

ARTICLE 10. GENERAL DESIGN STANDARDS

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INTRODUCTION TO ARTICLE 10

- A. Article 10, General Design Standards contains general design standards that apply throughout the city and are not unique to a Neighborhood Context or Special Context, including general standards for parking, landscaping, site grading, outdoor lighting, and signs.
- B. Article 10, General Design Standards is comprised of separate Divisions that present all regulations related to a single subject matter. For example, Division 10.4, Parking and Loading includes all regulations related to the provision of off-street parking and loading, including minimum bicycle parking, maximum vehicle parking, and minimum design for the layout of Off-Street Parking Areas.
- C. All development shall comply with this Article 10's general design standards in addition to compliance with a zone district's more specific building form and design standards, and with applicable use limitations. Each Division in Article 10, General Design Standards includes an applicability provision as to what specific types of development activity trigger application of the Division's standards.

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DIVISION 10.1 REFERENCE TO OTHER APPLICABLE DESIGN STANDARDS

In addition to the zoning design standards applicable to development under this Code, design standards found in other parts of the Denver Revised Municipal Code may apply. An applicant for development is encouraged to investigate whether these other standards may apply, and to work with Community Planning and Development and other agencies to determine how all applicable standards interplay with applicable zoning regulations. Other applicable design standards include, but are not limited to:

- 10.1.1 Chapter 49 (Streets, Sidewalks and Other Public Ways), D.R.M.C., regarding the designation of Parkways and the establishment of Parkway setbacks for buildings and structures.
- 10.1.2 Chapter 30 (Landmark Preservation), D.R.M.C., regarding the designation of Historic Structures and historic districts;
- 10.1.3 Chapter 10 (Buildings and Building Regulations), D.R.M.C., regarding the establishment of view plane protection areas, which may restrict the height of structures more stringently than the applicable zoning.
- 10.1.4 Chapter 8 (Animals), D.R.M.C., regarding licensing and permitting for the keeping of animals, including but not limited to dogs, cats, livestock, and fowl, within the City of Denver.
- 10.1.5 Chapter 56 (Utilities), D.R.M.C., regarding water, drainage, sanitary and floodplain regulations affecting land development.
- 10.1.6 Chapter 57 (Vegetation), D.R.M.C., regarding preservation of trees prior to residential demolition or construction, maintenance of landscaping in general, and maintenance of plantings in the public rights-of-way.
- 10.1.7 Chapter 27 (Housing), D.R.M.C., regarding requirements for certain developments to include a minimum amount of affordable housing.
- 10.1.8 Chapter 24 (Health and Sanitation), Article XI (Medical Marijuana Dispensaries) for regulations relating to the establishment and operation of medical marijuana retail dispensaries, a type of retail sales and service land use.
- 10.1.9 Chapter 6 (Alcohol Beverages and Retail Marijuana), Article IV (Malt, Vinous and Spirituous Liquors), D.R.M.C., for regulations relating to the establishment and operation of Liquor Stores, a type of retail sales and service land use.
- 10.1.10 Chapter 6 (Alcohol Beverages and Retail Marijuana), Article V (Denver Retail Marijuana Code), D.R.M.C., for regulations relating to the establishment and operation of retail marijuana dispensaries, a type of retail sales and service land use.
- 10.1.11 Rules and regulations adopted by the Manager according to D.R.M.C., Chapter 12, including but not limited to Urban Design Standards and Guidelines and the Denver Streetscape Manual.

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DIVISION 10.2 GENERAL SITE DESIGN AND FACILITY STANDARDS

SECTION 10.2.1 INTENT

This Division's general site design and facility standards are intended to supplement the more specific zone district building and design standards found in Articles 3 through 9 and, consistent with this Code's context-based approach, ensure that new development: (a) Provides adequate on-site facilities to meet the demands of residents, employees, and visitors; (b) Assures and promotes convenient pedestrian and bicycle access to parks, community amenities, and activity or employment centers; and (c) Mitigates the potential for any adverse impacts on surrounding properties and neighborhoods.

SECTION 10.2.2 APPLICABILITY

In addition to compliance with applicable building form and design standards, all development shall comply with the following general site and facility design standards, unless otherwise expressly stated. In case of conflict between an applicable zone district standard or an applicable and more specific building form standard in Articles 3 through 9 and a design standard stated in this Division 10.2, General Site Design and Facility Standards, the more specific building form standard shall apply, unless otherwise expressly stated. In case of conflict between a more specific design standard stated in this Article 10 and a design standard stated in this Division 10.2, General Site Design and Facility Standards, the more specific design standard shall apply, unless otherwise expressly stated.

SECTION 10.2.3 GENERAL SITE DESIGN AND FACILITY STANDARDS

All development except Manufactured Home Replacement shall provide, as applicable:

- 10.2.3.1 Adequate design of grades, paving, gutters, drainage and treatment of turf to handle storm waters, prevent erosion and formation of dust;
- 10.2.3.2 Adequate, safe and convenient arrangement of pedestrian circulation facilities, roadways, driveways, off-street parking and loading space, facilities for waste disposal;
- 10.2.3.3 Arrangement of buildings and vehicular circulation open spaces so that pedestrians moving between buildings are not unnecessarily exposed to vehicular traffic;
- 10.2.3.4 Adequate amount and proper location of pedestrian walks, malls and landscaped spaces to separate horizontally or vertically pedestrian walks, malls and public transportation loading places from general vehicular circulation facilities;
- 10.2.3.5 Arrangement and orientation of buildings and location of Off-Street Parking Areas so as to minimize the impacts on adjacent properties;
- 10.2.3.6 Proper arrangement of signs and lighting devices with respect to traffic control devices and adjacent residential districts;
- 10.2.3.7 In development providing for family occupancy, adequate amount and safe location of play areas for children and other recreational areas according to the concentration of occupancy;
- 10.2.3.8 In development intended for nonresidential uses and located near or abutting Residential Zone Districts, provide fences, walls or year-round screen planting when necessary to shield adjacent residential districts from parking lot illumination, headlights, fumes, heat, blowing papers and dust and to reduce the visual encroachment of commercial architectural, signs and activity on residential privacy and residential neighborhood character;

- 10.2.3.9 Adequate consideration for the access needs of persons with disabilities through the provision of special parking spaces (per the Denver Building and Fire Code and the Americans with Disabilities Act), accessible routes between Off-Street Parking Areas and buildings, passenger loading zones, and access to other facilities in order to give persons with disabilities an increased level of mobility;
- 10.2.3.10 Adequate identification of buildings, particularly in developments where two or more buildings use one street address or where two or more buildings are located on private streets or drives. For these cases, this Section's standards shall apply to all existing and future projects and shall require the following:
- A. The installation of temporary signs identifying each individual building at the beginning stage of its construction;
 - B. The installation of permanent identifying signs on each building that will allow quick identification by emergency service personnel and visitors; and
 - C. The installation of legible maps at the main vehicle entry points and/or signs showing all private streets or drives and their alignment throughout the project.

DIVISION 10.3 MULTIPLE BUILDINGS ON A SINGLE ZONE LOT

SECTION 10.3.1 INTENT

This Division's standards are intended to provide design flexibility in the siting of multiple buildings on a single zone lot, while assuring the siting of such multiple buildings results in adequate air, light, and pedestrian access and circulation, and mitigates any potential adverse impact on adjacent properties,

SECTION 10.3.2 APPLICABILITY

This Section's design standards shall apply to all development on a single zone lot containing multiple primary buildings. Refer to Division 1.2, Zone Lots, and Section 13.1.5, Siting Form Standards.

SECTION 10.3.3 EXCEPTION TO COMPLIANCE WITH BUILDING FORM STANDARDS

10.3.3.1 Exception for Required Build-to, Zone Lots Developed Using Multiple or Different Building Forms

A. Applicability

This Section 10.3.3.1 shall apply to all zone districts where a building form(s) has required Build-to standards and:

1. Where multiple Primary Structures are developed on a single zone lot using multiple or different assigned building forms, or
2. Where multiple Primary Structures are developed on a single zone lot containing one or more existing Compliant or Nonconforming Structures.

For example, a single zone lot in a C-MX zone district will be developed with 2 Primary Structures, with one structure assigned the General building form and the other assigned the Shopfront building form.

B. Exception

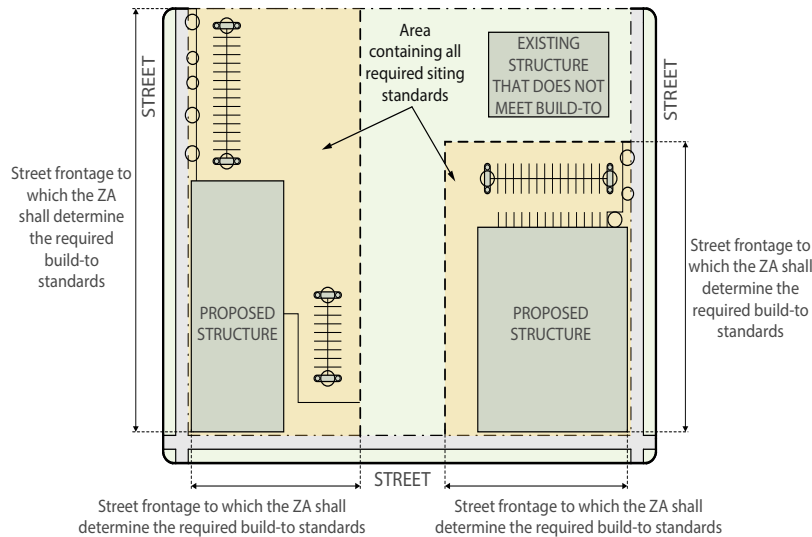
1. Where a single zone lot contains more than one Primary Structures with an assigned building form subject to minimum Build-to requirements, the Zoning Administrator shall determine the portions of the total Primary or Side Street zone lot line dimension subject to the required minimum percent Build-to standards for each Primary Structure. In such cases, the Zoning Administrator may determine that less than the total zone lot line dimension shall be subject to the required minimum Build-to percentage standards for each structure.
2. In making the determination, the Zoning Administrator shall consider the intent and purpose of the Build-to standards stated in this Code, the specific siting of structures and uses proposed on the zone lot (including but not limited to accessory parking, landscaping, or open space), and where specific application of the minimum percent of Build-to standard will most effectively meet or exceed the Build-to standards' stated intent and purpose.

