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

<table>
<thead>
<tr>
<th>Remove old pages</th>
<th>Insert new pages</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>a.</strong> Cover ToC-i to ToC-ii</td>
<td><strong>a.</strong> Cover ToC-i to ToC-ii</td>
<td><strong>a.</strong> Pages for page replacement</td>
</tr>
<tr>
<td><strong>b.</strong> Article 4, 4.3-39 to 4.3-40</td>
<td><strong>b.</strong> Article 4, 4.3-39 to 4.3-40</td>
<td><strong>b.</strong> Pages for page replacement</td>
</tr>
</tbody>
</table>

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

Effective Date
June 25, 2010

Restated in its Entirety on July 1, 2021

As Amended Through December 23, 2021
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 DETACHED ACCESSORY DWELLING UNIT

<table>
<thead>
<tr>
<th>A</th>
<th>E-SU-B1</th>
<th>E-SU-D1</th>
<th>E-SU-D1x</th>
<th>E-SU-G1</th>
<th>E-TU-B</th>
<th>E-TU-C</th>
<th>E-RH-2.5</th>
<th>E-MU-2.5</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.5 Stories (max)</td>
<td>1.5</td>
<td>1.5</td>
<td>1.5</td>
<td>1.5</td>
<td>1.5</td>
<td>1.5</td>
<td>1.5</td>
<td></td>
</tr>
<tr>
<td>24’ Feet (max)</td>
<td>24’</td>
<td>24’</td>
<td>24’</td>
<td>24’</td>
<td>24’</td>
<td>24’</td>
<td>24’</td>
<td></td>
</tr>
<tr>
<td>B</td>
<td>E-SU-B1</td>
<td>E-SU-D1</td>
<td>E-SU-D1x</td>
<td>E-SU-G1</td>
<td>E-TU-B</td>
<td>E-TU-C</td>
<td>E-RH-2.5</td>
<td>E-MU-2.5</td>
</tr>
<tr>
<td>10’ Bulk Plane Vertical Height at Side Interior and Side Street Zone Lot Line</td>
<td>10’</td>
<td>10’</td>
<td>10’</td>
<td>10’</td>
<td>10’</td>
<td>10’</td>
<td>10’</td>
<td></td>
</tr>
<tr>
<td>45° Bulk Plane Slope from Side Interior and Side Street Zone Lot Line</td>
<td>45°</td>
<td>45°</td>
<td>45°</td>
<td>45°</td>
<td>45°</td>
<td>45°</td>
<td>45°</td>
<td></td>
</tr>
</tbody>
</table>

 SITING

<table>
<thead>
<tr>
<th>E-SU-B1</th>
<th>E-SU-D1</th>
<th>E-SU-D1x</th>
<th>E-SU-G1</th>
<th>E-TU-B</th>
<th>E-TU-C</th>
<th>E-RH-2.5</th>
<th>E-MU-2.5</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zone Lot Size (min)</td>
<td>4,500 sf</td>
<td>6,000 sf</td>
<td>6,000 sf</td>
<td>9,000 sf</td>
<td>4,500 sf</td>
<td>5,500 sf</td>
<td>4,500 sf</td>
</tr>
<tr>
<td>Exception from Maximum Building Coverage</td>
<td>See Section 4.3.7.5</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Additional Standards</td>
<td>See Section 4.3.4.3</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

SETBACKS

<table>
<thead>
<tr>
<th>Location of Structure</th>
<th>Located in the rear 35% of the zone lot depth</th>
</tr>
</thead>
<tbody>
<tr>
<td>C</td>
<td>Side Interior and Side Street (min)</td>
</tr>
<tr>
<td>D</td>
<td>Rear (min)</td>
</tr>
</tbody>
</table>

PARKING

Vehicle Access From Alley; or Street access allowed when no Alley present See Sec. 4.3.7.6 for exceptions

DESIGN ELEMENTS

BUILDING CONFIGURATION

| E-SU-B1, E-SU-D1, E-SU-D1x, E-SU-G1 |
| By Zone Lot Size |
| 6,000 sf or Less | Greater than 6,000 sf and up to 7,000 sf | Greater than 7,000 sf |

| 650 sf |
| 864 sf |
| 1,000 sf |

Rooftop and/or Second Story Decks Not allowed - See Section 4.3.5.2

USES

Uses Accessory to Primary Residential Uses Only See Division 4.4 for permitted Uses Accessory to Primary Residential Uses

See Sections 4.3.5 - 4.3.7 for Supplemental Design Standards, Design Standard Alternatives and Design Standard Exceptions
B. Detached Garage

Not to Scale. Illustrative Only.