CONTEXT (S-) ARTICLE 3 OF THE CODE	
S-SU-A	Suburban - <b>Single Unit - A (3,000</b> sq ft minimum zone lot size)
S-SU-D	Suburban - <b>Single Unit - D (6,000</b> sq ft minimum zone lot size)
S-SU-Fx	Suburban - <b>Single Unit - Fx (8,500</b> sq ft minimum zone lot size, <b>x</b> = less intense use list)
S-SU-F	Suburban - <b>Single Unit - F (8,500</b> sq ft minimum zone lot size)
S-SU-F1	Suburban - <b>Single Unit - F1 (8,500</b> sq ft minimum zone lot size, <b>1</b> = Tandem House or Accessory Dwelling Unit building form allowed on zone lots with at least 150' lot depth)
S-SU-lx	Suburban - <b>Single Unit - lx (12,000</b> sq ft minimum zone lot size, <b>x</b> = less intense use list)
S-SU-I	Suburban - <b>Single Unit - I (12,000</b> sq ft minimum zone lot size)
S-RH-2.5	Suburban - <b>Row House - 2.5</b> stories maximum height
S-MU-3	Suburban - <b>Multi Unit - 3</b> stories maximum height
S-MU-5	Suburban - <b>Multi Unit - 5</b> stories maximum height
S-MU-8	Suburban - <b>Multi Unit - 8</b> stories maximum height
S-MU-12	Suburban - <b>Multi Unit - 12</b> stories maximum height
S-MU-20	Suburban - <b>Multi Unit - 20</b> stories maximum height
S-CC-3x	Suburban - <b>Commercial Corridor - 3x</b> stories maximum height ( <b>x</b> = less intense use list)
S-CC-3	Suburban - <b>Commercial Corridor - 3</b> stories maximum height
S-CC-5x	Suburban - <b>Commercial Corridor - 5x</b> stories maximum height ( <b>x</b> = less intense use list)
S-CC-5	Suburban - <b>Commercial Corridor - 5</b> stories maximum height
S-MX-2x	Suburban - <b>Mixed Use - 2x</b> stories maximum height ( <b>x</b> = less intense use list)
S-MX-2	Suburban - <b>Mixed Use - 2</b> stories maximum height
S-MX-3	Suburban - <b>Mixed Use - 3</b> stories maximum height
S-MX-5	Suburban - <b>Mixed Use - 5</b> stories maximum height
S-MX-8	Suburban - <b>Mixed Use - 8</b> stories maximum height
S-MX-12	Suburban - <b>Mixed Use - 12</b> stories maximum height
S-MS-3	Suburban - <b>Main Street - 3</b> stories maximum height
S-MS-5	Suburban - <b>Main Street - 5</b> stories maximum height