C. Example

For example, a project is proposed in a C-MX zone district with two Primary Structures on a single zone lot (both new, or one new and one existing but Compliant or Nonconforming). The total zone lot line dimension is 350 feet abutting the Primary Street. Both Primary Structures are assigned the General building form. For each structure applying the General building form's minimum requirement of 70% of Primary Street Build-to, the Zoning Administrator may determine the 70% standard be applied only to a portion of the total 350-feet of zone lot dimension, such as only that portion located parallel to each proposed structure's Street Level

footprint. The remaining portion of zone lot line dimension is excepted from application of either structure's percent build-to requirement upon a finding that such remaining frontage is occupied by landscaping and required open space meeting or exceeding the stated intent of the Build-to standard, which is to provide a consistent street edge and to activate and promote pedestrian activity and sense of place. (See Figure 10.3-1)

Figure 10.3-1



10.3.3.2 Exception for Required Build-To, Surface Parking Location and Street Level Activation

A. Applicability

This subsection 10.3.3.2 shall apply to all zone districts and building forms that have a Required Build-to and that allow multiple primary structures.

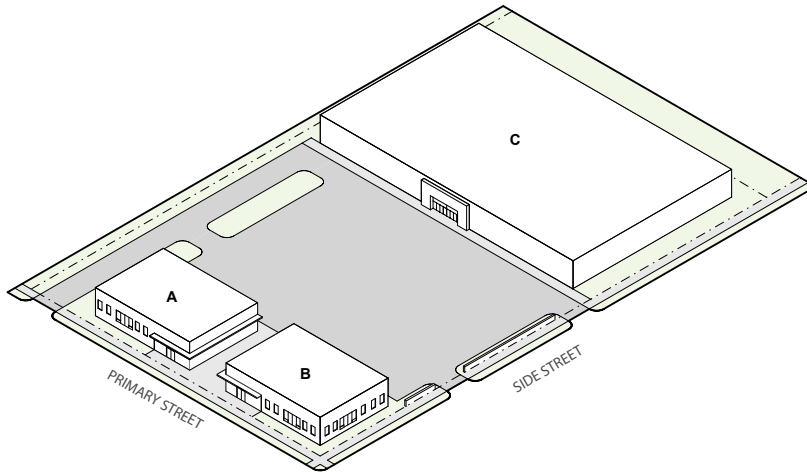
B. Exception

When Primary and Side Street Build-to are met for the entire zone lot, and the Surface Parking Location, and Street Level activation standards are met for those buildings being used to meet the Required Build-to, additional buildings on the site are not subject to the Build-to, Surface Parking Location, and Street Level activation standards.

- a. For example, in Figure 10.3-2, if buildings "A" and "B" comply with the required Primary and Side Street Build-to and with the Street Level activation standards, then building "C" may be sited with more flexibility on the zone lot and need not comply with the build-to or Street Level activation standards.

Figure 10.3-2

Not to Scale. Illustrative Only.

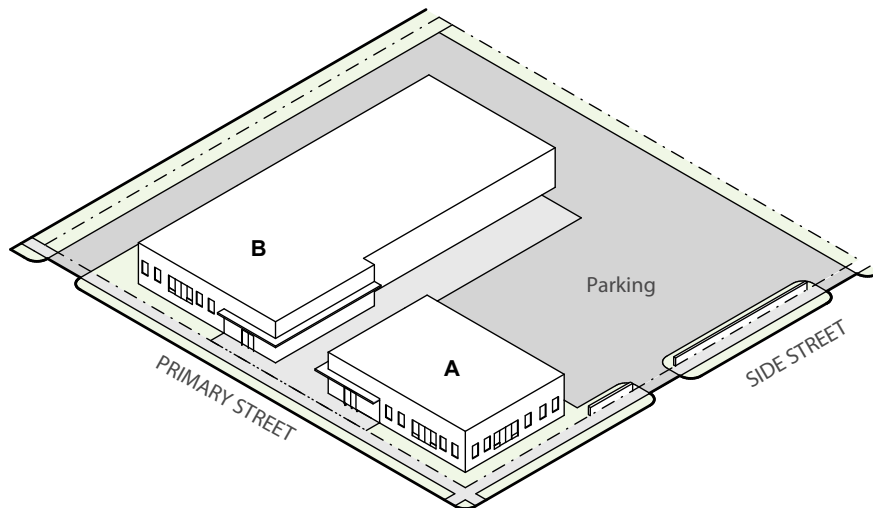


10.3.3.3 Exception for Surface Parking Location in Main Street

In the Main Street (-MS) zone districts only, when a Side Street build-to is met with a building (A), surface parking is allowed between additional buildings on the zone lot (B) and that Side Street. (See Figure 10.3-3)

Figure 10.3-3

Not to Scale. Illustrative Only.



10.3.3.4 Exception for Phased Development

When multiple buildings on the zone lot will be developed in phases, and the first phase(s) of development would not meet applicable build-to, surface parking location, and Street Level activation standards as required above, an applicant shall reserve an area along the street frontage for future building phases that will comply with such standards, provided the following conditions are met:

- A. The reserved area shall include the entire zone lot frontage abutting the Primary Street or Side Street for a depth of no less than 60 feet, measured from the zone lot line except for approved vehicular access lanes.
- B. Parking of vehicles is not allowed within the reserved area.
- C. Water quality and detention/retention facilities, or utilities, are not allowed within the reserved area.
- D. The reserved area shall be improved with at least 50% live landscape material, following Section 10.5.4.6, Landscaping Material Standards.
- E. Required pedestrian access and circulation shall be provided, following Section 10.3.4.

SECTION 10.3.4 PEDESTRIAN ACCESS & CIRCULATION

10.3.4.1 Intent

This Section's Pedestrian Access & Circulation standards are intended to:

- A. Provide safe, convenient pedestrian access and circulation patterns within and between developments.
- B. Create a continuous network of pedestrian walkways within and between developments, providing pedestrians the opportunity to walk (rather than drive) between destinations.
- C. Create a friendlier, more inviting environment by providing a pedestrian network that offers clear circulation paths from the Off-Street Parking Areas to building entries.

10.3.4.2 Exemptions

Development in the following zone districts is exempt from compliance with this Section 10.3.4's Pedestrian Access & Circulation standards except as specifically stated:

- A. Exemption for All CMP Districts**
Development in all Campus (CMP) zone district is exempt. Pedestrian access and circulation shall be reviewed as part of Site Development Plan approval and shall meet the intent of this Section.
- B. Exemption for I-A, -B-Zone Districts**
Development in the I-A, -B zone districts is exempt.
- C. Partial Exemption for I-MX and -IMX Zone Districts**
Development in all I-MX and M-IMX zone districts shall comply with the standards requiring one or more pedestrian connections between the primary entrances to buildings on the site and the public sidewalk system along streets abutting the development (or to the curb of an abutting street where there are no public sidewalks). Compliance with all other standards in this Section 10.3.4 is encouraged, but not mandatory.
- D. Exemption for MHC Zone District**
Manufactured Home Replacement is exempt.

10.3.4.3 Required Pedestrian Connections

An on-site system of pedestrian walkways shall be designed to provide direct access and convenient connections to and between the following:

- A. Primary entrances to each primary building, including pad site buildings;
- B. All Off-Street Parking Areas or parking structures;
- C. All site amenities or public gathering places;
- D. The public sidewalk system along the perimeter streets abutting the development (or to the curb of an abutting street where there are no public sidewalks); and
- E. Public and private sidewalks on adjacent properties that extend to adjoining land uses, developments, and public facilities such as parks, greenways, schools, recreational facilities and public office buildings.

10.3.4.4 Minimum Walkway Width

- A. All on-site pedestrian walkways shall provide not less than 5 feet clear walking area.
- B. Where walkways are included on parking islands and medians that include landscape requirements, the required walkway width must be clear of low branching trees, vegetation and similar impediments.
- C. Where walkways occur along buildings walls, the required walkway width must be clear of door swings, exterior display, shopping cart storage, low branching trees and similar impediments.
- D. See Section 10.4.6.4.C, Protection of Landscaping & Pedestrian Access, for additional standards.

10.3.4.5 Walkways Through Vehicle Areas

At each point that the on-site pedestrian walkway system crosses a parking lot or internal street or driveway, the walkway or crosswalk shall be clearly marked through the use of a change in paving materials distinguished by their color, texture, or height.

SECTION 10.3.5 MINIMUM SPACING BETWEEN BUILDINGS

The Building and Fire Codes require minimum spacing between buildings.

SECTION 10.3.6 ACCESSIBILITY BY EMERGENCY VEHICLES

Multiple buildings on a single zone lot shall be arranged to provide accessibility for emergency vehicles, as required by the Denver Fire Code, Chapter 5, and associated Denver amendments.

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DIVISION 10.4 PARKING AND LOADING

SECTION 10.4.1 INTENT

The intent of Parking Standards, in conjunction with the building form standards according to Articles 3 through 9, is to:

- 10.4.1.1 Encourage pedestrian-friendly environments and the use of multiple modes of transportation, including mass transit and bike parking requirements to reduce vehicle parking demand.
- 10.4.1.2 Promote bicycle use by providing safe and convenient bike parking through minimum requirements for type of bike parking facility and amount of bicycle spaces.
- 10.4.1.3 Encourage comprehensive, efficient, multi-site parking strategies.
- 10.4.1.4 Minimize the visual impacts of Off-Street Parking Areas, structures and garages on streets, open spaces, and adjoining development.
- 10.4.1.5 Design surface parking and parking structures to be visually compatible with the surrounding development, convenient for users, and mitigate the negative impact of vehicle noise, headlights, lighting and mechanical systems.
- 10.4.1.6 Integrate the function and appearance of parking structures into building groups so as to minimize negative impacts on public space and the pedestrian environment.
- 10.4.1.7 Design parking structure facades to reflect the predominant fenestration patterns of area buildings and to the extent possible wrap street facing elevations with active uses, especially at the Street Level.

SECTION 10.4.2 VEHICLE AND BICYCLE PARKING - GENERAL RULES AND EXCEPTIONS

10.4.2.1 Responsibility of Owner/Operator

The owner and operator of any land area, structure, or primary use shall have joint and several responsibility for providing all parking according to this Division 10.4 and maintaining that parking in accordance with the provisions of this Division.

10.4.2.2 Accessible Vehicle Parking

All Primary Uses subject to this Division 10.4 shall provide accessible vehicle parking for persons with disabilities that complies with the Denver Building and Fire Code and with the Americans with Disabilities Act (ADA) standards.

10.4.2.3 Minimum Vehicle Parking in Approved Plans

The Manager shall not enforce any requirement for a minimum amount of vehicle parking stated in an approved regulating plan, site development plan or zoning permit.

10.4.2.4 Minimum Vehicle Parking in Customized Zone Districts

The Manager shall not enforce any requirement for a minimum amount of vehicle parking stated in an approved Planned Unit Development (PUD) zone district or zone district with waivers or conditions.

10.4.2.5 Calculations

A. General Rule

In determining the minimum number of bicycle parking spaces required or the maximum number of vehicle parking spaces allowed, fractional spaces are rounded to the nearest whole number, with one-half counted as an additional space.

B. Gross Floor Area for Purposes of Calculating Parking Amounts

For the purposes of complying with parking requirements, Gross Floor Area shall mean the sum of the gross horizontal areas of all of the floors of a building, including interior balconies and mezzanines, but excluding exterior balconies. All horizontal dimensions of each floor are to be measured by the exterior faces of walls of each such floor. The floor area of a building shall include the floor area of accessory buildings on the same Zone Lot, measured the same way. In computing Gross Floor Area, the following shall be excluded:

1. Any floor area devoted to mechanical equipment serving the building, provided that the floor area of such use occupies not less than 75 percent of the floor area of the story in which such mechanical equipment is located;
2. Any floor area used exclusively as parking space for vehicles or bicycles; and
3. Any floor area that serves as a pedestrian mall or public access way to shops and stores.

C. "Unit" for Purposes of Calculating Parking Amounts

For the purposes of complying with parking requirements, the term "unit" shall mean, as applicable, either:

1. A Dwelling Unit in a household living use, as "Dwelling Unit" is defined in Article 11, Use Limitations and Definitions; or
2. A Room, which may or may not contain kitchen or bathing facilities, intended for occupancy by a resident or guest in a Residential Care or Congregate Living use.

SECTION 10.4.3 BICYCLE PARKING - REQUIRED AMOUNT AND DESIGN

10.4.3.1 Applicability

Section 10.4.3, Bicycle Parking - Required Amount and Design, shall apply to all primary uses and changes of use, unless otherwise exempted.

10.4.3.2 General Rules and Exceptions

A. General Requirement

All primary uses shall provide a minimum number of bicycle parking spaces, according to this Section 10.4.3.

B. Maintenance of Existing Bicycle Parking Spaces - No Reduction Allowed

Except as otherwise allowed in this Division 10.4 or Code, for all legally established land, structures, or primary uses, the number of existing bicycle parking spaces shall not be reduced below the lesser of the number of spaces required under this Division 10.4 or the number of spaces legally established, including taking into account any exceptions allowed.

C. Exception for Expansion and Change of Use

1. When Required Bicycle Parking is Based on GFA

a. Applicability

This subsection shall apply to expansions of existing Primary Uses, or a change in Primary Use, where the subject Primary Use(s)'s required amount of bicycle parking is based on the use's Gross Floor Area (GFA) (e.g., a bicycle parking standard of 1 space/1,000 sf GFA).

b. No Additional Bicycle Parking Required

After an expansion or change in use, if the Gross Floor Area (GFA) of the expanded or new Primary Use(s) is reduced, stays the same, or increases by 25 percent or less compared to the previous Primary Use, no additional bicycle parking spaces are required.

c. Additional Bicycle Parking of Increment Required

- i. If the Gross Floor Area (GFA) of an existing Primary Use is expanded by more than 25 percent compared to the previously permitted Gross Floor Area (GFA), additional bicycle parking spaces shall be provided for the for the expanded additional Gross Floor Area ("increment") above the 25% increase in Gross Floor Area.
- ii. After a change of use, if the Gross Floor Area (GFA) of the new Primary Use(s) exceeds the previous Primary Use(s)'s Gross Floor Area (GFA) by more than 25 percent, additional bicycle parking spaces shall be provided for the new additional Gross Floor Area ("increment") above the 25% increase in Gross Floor Area.

2. When Required Bicycle Parking is Based on Number of Units

a. Applicability

This subsection shall apply to expansions of existing Primary Uses, or a change of Primary Use, where either one or all the subject Primary Uses' required amounts of parking are based on the use's total number of units (e.g., a bicycle parking standard of 1 space/unit).

b. No Additional Parking Required

If the expanded or new Primary Use(s)'s minimum bicycle parking requirement exceeds the previous Primary Use(s)'s minimum bicycle parking requirement by 25 percent or less, no additional bicycle parking spaces are required.

c. Additional Parking of Increment Required

- i. After an expansion, if the expanded Primary Use(s)'s minimum bicycle parking requirement exceeds the previous Primary Use(s)'s minimum bicycle parking requirement by more than 25 percent, additional bicycle parking spaces shall be provided equal to the number that exceeds 125 percent of the previous Primary Use(s)'s minimum bicycle parking requirement.
- ii. After a change in use, if the new Primary Use (s)'s minimum bicycle parking requirement exceeds the previous Primary Use(s)'s minimum bicycle parking requirement by more than 25 percent, additional bicycle parking spaces shall be provided equal to the number that exceeds 125 percent of the previous Primary Use(s)'s minimum bicycle parking requirement.

For example: After a change in use, the new Primary Use has a minimum bicycle parking requirement that results in 126 required parking spaces. The previous Primary Use had a bicycle parking minimum requirement that resulted in 100 required parking spaces. The new Primary Use shall only have to provide 1 additional bicycle parking space.

d. Calculation of Minimum Parking Requirements

For purposes of this Section 10.4.3.2.C.2, to calculate minimum bicycle parking requirements, the bicycle parking requirements contained in Section 10.4.3 Bicycle Parking shall be applied to the subject Primary Use(s).

3. Retention of Existing Bicycle Parking Required

In the case of expansions and changes of use, existing and legally established bicycle parking spaces shall be retained according to Section 10.4.3.2.B, Maintenance of Existing Bicycle Parking Spaces.

D. Reductions in Required Amount of Bicycle Parking

The Zoning Administrator may adjust the bicycle parking requirement in the following ways:

1. A reduction in the total number of bicycle parking spaces required for a primary use, up to a maximum 20% reduction. A reduction in the total number of spaces does not change the proportional (%) distribution of the required spaces to an enclosed or fixed bicycle rack parking facility; or
2. A modification in the number of bicycle parking spaces that must be provided in either an enclosed or fixed bicycle rack parking facility, up to a maximum 20% adjustment, provided any reduction in the number of spaces provided in one type of parking facility shall be provided in the other type of parking facility.
 - a. **For example:** When a total of 20 bicycle parking spaces is required and 10 shall be provided in an enclosed storage facility and 10 shall be provided in a fixed bicycle rack parking facility, the Zoning Administrator may modify the amount that must be enclosed, resulting in a reduction from the original 10 enclosed spaces to 8 enclosed spaces. That would require a total of 12 spaces in a fixed bicycle rack parking facility.
3. Wherever fixed bicycle parking requirements result in 20 or more fixed bicycle spaces per street frontage, only 20 fixed bicycle parking spaces shall be required along each street frontage. Any additional required fixed bicycle parking may instead be provided as enclosed bicycle parking. This shall not reduce the total number of bicycle parking spaces required.

E. Preservation of Existing Trees

If, in order to comply with bicycle parking requirements, it would be necessary to remove mature, existing trees, the Zoning Administrator may allow reasonable reductions in the number of required bicycle parking spaces.

10.4.3.3 Calculation

- A. When a primary use's required amount of bicycle parking is 2 spaces or less, not including Primary Uses that don't require bicycle parking, the use shall provide a minimum of 2 bicycle parking spaces in a fixed rack bicycle parking facility.
- B. In determining the number of bicycle parking spaces that must be sited in an enclosed bicycle facility or a fixed rack bicycle facility, fractional spaces are rounded to the nearest whole number, with one-half counted as an additional space.
- C. All required spaces "per square feet" are measured as Gross Floor Area, unless otherwise specified.
- D. For residential uses, the bicycle parking requirement shall be calculated separately for separate residential buildings.
- E. Where any building or zone lot contains two or more uses having different bicycle parking requirements, the bicycle parking requirements for each use shall apply proportionally to the extent of that use's Gross Floor Area in the building or on the zone lot.

10.4.3.4 Required Types of Bicycle Parking Facilities

In order to meet the minimum required bike parking spaces, there are two types of bicycle parking facilities that may be required. The description and minimum standards for each type of bicycle parking facility are as follows. Such facilities may be placed on private property or within the public right-of-way. Facilities in the public right-of-way require a permit by the Department of Transportation and Infrastructure ("DOTI").

A. Enclosed Bicycle Parking Facility

An enclosed bicycle parking facility shall be provided through various methods provided it meets the following minimum standards:

1. Shall provide enclosed bicycle storage in lockers, a room within a building, or within a parking structure.
2. All types of enclosed bicycle storage shall be easily accessible to all building occupants and to public entrances and walkways, secure, well lighted, and weather resistant.
3. Each storage space shall provide a minimum of 15 square feet in area. The Zoning Administrator may reduce the minimum area up to 6 square feet if a more efficient layout is provided.