## URBAN EDGE NEIGHBORHOOD CONTEXT (E-)

URBAN EDGE NEIGHBORHOOD CONTEXT (E-) ARTICLE 4 OF THE CODE	
E-SU-A	Urban <b>E</b> dge - <b>S</b> ingle <b>U</b> nit - <b>A</b> ( <b>3,000</b> sq ft minimum zone lot size)
E-SU-B	Urban <b>E</b> dge - <b>S</b> ingle <b>U</b> nit - <b>B</b> ( <b>4,500</b> sq ft minimum zone lot size)
E-SU-B1	Urban <b>E</b> dge - <b>S</b> ingle <b>U</b> nit - <b>B</b> ( <b>4,500</b> sq ft minimum zone lot size, <b>1</b> = Accessory Dwelling Units allowed)
E-SU-D	Urban <b>E</b> dge - <b>S</b> ingle <b>U</b> nit - <b>D</b> ( <b>6,000</b> sq ft minimum zone lot size)
E-SU-Dx	Urban <b>E</b> dge - <b>S</b> ingle <b>U</b> nit - <b>Dx</b> ( <b>6,000</b> sq ft minimum zone lot size, <b>x</b> = Suburban House building form allowed)
E-SU-D1	Urban <b>E</b> dge - <b>S</b> ingle <b>U</b> nit - <b>D1</b> ( <b>6,000</b> sq ft minimum zone lot size, <b>1</b> = Accessory Dwelling Units allowed)
E-SU-D1x	Urban <b>E</b> dge - <b>S</b> ingle <b>U</b> nit - <b>D1x</b> ( <b>6,000</b> sq ft minimum zone lot size, <b>1</b> = Accessory Dwelling Units allowed <b>x</b> = Suburban House building form allowed)
E-SU-G	Urban <b>E</b> dge - <b>S</b> ingle <b>U</b> nit - <b>G</b> ( <b>9,000</b> sq ft minimum zone lot size)
E-SU-G1	Urban <b>E</b> dge - <b>S</b> ingle <b>U</b> nit - <b>G1</b> ( <b>9,000</b> sq ft minimum zone lot size, <b>1</b> = Accessory Dwelling Units allowed)
E-TU-B	Urban <b>E</b> dge - <b>T</b> wo <b>U</b> nit - <b>B</b> ( <b>4,500</b> sq ft minimum zone lot size)
E-TU-C	Urban <b>E</b> dge - <b>T</b> wo <b>U</b> nit - <b>C</b> ( <b>5,500</b> sq ft minimum zone lot size)
E-RH-2.5	Urban <b>E</b> dge - <b>R</b> ow <b>H</b> ouse - <b>2.5</b> stories maximum height
E-MU-2.5	Urban <b>E</b> dge - <b>M</b> ulti <b>U</b> nit - <b>2.5</b> stories maximum height
E-RX-3	Urban <b>E</b> dge - <b>R</b> esidential <b>M</b> ixed Use - <b>3</b> stories maximum height
E-RX-5	Urban <b>E</b> dge - <b>R</b> esidential <b>M</b> ixed Use - <b>5</b> stories maximum height
E-CC-3x	Urban <b>E</b> dge - <b>C</b> ommercial <b>C</b> orridor - <b>3x</b> stories maximum height ( <b>x</b> = less intense use list)
E-CC-3	Urban <b>E</b> dge - <b>C</b> ommercial <b>C</b> orridor - <b>3</b> stories maximum height
E-MX-2x	Urban <b>E</b> dge - <b>M</b> ixed Use - <b>2x</b> stories maximum height ( <b>x</b> = less intense use list)
E-MX-2A	Urban <b>E</b> dge - <b>M</b> ixed Use - <b>2A</b> stories maximum height ( <b>A</b> = more urban form standards)
E-MX-2	Urban <b>E</b> dge - <b>M</b> ixed Use - <b>2</b> stories maximum height
E-MX-3A	Urban <b>E</b> dge - <b>M</b> ixed Use - <b>3A</b> stories maximum height ( <b>A</b> = more urban form standards)
E-MX-3	Urban <b>E</b> dge - <b>M</b> ixed Use - <b>3</b> stories maximum height
E-MS-2x	Urban <b>E</b> dge - <b>M</b> ain <b>S</b> treet - <b>2x</b> stories maximum height ( <b>x</b> = less intense use list)
E-MS-2	Urban <b>E</b> dge - <b>M</b> ain <b>S</b> treet - <b>2</b> stories maximum height
E-MS-3	Urban <b>E</b> dge - <b>M</b> ain <b>S</b> treet - <b>3</b> stories maximum height
E-MS-5	Urban <b>E</b> dge - <b>M</b> ain <b>S</b> treet - <b>5</b> stories maximum height