B. Fixed Bicycle Rack Parking Facility

A fixed bicycle rack parking facility shall be provided through various methods provided it meets the following minimum design standards:

1. Fixed bicycle racks shall be securely anchored.
2. Fixed bicycle racks must be publicly accessible to building entrances and walkways.
3. Spacing of the racks shall provide clear and maneuverable access.
4. Where two bikes can be locked on both sides without conflict, each side can be counted as one required space.

10.4.3.5 Minimum Bicycle Parking Requirements

A. Applicability and Exceptions

1. General Rule

Where specified in the table below, bicycle parking is required for specific primary uses, with standards that vary by neighborhood context, special context, or specific zone district, excepting the D-C, D-TD, D-CV, DIA, OS-A, OS-C, and MHC Zone Districts.

2. Exceptions for the OS-A and DIA Zone Districts

See Article 9 for development standards governing parking in the OS-A and DIA zone districts.

B. District-Specific Requirements

In all D-C, D-TD, and D-CV Zone Districts, all new parking structures shall contain at least 1 designated bicycle parking space for each 20 automobile parking spaces, provided, however, that in no event shall any new parking structure be required to provide more than 50 bicycle parking spaces.

C. General Requirements

Bicycle parking requirements are formatted as number of spaces required per unit of measurement (percentage of required spaces in an enclosed facility/percentage of required spaces in a fixed facility).

USE CATEGORY	SPECIFIC USE TYPE	ALL S-, I-A, I-B, OS-B, O-1 ZONE DISTRICTS	ALL E- ZONE DISTRICTS	ALL U-, M- ZONE DISTRICTS	ALL G-, I-MX ZONE DISTRICTS	ALL C-, CMP ZONE DISTRICTS	ALL D-CPV-T, D-CPV-R, D-CPV-C ZONE DISTRICTS	ALL D-LD, D-GT, D-AS, D-AS-12+, D-AS-20+ ZONE DISTRICTS
RESIDENTIAL PRIMARY USE CLASSIFICATION								
Household Living	Dwelling, Single Unit	No requirement						
	Dwelling, Two Unit	No requirement						
	Dwelling, Multi-Unit	1/5 units (80/20)	1/5 units (80/20)	1/4 units (80/20)	I-MX: 1/5 units (80/20) All Others: 1/4 units (80/20)	1/2 units (80/20)	1.1/unit (80/20)	D-LD Districts: 1.1/unit (80/20) All Others: 1/2 units (80/20)
	Dwelling, Live / Work	1/5 units (80/20)	1/5 units (80/20)	1/4 units (80/20)	I-MX: 1/5 units (80/20) All Others: 1/4 units (80/20)	1/2 units (80/20)	1.1/unit (80/20)	D-LD Districts: No requirement All Others: 1/2 units (80/20)
	Manufactured Home Community	No requirement						
Residential Care	Residential Care, Type 1	No Requirement	No Requirement	No Requirement	No Requirement	No Requirement	1/8,000 sf GFA (80/20)	1/8,000 sf GFA (80/20)
	Residential Care, Type 2	No Requirement	No Requirement	No Requirement	No Requirement	No Requirement	1/8,000 sf GFA (80/20)	1/8,000 sf GFA (80/20)
	Residential Care, Type 3	No Requirement	No Requirement	No Requirement	No Requirement	No Requirement	1/8,000 sf GFA (80/20)	1/8,000 sf GFA (80/20)
	Residential Care, Type 4	No Requirement	No Requirement	No Requirement	No Requirement	No Requirement	1/8,000 sf GFA (80/20)	1/8,000 sf GFA (80/20)
Congregate Living	All Types	1/20,000 sf GFA (80/20)	1/20,000 sf GFA (80/20)	1/20,000 sf GFA (80/20)	1/20,000 sf GFA (80/20)	1/20,000 sf GFA (80/20)	1/8,000 sf GFA (80/20)	1/8,000 sf GFA (80/20)
CIVIC, PUBLIC & INSTITUTIONAL PRIMARY USE CLASSIFICATION								
Basic Utilities	All Types	No requirement						
Community/ Public Services	Community Center	1/10,000 sf GFA (0/100)	1/10,000 sf GFA (0/100)	1/10,000 sf GFA (0/100)	1/10,000 sf GFA (0/100)	1/10,000 sf GFA (0/100)	No requirement	No requirement
	Day Care Center	1/10,000 sf GFA (0/100)	1/10,000 sf GFA (0/100)	1/10,000 sf GFA (0/100)	1/10,000 sf GFA (0/100)	1/10,000 sf GFA (0/100)	1/5,000 sf GFA (0/100)	D-LD: No requirement All Others: 1/10,000 sf GFA (0/100)
	Postal Facility, Neighborhood	1/20,000 sf GFA (20/80)	1/20,000 sf GFA (60/40)	M-: 1/10,000 sf GFA (60/40) All Others: 1/10,000 sf GFA (20/80)	I-MX: 1/20,000 sf GFA (20/80) All Others: 1/10,000 sf GFA (20/80)	1/7,500 sf GFA (20/80)	1/4,000 sf GFA (20/80)	D-LD: No requirement All Others: 1/7,500 sf GFA (20/80)
	Postal Processing Center	1/20,000 sf GFA (20/80)	1/20,000 sf GFA (60/40)	M-: 1/10,000 sf GFA (0/100) All Others: 1/10,000 sf GFA (20/80)	I-MX: 1/20,000 sf GFA (20/80) All Others: 1/10,000 sf GFA (20/80)	1/7,500 sf GFA (20/80)	1/4,000 sf GFA (20/80)	D-LD: No requirement All Others: 1/7,500 sf GFA (20/80)
	Public Safety Facility	1/10,000 sf GFA (0/100)	1/10,000 sf GFA (0/100)	1/10,000 sf GFA (0/100)	1/10,000 sf GFA (0/100)	1/10,000 sf GFA (0/100)	1/10,000 sf GFA (0/100)	D-LD: No requirement All Others: 1/10,000 sf GFA (0/100)
	Hospital	No requirement						
	Correctional Institution	No requirement						

USE CATEGORY	SPECIFIC USE TYPE	ALL S-, I-A, I-B, OS-B, O-1 ZONE DISTRICTS	ALL E- ZONE DISTRICTS	ALL U-, M- ZONE DISTRICTS	ALL G-, I-MX ZONE DISTRICTS	ALL C-, CMP ZONE DISTRICTS	ALL D-CPV-T, D-CPV-R, D-CPV-C ZONE DISTRICTS	ALL D-LD, D-GT, D-AS, D-AS-12+, D-AS-20+ ZONE DISTRICTS
Cultural/ Special Purpose/ Public Parks & Open Space	Cemetery	No requirement						
	Library	1/10,000 sf GFA (0/100)	1/10,000 sf GFA (0/100)	1/10,000 sf GFA (0/100)	1/10,000 sf GFA (0/100)	1/10,000 sf GFA (0/100)	1/5,000 sf GFA (0/100)	D-LD: No requirement All Others: 1/10,000 sf GFA (0/100)
	Museum	1/10,000 sf GFA (0/100)	1/10,000 sf GFA (0/100)	1/10,000 sf GFA (0/100)	1/10,000 sf GFA (0/100)	1/10,000 sf GFA (0/100)	1/5,000 sf GFA (0/100)	D-LD: No requirement All Others: 1/10,000 sf GFA (0/100)
	City Park	No requirement						
	Open Space - Conservation	No requirement						
Education	Elementary or Secondary School	High School: 1/20,000 sf GFA (0/100) All Others: 1/10,000 sf GFA (0/100)	High School: 1/20,000 sf GFA (0/100) All Others: 1/10,000 sf GFA (0/100)	1/10,000 sf GFA (0/100)	I-MX: No Requirement All Others: 1/10,000 sf GFA (0/100)	CMP: High School: 1/5,000 sf GFA (0/100) All Others: 1/10,000 sf GFA (0/100)	1/5,000 sf GFA (0/100)	D-LD: No requirement All Others: Elementary: 1/10,000 sf GFA (0/100) Secondary: 1/5,000 sf GFA (0/100)
	University or College	1/10,000 sf GFA (0/100)	1/10,000 sf GFA (0/100)	1/10,000 sf GFA (0/100)	1/10,000 sf GFA (0/100)	1/10,000 sf GFA (0/100)	1/5,000 sf GFA (0/100)	D-LD: No requirement All Others: 1/10,000 sf GFA (0/100)
	Vocational or Professional School	1/10,000 sf GFA (0/100)	1/10,000 sf GFA (0/100)	1/10,000 sf GFA (0/100)	1/10,000 sf GFA (0/100)	1/10,000 sf GFA (0/100)	1/10,000 sf GFA (0/100)	D-LD: No requirement All Others: 1/10,000 sf GFA (0/100)
Public and Religious Assembly	All Types	1/10,000 sf GFA (0/100)	1/10,000 sf GFA (0/100)	1/10,000 sf GFA (0/100)	1/10,000 sf GFA (0/100)	CMP: No requirement All Others: 1/10,000 sf GFA (0/100)	No requirement	No requirement
COMMERCIAL SALES, SERVICES, & REPAIR PRIMARY USE CLASSIFICATION								
Adult Business	All Types (where permitted by Adult Use Overlay District)	1/20,000 sf GFA (20/80)	1/20,000 sf GFA (20/80)	1/10,000 sf GFA (20/80)	I-MX: 1/20,000 sf GFA (20/80) All Others: 1/10,000 sf GFA (20/80)	1/7,500 sf GFA (20/80)	No requirement	D-LD: No requirement All Others: 1/7,500 sf GFA (20/80)

USE CATEGORY	SPECIFIC USE TYPE	ALL S-, I-A, I-B, OS-B, O-1 ZONE DISTRICTS	ALL E- ZONE DISTRICTS	ALL U-, M- ZONE DISTRICTS	ALL G-, I-MX ZONE DISTRICTS	ALL C-, CMP ZONE DISTRICTS	ALL D-CPV-T, D-CPV-R, D-CPV-C ZONE DISTRICTS	ALL D-LD, D-GT, D-AS, D-AS-12+, D-AS-20+ ZONE DISTRICTS
Arts, Recreation, & Entertainment	Arts, Recreation, and Entertainment Services, Indoor	OS-B: 1/10,000 sf GFA (60/40) All Others: 1/20,000 sf GFA (20/80)	1/20,000 sf GFA (20/80)	M-: 1/10,000 sf GFA (60/40) All Others: 1/10,000 sf GFA (20/80)	I-MX: 1/20,000 sf GFA (20/80) All Others: 1/10,000 sf GFA (20/80)	1/7,500 sf GFA (20/80)	1/4,000 sf GFA (20/80)	D-LD: No requirement All Others: 1/7,500 sf GFA (20/80)
	Arts, Recreation, and Entertainment Services, Outdoor	OS-B: 1/10,000 sf GFA (60/40) All Others: 1/20,000 sf GFA (20/80)	1/20,000 sf GFA (20/80)	M-: 1/10,000 sf GFA (60/40) All Others: 1/10,000 sf GFA (20/80)	I-MX: 1/20,000 sf GFA (20/80) All Others: 1/10,000 sf GFA (20/80)	1/7,500 sf GFA (20/80)	1/4,000 sf GFA (20/80)	D-LD: No requirement All Others: 1/7,500 sf GFA (20/80)
	Event Space with Alternate Parking and Loading	No requirement						
	Sports and/or Entertainment Arena or Stadium	OS-B: 1/10,000 sf GFA (0/100) All Others: No requirement	No requirement					
Parking of Vehicles	All Types	No requirement						
Eating & Drinking Establishments	All Types	1/5,000 sf GFA (0/100)	1/5,000 sf GFA (0/100)	M-: 1/3,000 sf GFA (0/100) All Others: 1/5,000 sf GFA (0/100)	I-MX: 1/5,000 sf GFA (0/100) All Others: 1/3,000 sf GFA (0/100)	1/1,500 sf GFA (0/100)	1/1,000 sf GFA (0/100)	D-LD: No requirement All Others: 1/1,000 sf GFA (0/100)
Lodging Accommodations	Bed and Breakfast Lodging	1/20,000 sf GFA (60/40)	1/20,000 sf GFA (60/40)	1/10,000 sf GFA (60/40)	I-MX: 1/20,000 sf GFA (60/40) All Others: 1/10,000 sf GFA (60/40)	1/7,500 sf GFA (60/40)	1/7,500 sf GFA (20/80)	D-LD: No requirement All Others: 1/7,500 sf GFA (20/80)
	Lodging Accommodations, All Others	1/20,000 sf GFA (60/40)	1/20,000 sf GFA (60/40)	1/10,000 sf GFA (60/40)	I-MX: 1/20,000 sf GFA (60/40) All Others: 1/10,000 sf GFA (60/40)	1/7,500 sf GFA (60/40)	1/7,500 sf GFA (20/80)	D-LD: No requirement All Others: 1/7,500 sf GFA (20/80)
Office	Dental / Medical Office or Clinic	1/20,000 sf GFA (60/40)	1/20,000 sf GFA (20/80)	1/10,000 sf GFA (60/40)	I-MX: 1/20,000 sf GFA (60/40) All Others: 1/10,000 sf GFA (60/40)	1/7,500 sf GFA (60/40)	1/4,000 sf GFA (20/80)	D-LD: No requirement All Others: 1/7,500 sf GFA (20/80)
	Office, All Others	1/20,000 sf GFA (60/40)	1/20,000 sf GFA (20/80)	1/10,000 sf GFA (60/40)	I-MX: 1/20,000 sf GFA (60/40) All Others: 1/10,000 sf GFA (60/40)	1/7,500 sf GFA (60/40)	1/4,000 sf GFA (20/80)	D-LD: No requirement All Others: 1/7,500 sf GFA (20/80)

USE CATEGORY	SPECIFIC USE TYPE	ALL S-, I-A, I-B, OS-B, O-1 ZONE DISTRICTS	ALL E- ZONE DISTRICTS	ALL U-, M- ZONE DISTRICTS	ALL G-, I-MX ZONE DISTRICTS	ALL C-, CMP ZONE DISTRICTS	ALL D-CPV-T, D-CPV-R, D-CPV-C ZONE DISTRICTS	ALL D-LD, D-GT, D-AS, D-AS-12+, D-AS-20+ ZONE DISTRICTS
Retail Sales, Service & Repair (Not Including Vehicle or Equipment Sales, Service & Repair)	Animal Sales and Services, Household Pets Only	1/20,000 sf GFA (20/80)	1/20,000 sf GFA (20/80)	M-: 1/10,000 sf GFA (60/40) All Others: 1/10,000 sf GFA (20/80)	I-MX: 1/20,000 sf GFA (20/80) All Others: 1/10,000 sf GFA (20/80)	1/7,500 sf GFA (20/80)	1/4,000 sf GFA (20/80)	D-LD: No requirement All Others: 1/7,500 sf GFA (20/80)
	Animal Sales and Services, All Others	No requirement	No requirement	M-: 1/20,000 sf GFA (60/40) All Others: No requirement	I-MX: 1/20,000 sf GFA (20/80) All Others: No requirement	CMP: 1/7,500 sf GFA (20/80) All Others: No requirement	No requirement	No requirement
	Food Sales or Market	1/20,000 sf GFA (20/80)	1/20,000 sf GFA (20/80)	M-: 1/ 10,000 sf GFA (60/40) All Others: 1/10,000 sf GFA (20/80)	I-MX: 1/20,000 sf GFA (20/80) All Others: 1/10,000 sf GFA (20/80)	1/7,500 sf GFA (20/80)	1/4,000 sf GFA (20/80)	D-LD: No requirement All Others: 1/7,500 sf GFA (20/80)
	Pawn Shop	No requirement	No requirement	1/10,000 sf GFA (20/80)	No requirement	No requirement	1/4,000 sf GFA (20/80)	D-LD: No requirement All Others: 1/7,500 sf GFA (20/80)
	Retail Sales, Service & Repair -- Outdoor	1/20,000 sf GFA (20/80)	1/20,000 sf GFA (20/80)	M-: 1/10,000 sf GFA (60/40) All Others: 1/10,000 sf GFA (20/80)	No requirement	No requirement	No requirement	No requirement
	Retail Sales, Service & Repair - Firearms Sales	1/20,000 sf GFA (20/80)	1/20,000 sf GFA (20/80)	M-: 1/ 10,000 sf GFA (60/40) All Others: No requirement	I-MX: 1/20,000 sf GFA (20/80) All Others: 1/10,000 sf GFA (20/80)	1/7,500 sf GFA (20/80)	No requirement	No requirement
	Retail Sales, Service & Repair, All Others	1/20,000 sf GFA (20/80)	1/20,000 sf GFA (20/80)	M-: 1/ 10,000 sf GFA (60/40) All Others: 1/10,000 sf GFA (20/80)	I-MX: 1/20,000 sf GFA (20/80) All Others: 1/10,000 sf GFA (20/80)	1/7,500 sf GFA (20/80)	1/4,000 sf GFA (20/80)	D-LD: No requirement All Others: 1/7,500 sf GFA (20/80)
Vehicle / Equipment Sales, Rentals, Service & Repair	All Types	No requirement						
INDUSTRIAL, MANUFACTURING & WHOLESALE PRIMARY USE CLASSIFICATION								
Communica-tions and Information	All Types	No requirement						
Industrial Services	All Types	No requirement						
Manufac-turing and Production	All Types	No requirement						

USE CATEGORY	SPECIFIC USE TYPE	ALL S-, I-A, I-B, OS-B, O-1 ZONE DISTRICTS	ALL E- ZONE DISTRICTS	ALL U-, M- ZONE DISTRICTS	ALL G-, I-MX ZONE DISTRICTS	ALL C-, CMP ZONE DISTRICTS	ALL D-CPV-T, D-CPV-R, D-CPV-C ZONE DISTRICTS	ALL D-LD, D-GT, D-AS, D-AS-12+, D-AS-20+ ZONE DISTRICTS
Mining & Extraction and Energy Producing Systems	All Types							No requirement
Transportation Facilities	All Types							No requirement
Waste Related Services	All Types							No requirement
Wholesale, Storage, Warehouse & Distribution	All Types							No requirement
AGRICULTURE PRIMARY USE CLASSIFICATION								
Agriculture	All Types							No requirement

SECTION 10.4.4 MAXIMUM VEHICLE PARKING

10.4.4.1 Applicability and Exceptions

A. General Rule

Section 10.4.2.1, Responsibility of Owner/Operator, shall apply.

B. Exceptions for the OS-A and DIA Zone Districts

See Article 9 for development standards governing parking in the OS-A and DIA zone districts.

10.4.4.2 Calculations

A. General Rule

1. In areas where maximum vehicle parking standards apply, where a zone lot contains multiple primary uses subject to maximum parking standards, the total amount of parking provided on the zone lot shall not exceed the aggregate maximum parking allowed for those uses, and may be used jointly.
2. Vehicle queuing spaces serving permitted fuel pumps where the spaces meet the dimensional standards for a 0° parking space as required in Section 10.4.6, Vehicle Parking Design, shall count toward the number of maximum vehicle parking spaces.

10.4.4.3 Exception for Change in Use Subject to Maximum Vehicle Parking Standards

In areas subject to maximum vehicle parking standards, if land area, structures, or primary uses providing off-street parking are changed from one primary use to any other primary use that has a lower maximum number of parking spaces allowed than the previous primary use, then parking spaces may continue to be utilized by the uses located on that zone lot, and the parking spaces may be shared among uses.

10.4.4.4 Maximum Vehicle Parking Requirements for Downtown Central Platte Valley – Auraria Districts

A. Intent

1. To promote active, transit-supportive development that leverages the regional transit infrastructure investment in the Downtown Central Platte Valley - Auraria districts.
2. To reduce the number of vehicle trips within and around the Downtown Central Platte Valley - Auraria districts and encourage alternative travel modes such as walking, biking, and transit.
3. To promote the efficient development of land in the Downtown Central Platte Valley - Auraria districts by limiting the amount of land dedicated to vehicle parking.