## URBAN NEIGHBORHOOD CONTEXT (U-)

URBAN NEIGHBORHOOD CONTEXT (U-) ARTICLE 5 OF THE CODE	
U-SU-A	Urban - Single Unit - <b>A (3,000</b> sq ft minimum zone lot size)
U-SU-A1	Urban - Single Unit - <b>A1 (3,000</b> sq ft minimum zone lot size, <b>1</b> = Accessory Dwelling Units allowed)
U-SU-A2	Urban - Single Unit - <b>A2 (3,000</b> sq ft minimum zone lot size, <b>2</b> = Accessory Dwelling Unit or Duplex building form on certain corner lots)
U-SU-B	Urban - Single Unit - <b>B (4,500</b> sq ft minimum zone lot size)
U-SU-B1	Urban - Single Unit - <b>B1 (4,500</b> sq ft minimum zone lot size, <b>1</b> = Accessory Dwelling Units allowed)
U-SU-B2	Urban - Single Unit - <b>B2 (4,500</b> sq ft minimum zone lot size, <b>2</b> = Accessory Dwelling Unit or Duplex building form allowed on certain corner lots)
U-SU-C	Urban - Single Unit - <b>C (5,500</b> sq ft minimum zone lot size)
U-SU-C1	Urban - Single Unit - <b>C1 (5,500</b> sq ft minimum zone lot size, <b>1</b> = Accessory Dwelling Units allowed)
U-SU-C2	Urban - Single Unit - <b>C2 (5,500</b> sq ft minimum zone lot size, <b>2</b> = Accessory Dwelling Unit or Duplex building form allowed on certain corner lots)
U-SU-E	Urban - Single Unit - <b>E (7,000</b> sq ft minimum zone lot size)
U-SU-E1	Urban - Single Unit - <b>E1 (7,000</b> sq ft minimum zone lot size, <b>1</b> = Accessory Dwelling Units allowed)
U-SU-H	Urban - Single Unit - <b>H (10,000</b> sq ft minimum zone lot size)
U-SU-H1	Urban - Single Unit - <b>H1 (10,000</b> sq ft minimum zone lot size, <b>1</b> = Accessory Dwelling Units allowed)
U-TU-B	Urban - Two Unit - <b>B (4,500</b> sq ft minimum zone lot size)
U-TU-B2	Urban - Two Unit - <b>B2 (4,500</b> sq ft minimum zone lot size, <b>2</b> = Row House building form allowed on certain corner lots)
U-TU-C	Urban - Two Unit - <b>C (5,500</b> sq ft minimum zone lot size)
U-RH-2.5	Urban - Row House - <b>2.5</b> stories maximum height
U-RH-3A	Urban - Row House - <b>3A</b> stories maximum height ( <b>A</b> = Apartment building form allowed on certain corner lots)
U-RX-3	Urban - Residential Mixed Use - <b>3</b> stories maximum height
U-RX-5	Urban - Residential Mixed Use - <b>5</b> stories maximum height
U-MX-2x	Urban - Mixed Use - <b>2x</b> stories maximum height ( <b>x</b> = less intense use list)
U-MX-2	Urban - Mixed Use - <b>2</b> stories maximum height
U-MX-3	Urban - Mixed Use - <b>3</b> stories maximum height
U-MS-2x	Urban - Main Street - <b>2x</b> stories maximum height ( <b>x</b> = less intense use list)
U-MS-2	Urban - Main Street - <b>2</b> stories maximum height
U-MS-3	Urban - Main Street - <b>3</b> stories maximum height
U-MS-5	Urban - Main Street - <b>5</b> stories maximum height