B. Applicability

This Section 10.4.4.4 applies to all Structures in the D-CPV-T, D-CPV-R and D-CPV-C zone districts.

C. Vehicle Parking Standards

The following table establishes the maximum vehicle parking allowed in the D-CPV-T, D-CPV-R and D-CPV-C zone districts based on the allowed primary uses by zone district.

USE CATEGORY	SPECIFIC USE TYPE	MAXIMUM VEHICLE PARKING: # SPACES PER UNIT OF MEASUREMENT
RESIDENTIAL PRIMARY USE CLASSIFICATION		
Household Living	Dwelling, Single Unit	No Maximum
	Dwelling, Two Unit	No Maximum
	All other specific use types within the Household Living Use Category	0.7/Unit for each unit with 0-1 bedrooms 1.0/Unit for each unit with 2 bedrooms 1.3/Unit for each unit with 3+ bedrooms
Residential Care	All Types containing Dwelling Units	0.7/Unit for each unit with 0-1 bedrooms 1.0/Unit for each unit with 2 bedrooms 1.3/Unit for each unit with 3+ bedrooms
	All Other Types	1.25/1,000 sf GFA
Congregate Living	All Types containing Dwelling Units	0.7/Unit
	All Other Types	1.25/1,000 sf GFA
CIVIC, PUBLIC & INSTITUTIONAL PRIMARY USE CLASSIFICATION		
	All specific use types within the Civic, Public & Institutional Primary Use Classification	1.25/1,000 sf GFA
COMMERCIAL SALES, SERVICE & REPAIR PRIMARY USE CLASSIFICATION		
Arts, Recreation & Entertainment	Arts, Recreation and Entertainment Services, Indoor	1.25/1,000 sf GFA
	Arts, Recreation and Entertainment Services, Outdoor	6.0/1,000 sf GFA
	Sports and/or Entertainment Arena or Stadium	6.0/1,000 sf GFA
Parking of Vehicles	Parking, Garage	No Maximum*
Eating & Drinking Establishments	All Types	2.0/1,000 sf GFA
Lodging Accommodations	Bed and Breakfast Lodging	0.5/guest room or unit
	Lodging Accommodations, All Others	0.5/guest room or unit
	All other specific use types within the Commercial Sales, Service, & Repair Primary Use Classification	1.25/1,000 sf GFA
INDUSTRIAL, MANUFACTURING & WHOLESALE PRIMARY USE CLASSIFICATION		
Transportation Facilities	Terminal, Station or Service Facility for Passenger Transit System	No Maximum*
	All other specific use types within the Industrial, Manufacturing & Wholesale Primary Use Classification	1.25/1,000 sf GFA
AGRICULTURE PRIMARY USE CLASSIFICATION		
	All specific use types within the Agriculture Primary Use Classification	1.25/1,000 sf GFA

*See Section 10.4.5.4 for Shared Vehicle Parking Requirements

10.4.4.5 Maximum Vehicle Surface Parking for Transit Oriented Development

A. Intent

To promote active, transit-supportive development and uses proximate to transit stations, thereby leveraging regional investment in transit infrastructure and promoting livability and sustainability in Denver’s transit neighborhoods.

B. Applicability

1. This Section 10.4.4.5 shall apply to all uses located within 1/4 mile of the outer boundary of a Rail Transit Station Platform in all zone districts except the CMP zone districts.
2. This Section 10.4.4.5 shall apply only to limit the amount of Surface Parking.
3. All distance and spacing requirements shall be measured according to the rule of measurement found in Section 13.1.11, Measurement of Separation or Distance.

C. Shared Parking Where Maximum Parking Standards Apply

When located on a Zone Lot subject to a vehicle Surface Parking maximum according to Section 10.4.4.5, Maximum Vehicle Surface Parking for Transit Oriented Development, each shared vehicle Surface Parking space shall be counted only once in the calculation of vehicle Surface Parking spaces that contribute to the maximum allowed.

D. Maximum Vehicle Surface Parking Permitted

For all applicable zone districts where maximum parking limits apply, Surface Parking spaces shall not exceed the parking ratios in the following tables based on the allowed primary uses by neighborhood context and special context.

USE CATEGORY	SPECIFIC USE TYPE	NEIGHBORHOOD CONTEXT: Maximum Vehicle Surface Parking Permitted: # of spaces per unit of measurement					
		SUBURBAN	URBAN EDGE	URBAN	GENERAL URBAN	URBAN CENTER	DOWNTOWN EXCEPT D-CPV-T, D-CPV-R and D-CPV-C
RESIDENTIAL PRIMARY USE CLASSIFICATION							
Household Living	Dwelling, Single Unit	1/unit	1/unit	1/unit	1/unit	1/unit	1/unit
	Dwelling, Two Unit	MS only: 1.1/unit 1.375/unit	1.1/unit	1.1/unit	1.1/unit	CCN districts only: 1.1/unit All Others: 0.825/unit	0.825/unit
	Dwelling, Multi-Unit	MS only: 1.1/unit 1.375/unit	1.1/unit	1.1/unit	1.1/unit	CCN districts only: 1.1/unit All Others: 0.825/unit	0.825/unit
	Dwelling, Live / Work	MS only: 1.1/unit 1.375/unit	1.1/unit	1.1/unit	1.1/unit	CCN districts only: 1.1/unit All Others: 0.825/unit	0.825/unit
	Manufactured Home Community	1/unit	1/unit	1/unit	1/unit	1/unit	1/unit
Residential Care	Residential Care, Type 1	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.275/1,000 sf GFA	0.275/1,000 sf GFA
	Residential Care, Type 2	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.275/1,000 sf GFA	0.275/1,000 sf GFA
	Residential Care, Type 3	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.275/1,000 sf GFA	0.275/1,000 sf GFA
	Residential Care, Type 4	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.275/1,000 sf GFA	0.275/1,000 sf GFA
Congregate Living	All Types	1.1/1,000 sf GFA	1.1/1,000 sf GFA	1.1/1,000 sf GFA	1.1/1,000 sf GFA	0.55/1,000 sf GFA	0.275/1,000 sf GFA

USE CATEGORY	SPECIFIC USE TYPE	NEIGHBORHOOD CONTEXT: Maximum Vehicle Surface Parking Permitted: # of spaces per unit of measurement						DOWNTOWN EXCEPT D-CPV-T, D-CPV-R and D-CPV-C
		SUBURBAN	URBAN EDGE	URBAN	GENERAL URBAN	URBAN CENTER		
CIVIC, PUBLIC & INSTITUTIONAL PRIMARY USE CLASSIFICATION								
Basic Utilities	Utility, Major Impact	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	
	Utility, Minor Impact	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	
Community/ Public Services	Community Center	0.55 / 1,000 sf GFA	0.55 / 1,000 sf GFA	0.55 / 1,000 sf GFA	0.55 / 1,000 sf GFA	0.55 / 1,000 sf GFA	0.55 / 1,000 sf GFA	
	Day Care Center	1.1/ 1,000 sf GFA	1.1/ 1,000 sf GFA	1.1/ 1,000 sf GFA	1.1/ 1,000 sf GFA	1.1/ 1,000 sf GFA	1.1/ 1,000 sf GFA	
	Postal Facility, Neighborhood	MS only: 2.2/1,000 sf GFA All Others: 2.75/1,000 sf GFA	MS only: 2.2/1,000 sf GFA All Others: 2.75/1,000 sf GFA	MS only: 2.2/1,000 sf GFA All Others: 2.75/1,000 sf GFA	2.06/1,000 sf GFA	CCN districts only: 2.75/1,000 sf GFA All Others: 1.375/1,000 sf GFA	1.375/ 1,000 sf GFA	
	Postal Processing Center	1.1/1,000 sf GFA	1.1/1,000 sf GFA	1.1/1,000 sf GFA	1.1/1,000 sf GFA	1.1/1,000 sf GFA	1.1/1,000 sf GFA	
	Public Safety Facility	1.1/1,000 sf GFA	1.1/1,000 sf GFA	1.1/1,000 sf GFA	1.1/1,000 sf GFA	1.1/1,000 sf GFA	1.1/1,000 sf GFA	
	Hospital	No maximum limit						
	Correctional Institution	No maximum limit						
Cultural/Special Purpose/Public Parks & Open Space	Cemetery	No maximum limit						
	Library	1.1/1,000 sf GFA	1.1/1,000 sf GFA	1.1/1,000 sf GFA	1.1/1,000 sf GFA	1.1/1,000 sf GFA	1.1/1,000 sf GFA	
	Museum	1.1/1,000 sf GFA	1.1/1,000 sf GFA	1.1/1,000 sf GFA	1.1/1,000 sf GFA	1.1/1,000 sf GFA	1.1/1,000 sf GFA	
	City Park	No maximum limit						
	Open Space - Conservation	No maximum limit						
Education	Elementary or Secondary School	High School: 2.2/1,000 sf GFA All Others: 1.1/1,000 sf GFA	High School: 2.2/1,000 sf GFA All Others: 1.1/1,000 sf GFA	High School: 2.2/1,000 sf GFA All Others: 1.1/1,000 sf GFA	1.1/1,000 sf GFA	1.1/1,000 sf GFA	1.1/1,000 sf GFA	
	University or College	1.1/1,000 sf GFA	1.1/1,000 sf GFA	1.1/1,000 sf GFA	1.1/1,000 sf GFA	1.1/1,000 sf GFA	1.1/1,000 sf GFA	
	Vocational or Professional School	1.1/1,000 sf GFA	1.1/1,000 sf GFA	1.1/1,000 sf GFA	1.1/1,000 sf GFA	1.1/1,000 sf GFA	1.1/1,000 sf GFA	
Public and Religious Assembly	All Types	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	
COMMERCIAL SALES, SERVICES, & REPAIR PRIMARY USE CLASSIFICATION								
Adult Business	All Types (where permitted by Adult Use Overlay District)	MS only: 2.2/1,000 sf GFA All Others: 2.75/1,000 sf GFA	MS only: 2.2/1,000 sf GFA All Others: 2.75/1,000 sf GFA	MS only: 2.2/1,000 sf GFA All Others: 2.75/1,000 sf GFA	2/1,000 sf GFA	1.375/1,000 sf GFA	1.375/1,000 sf GFA	

USE CATEGORY	SPECIFIC USE TYPE	NEIGHBORHOOD CONTEXT: Maximum Vehicle Surface Parking Permitted: # of spaces per unit of measurement						DOWNTOWN EXCEPT D-CPV-T, D-CPV-R and D-CPV-C
		SUBURBAN	URBAN EDGE	URBAN	GENERAL URBAN	URBAN CENTER		
Arts, Recreation & Entertainment	Arts, Recreation and Entertainment Services, Indoor	Artist Studio: 0.33/1000 sf GFA MS only: 2.2/1,000 sf GFA All Others: 2.75/1,000 sf GFA	Artist Studio: 0.33/1000 sf GFA MS only: 2.2/1,000 sf GFA All Others: 2.75/1,000 sf GFA	Artist Studio: 0.33/1000 sf GFA MS only: 2.2/1,000 sf GFA All Others: 2.75/1,000 sf GFA	Artist Studio: 0.33/1000 sf GFA All Others: 2.06/1,000 sf GFA	Artist Studio: 0.33/1000 sf GFA CCN districts only: 2.75/1,000 sf GFA All Others: 1.375/1,000 sf GFA	Artist Studio: 0.33/1000 sf GFA All Others: 1.375/1,000 sf GFA	
	Arts, Recreation and Entertainment Services, Outdoor	MS only: 2.2/1,000 sf GFA All Others: 2.75/1,000 sf GFA	MS only: 2.2/1,000 sf GFA All Others: 2.75/1,000 sf GFA	MS only: 2.2/1,000 sf GFA All Others: 2.75/1,000 sf GFA	2.06/1,000 sf GFA	CCN districts only: 2.75/1,000 sf GFA All Others: 1.375/1,000 sf GFA	1.375/1,000 sf GFA	
	Event Space with Alternate Parking and Loading	No maximum limit						
	Sports and/or Entertainment Arena or Stadium	No maximum limit						
Parking of Vehicles	Parking, Garage	No maximum limit						
	Parking, Surface	No maximum limit						
Eating & Drinking Establishments	All Types	MS only: 2.2/1,000 sf GFA All Others: 5.5/1,000 sf GFA	MS only: 2.2/1,000 sf GFA All Others: 4.95/1,000 sf GFA	MS only: 2.2/1,000 sf GFA All Others: 4.95/1,000 sf GFA	MS only: 2.2 / 1,000 sf GFA All Others: 4.125/1,000 sf GFA	MS only: 2.2/ 1,000 sf GFA All Others: 2.75/1,000 sf GFA	2.75/ 1,000 sf GFA	
Lodging Accommodations	Bed and Breakfast Lodging	1.1/guest room or unit	1.1/guest room or unit	1.1/guest room or unit	1.1/guest room or unit	0.96/guest room or unit	0.96/guest room or unit	
	Lodging Accommodations, All Others	1.1/guest room or unit	1.1/guest room or unit	1.1/guest room or unit	1.1/guest room or unit	0.55 guest room or unit	0.96/guest room or unit	
Office	Dental / Medical Office or Clinic	2.2/1,000 sf GFA	2.2/1,000 sf GFA	2.2/1,000 sf GFA	2.06/1,000 sf GFA	CCN districts only: 2.2/1,000 sf GFA All Others: 1.375/1,000 sf GFA	1.375/1,000 sf GFA	
	Office, All Others	2.2/ 1,000 sf GFA	2.2/ 1,000 sf GFA	2.2/ 1,000 sf GFA	2.06/1,000 sf GFA	CCN districts only: 2.2/1,000 sf GFA All Others: 1.375/1,000 sf GFA	1.375/1,000 sf GFA	
Retail Sales, Service & Repair (Not Including Vehicle or Equipment Sales, Service & Repair)	Animal Sales and Services, Household Pets Only	MS only: 2.2/1,000 sf GFA All Others: 2.75/1,000 sf GFA	MS only: 2.2/1,000 sf GFA All Others: 2.75/1,000 sf GFA	MS only: 2.2/1,000 sf GFA All Others: 2.75/1,000 sf GFA	2.06/1,000 sf GFA	CCN districts only: 2.75/1,000 sf GFA All Others: 1.375/1,000 sf GFA	1.375/1,000 sf GFA	
	Animal Sales and Services, All Others	No maximum limit						
	Food Sales or Market	MS only: 2.2/1,000 sf GFA All Others: 2.75/1,000 sf GFA	MS only: 2.2/1,000 sf GFA All Others: 2.75/1,000 sf GFA	MS only: 2.2/1,000 sf GFA All Others: 2.75/1,000 sf GFA	2.06/1,000 sf GFA	CCN districts only: 2.75/1,000 sf GFA All Others: 1.375/1,000 sf GFA	1.375/ 1,000 sf GFA	
Retail Sales, Service & Repair (Not Including Vehicle or Equipment Sales, Service & Repair)	Pawn Shop	No maximum limit	No maximum limit	No maximum limit	No maximum limit	No maximum limit	1.375/1,000 sf GFA	
	Retail Sales, Service & Repair - Outdoor	MS only: 2.2/1,000 sf GFA All Others: 2.75/1,000 sf GFA	MS only: 2.2/1,000 sf GFA All Others: 2.75/1,000 sf GFA	MS only: 2.2/1,000 sf GFA All Others: 2.75/1,000 sf GFA	No maximum limit	No maximum limit	1.375/1,000 sf GFA	
	Retail Sales, Service & Repair - Firearms Sales	MS only: 2.2/1,000 sf GFA All Others: 2.75/1,000 sf GFA	MS only: 2.2/1,000 sf GFA All Others: 2.75/1,000 sf GFA	MS only: 2.2/1,000 sf GFA All Others: 2.75/1,000 sf GFA	2.06/1,000 sf GFA	1.375/1,000 sf GFA	1.375/1,000 sf GFA	
	Retail Sales, Service & Repair, All Others	MS only: 2.2/1,000 sf GFA All Others: 2.75/1,000 sf GFA	MS only: 2.2/1,000 sf GFA All Others: 2.75/1,000 sf GFA	MS only: 2.2/1,000 sf GFA All Others: 2.75/1,000 sf GFA	2.06/1,000 sf GFA	CCN districts only: 2.75/1,000 sf GFA All Others: 1.375/1,000 sf GFA	1.375/1,000 sf GFA	

USE CATEGORY	SPECIFIC USE TYPE	NEIGHBORHOOD CONTEXT: Maximum Vehicle Surface Parking Permitted: # of spaces per unit of measurement					
		SUBURBAN	URBAN EDGE	URBAN	GENERAL URBAN	URBAN CENTER	DOWNTOWN EXCEPT D-CPV-T, D-CPV-R and D-CPV-C
Vehicle / Equipment Sales, Rentals, Service & Repair	Automobile Emissions Inspection Facility	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA
	Automobile Services, Light	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA
	Automobile Services, Heavy	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA
	Automobile / Motorcycle / Light Truck Sales, Rentals, Leasing; Pawn Lot or Vehicle Auctioneer	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA
	Heavy Vehicle/ Equipment Sales, Rentals & Service	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA
INDUSTRIAL, MANUFACTURING & WHOLESALE PRIMARY USE CLASSIFICATION							
Communications and Information	Antennas Not Attached to a Tower	No maximum limit					
	Communication Services	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA
	Telecommunications Towers	No maximum limit					
	Telecommunications Tower - Alternative Structure	No maximum limit					
	Telecommunication Facilities - All Others	No maximum limit					
Industrial Services	Contractors, Special Trade - General	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA
	Contractors, Special Trade - Heavy/ Contractor Yard	No maximum limit					
	Food Preparation and Sales, Commercial	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA
Industrial Services	Laboratory, Research, Development and Technological Services	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA
	Service/Repair, Commercial	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA
Manufacturing and Production	Manufacturing, Fabrication & Assembly - Custom	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA
	Manufacturing, Fabrication & Assembly - General	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	No maximum limit	No maximum limit	0.55/1,000 sf GFA
	Manufacturing, Fabrication & Assembly - Heavy	No maximum limit					

USE CATEGORY	SPECIFIC USE TYPE	NEIGHBORHOOD CONTEXT: Maximum Vehicle Surface Parking Permitted: # of spaces per unit of measurement						DOWNTOWN EXCEPT D-CPV-T, D-CPV-R and D-CPV-C
		SUBURBAN	URBAN EDGE	URBAN	GENERAL URBAN	URBAN CENTER		
Mining & Extraction and Energy Producing Systems	Oil, Gas -- Production, Drilling	No maximum limit						
	Sand or Gravel Quarry	No maximum limit						
	Wind Energy Conversion Systems	No maximum limit						
Transportation Facilities	Airport	No maximum limit						
	Helipad, Helistop, Heliport	No maximum limit						
	Railroad Facilities	No maximum limit	No maximum limit	No maximum limit	No maximum limit	No maximum limit	0.55/1,000 sf GFA	
	Railway Right-of-Way	No maximum limit						
	Terminal, Station or Service Facility for Passenger Transit System	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	
	Terminal, Freight, Air Courier Services	No maximum limit	No maximum limit	No maximum limit	No maximum limit	No maximum limit	0.55/1,000 sf GFA	
Waste Related Services	Automobile Parts Recycling Business	No maximum limit						
	Junkyard	No maximum limit						
	Recycling Center	No maximum limit						
	Recycling Collection Station	No maximum limit						
	Recycling Plant, Scrap Processor	No maximum limit						
	Solid Waste Facility	No maximum limit						
Wholesale, Storage, Warehouse & Distribution	Automobile Towing Service Storage Yard	No maximum limit						
	Mini-storage Facility	0.11/1,000 sf GFA	0.11/1,000 sf GFA	0.11/1,000 sf GFA	0.11/1,000 sf GFA	0.11/1,000 sf GFA	0.11/1,000 sf GFA	
	Vehicle Storage, Commercial	0.55/1,000 sf GFA	0.55/1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit	0.55/1,000 sf GFA	
	Wholesale Trade or Storage, General	0.55/1,000 sf GFA	0.55/1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit	No maximum limit	
	Wholesale Trade or Storage, Light	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	
AGRICULTURE PRIMARY USE CLASSIFICATION								
Agriculture	Aquaculture	No maximum limit						
	Garden, Urban	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	
	Husbandry, Animal	No maximum limit						
	Husbandry, Plant	No maximum limit						
	Plant Nursery	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	