## GENERAL URBAN NEIGHBORHOOD CONTEXT (G-)

GENERAL URBAN NEIGHBORHOOD CONTEXT (G-) ARTICLE 6 OF THE CODE	
G-RH-3	General Urban - <b>Row House</b> - <b>3</b> stories maximum height
G-MU-3	General Urban - <b>Multi Unit</b> - <b>3</b> stories maximum height
G-MU-5	General Urban - <b>Multi Unit</b> - <b>5</b> stories maximum height
G-MU-8	General Urban - <b>Multi Unit</b> - <b>8</b> stories maximum height
G-MU-12	General Urban - <b>Multi Unit</b> - <b>12</b> stories maximum height
G-MU-20	General Urban - <b>Multi Unit</b> - <b>20</b> stories maximum height
G-RO-3	General Urban - <b>Residential Office</b> - <b>3</b> stories maximum height
G-RO-5	General Urban - <b>Residential Office</b> - <b>5</b> stories maximum height
G-RX-3	General Urban - <b>Residential Mixed Use</b> - <b>3</b> stories maximum height
G-RX-5	General Urban - <b>Residential Mixed Use</b> - <b>5</b> stories maximum height
G-MX-3	General Urban - <b>Mixed Use</b> - <b>3</b> stories maximum height
G-MS-3	General Urban - <b>Main Street</b> - <b>3</b> stories maximum height
G-MS-5	General Urban - <b>Main Street</b> - <b>5</b> stories maximum height

## URBAN CENTER NEIGHBORHOOD CONTEXT (C-)

URBAN CENTER NEIGHBORHOOD CONTEXT (C-) ARTICLE 7 OF THE CODE	
C-RX-5	Urban <b>Center</b> - <b>Residential Mixed Use</b> - <b>5</b> stories maximum height
C-RX-8	Urban <b>Center</b> - <b>Residential Mixed Use</b> - <b>8</b> stories maximum height
C-RX-12	Urban <b>Center</b> - <b>Residential Mixed Use</b> - <b>12</b> stories maximum height
C-MX-3	Urban <b>Center</b> - <b>Mixed Use</b> - <b>3</b> stories maximum height
C-MX-5	Urban <b>Center</b> - <b>Mixed Use</b> - <b>5</b> stories maximum height
C-MX-8	Urban <b>Center</b> - <b>Mixed Use</b> - <b>8</b> stories maximum height
C-MX-12	Urban <b>Center</b> - <b>Mixed Use</b> - <b>12</b> stories maximum height
C-MX-16	Urban <b>Center</b> - <b>Mixed Use</b> - <b>16</b> stories maximum height
C-MX-20	Urban <b>Center</b> - <b>Mixed Use</b> - <b>20</b> stories maximum height
C-MS-5	Urban <b>Center</b> - <b>Main Street</b> - <b>5</b> stories maximum height
C-MS-8	Urban <b>Center</b> - <b>Main Street</b> - <b>8</b> stories maximum height
C-MS-12	Urban <b>Center</b> - <b>Main Street</b> - <b>12</b> stories maximum height
C-CCN-3	Urban <b>Center</b> - <b>Cherry Creek North</b> - <b>3</b> stories maximum height
C-CCN-4	Urban <b>Center</b> - <b>Cherry Creek North</b> - <b>4</b> stories maximum height
C-CCN-5	Urban <b>Center</b> - <b>Cherry Creek North</b> - <b>5</b> stories maximum height
C-CCN-7	Urban <b>Center</b> - <b>Cherry Creek North</b> - <b>7</b> stories maximum height
C-CCN-8	Urban <b>Center</b> - <b>Cherry Creek North</b> - <b>8</b> stories maximum height
C-CCN-12	Urban <b>Center</b> - <b>Cherry Creek North</b> - <b>12</b> stories maximum height

## DOWNTOWN NEIGHBORHOOD CONTEXT (D-)

DOWNTOWN NEIGHBORHOOD CONTEXT (D-) ARTICLE 8 OF THE CODE	
D-C	Downtown <b>C</b> ore
D-TD	Downtown <b>T</b> heater <b>D</b> istrict
D-LD	Lower <b>D</b> owntown
D-CV	Downtown <b>C</b> ivic
D-GT	Downtown <b>G</b> olden <b>T</b> riangle
D-AS	Downtown <b>A</b> rapahoe <b>S</b> quare (original district with floor area ratio)
D-AS-12+	Downtown <b>A</b> rapahoe <b>S</b> quare - 8 stories to 250 feet maximum height depending on building form
D-AS-12+	Downtown <b>A</b> rapahoe <b>S</b> quare - 12 stories to 375 feet maximum height depending on building form
D-CPV-T	Downtown <b>C</b> entral <b>P</b> latte <b>V</b> alley - Auraria - <b>T</b> ransition - 12 stories maximum height
D-CPV-R	Downtown <b>C</b> entral <b>P</b> latte <b>V</b> alley - Auraria - <b>R</b> iver - 5 stories to unlimited maximum height depending on building form
D-CPV-C	Downtown <b>C</b> entral <b>P</b> latte <b>V</b> alley - Auraria - <b>C</b> enter - 12 stories to unlimited maximum height depending on building form

## SPECIAL CONTEXTS AND ZONE DISTRICTS

<b>SPECIAL CONTEXTS AND DISTRICTS</b>	
<b>ARTICLE 9 OF THE CODE</b>	
<b>INDUSTRIAL CONTEXT (I-)</b>	
I-MX-3	Industrial - <b>Mixed Use - 3</b> stories maximum height
I-MX-5	Industrial - <b>Mixed Use - 5</b> stories maximum height
I-MX-8	Industrial - <b>Mixed Use - 8</b> stories maximum height
I-A	Industrial - <b>A (A = Light Industrial)</b>
I-B	Industrial - <b>B (B = General Industrial)</b>
<b>CAMPUS CONTEXT (CMP-)</b>	
CMP-H	<b>Campus - Healthcare</b>
CMP-H2	<b>Campus - Healthcare 2 (2 = more restrictive form standards)</b>
CMP-EI	<b>Campus - Education Institution</b>
CMP-EI2	<b>Campus - Education Institution 2 (2 = more restrictive form standards)</b>
CMP-ENT	<b>Campus - Entertainment</b>
CMP-NWC	<b>Campus-National Western Center</b>
CMP-NWC-C	<b>Campus - National Western Center - Core</b>
CMP-NWC-G	<b>Campus - National Western Center - General</b>
CMP-NWC-F	<b>Campus - National Western Center - Flex</b>
CMP-NWC-R	<b>Campus - National Western Center - Riverfront</b>
<b>OPEN SPACE CONTEXT (OS-)</b>	
OS-A	<b>Open Space - A (A = Public Parks)</b>
OS-B	<b>Open Space - B (B = Recreation)</b>
OS-C	<b>Open Space - C (C = Conservation)</b>
<b>MASTER PLANNED CONTEXT (M-)</b>	
M-RH-3	<b>Master Planned - Row House - 3</b> stories maximum height
M-RX-3	<b>Master Planned - Residential Mixed Use - 3</b> stories maximum height
M-RX-5	<b>Master Planned - Residential Mixed Use - 5</b> stories maximum height
M-RX-5A	<b>Master Planned - Residential Mixed Use - 5A</b> stories maximum height
M-CC-5	<b>Master Planned - Commercial Corridor - 5</b> stories maximum height
M-MX-5	<b>Master Planned - Commercial Mixed Use - 5</b> stories maximum height
M-IMX-5	<b>Master Planned - Industrial Mixed Use - 5</b> stories maximum height
M-IMX-8	<b>Master Planned - Industrial Mixed Use - 8</b> stories maximum height
M-IMX-12	<b>Master Planned - Industrial Mixed Use - 12</b> stories maximum height
M-GMX	<b>Master Planned - General Mixed Use</b>
<b>OVERLAY DISTRICTS</b>	
UO-	<b>Use Overlay District</b>
CO-	<b>Conservation Overlay District</b>
DO-	<b>Design Overlay District</b>
IO-	<b>Incentive Overlay District</b>
AIO-	<b>Airport Influence Overlay District</b>
<b>OTHER SPECIAL CONTEXTS OR ZONE DISTRICTS</b>	
PUD	<b>Planned Unit Development</b>
DIA	<b>Denver International Airport</b>
O-1	<b>Open Zone District</b>