USE CATEGORY	SPECIFIC USE TYPE	SPECIAL CONTEXT: Maximum Vehicle Surface Parking Permitted: # of spaces per unit of measurement				
		INDUSTRIAL	OPEN SPACE EXCEPT OS-A	O-1	MANUFACTURED HOME COMMUNITY	MASTER PLANNED
RESIDENTIAL PRIMARY USE CLASSIFICATION						
Household Living	Dwelling, Single Unit	1/unit	No maximum limit	No maximum limit	No maximum limit	1/unit
	Dwelling, Two Unit	I-MX only: 1.1/unit All Others: 1.375/unit	No maximum limit	No maximum limit	No maximum limit	1.1/unit
	Dwelling, Multi-Unit	I-MX only: 1.1/unit All Others: 1.375/unit	No maximum limit	No maximum limit	No maximum limit	1.1/unit
	Dwelling, Live / Work	I-MX only: 1.1/unit All Others: 1.375/unit	No maximum limit	No maximum limit	No maximum limit	1.1/unit
	Manufactured Home Community	1/unit	No maximum limit	No maximum limit	1/unit	No maximum limit
Residential Care	Residential Care, Type 1	I-MX only: 0.275/1,000 sf GFA All Others: 0.55/1,000 sf GFA	No maximum limit	0.275/1,000 sf GFA	No maximum limit	0.275/1,000 sf GFA
	Residential Care, Type 2	I-MX only: 0.275/1,000 sf GFA All Others: 0.55/1,000 sf GFA	No maximum limit	0.275/1,000 sf GFA	No maximum limit	0.275/1,000 sf GFA
	Residential Care, Type 3	I-MX only: 0.275/1,000 sf GFA All Others: 0.55/1,000 sf GFA	No maximum limit	0.275/1,000 sf GFA	No maximum limit	0.275/1,000 sf GFA
	Residential Care, Type 4	I-MX only: 0.275/1,000 sf GFA All Others: 0.55/1,000 sf GFA	No maximum limit	0.275/1,000 sf GFA	No maximum limit	0.275/1,000 sf GFA
Congregate Living	All Types	I-MX only: 0.275/1,000 sf GFA All Others: 0.55/1,000 sf GFA	No maximum limit	0.55/1,000 sf GFA	No maximum limit	0.55/1,000 sf GFA
CIVIC, PUBLIC & INSTITUTIONAL PRIMARY USE CLASSIFICATION						
Basic Utilities	Utility, Major Impact	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	No maximum limit	0.55/1,000 sf GFA
	Utility, Minor Impact	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	No maximum limit	0.55/1,000 sf GFA
Community/ Public Services	Community Center	0.55/1,000 sf GFA	0.55/1,000 sf GFA	0.55/1,000 sf GFA	No maximum limit	0.55/1,000 sf GFA
	Day Care Center	1.1/1,000 sf GFA	1.1/1,000 sf GFA	1.1/1,000 sf GFA	No maximum limit	1.1/1,000 sf GFA
	Postal Facility, Neighborhood	I-MX only: 2.06/1,000 sf GFA All Others: 2.75/1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit	2.06/1,000 sf GFA
	Postal Processing Center	1.1/1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit	1.1/1,000 sf GFA
	Public Safety Facility	1.1/1,000 sf GFA	1.1/1,000 sf GFA	1.1/1,000 sf GFA	No maximum limit	1.1/1,000 sf GFA
	Hospital	No maximum limit				
	Correctional Institution	No maximum limit	No maximum limit	0.275/1,000 sf GFA	No maximum limit	No maximum limit
Cultural/Special Purpose/Public Parks & Open Space	Cemetery	No maximum limit				
	Library	1.1/1,000 sf GFA	1.1/1,000 sf GFA	1.1/1,000 sf GFA	No maximum limit	1.1/1,000 sf GFA
	Museum	1.1/1,000 sf GFA	1.1/1,000 sf GFA	1.1/1,000 sf GFA	No maximum limit	1.1/1,000 sf GFA
	City Park	No maximum limit				
	Open Space - Conservation	No maximum limit				

USE CATEGORY	SPECIFIC USE TYPE	SPECIAL CONTEXT: Maximum Vehicle Surface Parking Permitted: # of spaces per unit of measurement				
		INDUSTRIAL	OPEN SPACE EXCEPT OS-A	O-1	MANUFACTURED HOME COMMUNITY	MASTER PLANNED
Education	Elementary or Secondary School	I-MX only: 1.1/1,000 sf GFA High School, I-A and I-B: 2.2/1,000 sf GFA All Others, I-A and I-B: 1.1/1,000 sf GFA	1.1/1,000 sf GFA	High School: 2.2/1,000 sf GFA All Others: 1.1/1,000 sf GFA	No maximum limit	1.1/1,000 sf GFA
	University or College	1.1/1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit	1.1/1,000 sf GFA
	Vocational or Professional School	1.1/1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit	1.1/1,000 sf GFA
Public and Religious Assembly	All Types	0.55/1,000 sf GFA	0.55/1,000 sf GFA	No maximum limit	No maximum limit	0.55/1,000 sf GFA
COMMERCIAL SALES, SERVICES, & REPAIR PRIMARY USE CLASSIFICATION						
Adult Business	All Types (where permitted by Adult Use Overlay District)	2.75/1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit	2/1,000 sf GFA
Arts, Recreation & Entertainment	Arts, Recreation and Entertainment Services, Indoor	Artist Studio: 0.33/1000 sf GFA All Others - I-MX only: 2.06/1,000 sf GFA All Others: 2.75/1,000 sf GFA	Artist Studio: 0.33/1000 sf GFA All Others: 2.75/1,000 sf GFA	No maximum limit	No maximum limit	Artist Studio: 0.33/1000 sf GFA All Others: 2.06/1,000 sf GFA
	Arts, Recreation and Entertainment Services, Outdoor	I-MX only: 2.06/1,000 sf GFA 2.75/1,000 sf GFA	2.75/1,000 sf GFA	2.75/1,000 sf GFA	No maximum limit	2.06/1,000 sf GFA
	Event Space with Alternate Parking and Loading	No maximum limit				
	Sports and/or Entertainment Arena or Stadium	2.75/1,000 sf GFA	1.1/1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit
Parking of Vehicles	Parking, Garage	No maximum limit				
	Parking, Surface	No maximum limit				
Eating & Drinking Establishments	All Types	I-MX only: 4.125/1,000 sf GFA All Others: 5.5/1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit	4.125/1,000 sf GFA
Lodging Accommodations	Bed and Breakfast Lodging	I-MX only: 1.1/guest room or unit All Others: 1.375/guest room or unit	No maximum limit	No maximum limit	No maximum limit	1.1/guest room or unit
	Lodging Accommodations, All Others	I-MX only: 1.1/guest room or unit All Others: 1.375/guest room or unit	No maximum limit	No maximum limit	No maximum limit	1.1/ guest room or unit
Office	Dental / Medical Office or Clinic	I-MX only: 2.06/1,000 sf GFA All Others: 2.75/1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit	2.06/1,000 sf GFA
	Office, All Others	I-MX only: 2.06/1,000 sf GFA All Others: 2.2/1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit	2.06/1,000 sf GFA

USE CATEGORY	SPECIFIC USE TYPE	SPECIAL CONTEXT: Maximum Vehicle Surface Parking Permitted: # of spaces per unit of measurement				
		INDUSTRIAL	OPEN SPACE EXCEPT OS-A	O-1	MANUFACTURED HOME COMMUNITY	MASTER PLANNED
Retail Sales, Service & Repair (Not Including Vehicle or Equipment Sales, Service & Repair)	Animal Sales and Services, Household Pets Only	I-MX only: 2.06/1,000 sf GFA All Others: 2.75/1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit	2.06/1,000 sf GFA
	Animal Sales and Services, All Others	I-MX only: 2.06/1,000 sf GFA All Others: 2.75/1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit	2.06/1,000 sf GFA
	Food Sales or Market	I-MX only: 2.06/1,000 sf GFA All Others: 2.75/1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit	2.06/1,000 sf GFA
	Pawn Shop	1.375/ 1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit	No maximum limit
	Retail Sales, Service & Repair - Outdoor	I-MX only: 2.06/1,000 sf GFA All Others: 2.75/1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit	2.06/1,000 sf GFA
	Retail Sales, Service & Repair - Firearms Sales	I-MX only: 2.06/1,000 sf GFA All Others: 2.75/1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit	2.06/1,000 sf GFA
	Retail Sales, Service & Repair, All Others	I-MX only: 2.06/1,000 sf GFA All Others: 2.75/1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit	2.06/1,000 sf GFA
Vehicle / Equipment Sales, Rentals, Service & Repair	Automobile Emissions Inspection Facility	0.55/1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit	0.55/1,000 sf GFA
	Automobile Services, Light	0.55/1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit	0.55/1,000 sf GFA
	Automobile Services, Heavy	0.55/1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit	0.55/1,000 sf GFA
	Automobile / Motorcycle / Light Truck Sales, Rentals, Leasing; Pawn Lot or Vehicle Auctioneer	0.55/1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit	0.55/1,000 sf GFA
	Heavy Vehicle/ Equipment Sales, Rentals & Service	0.55/1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit	0.55/1,000 sf GFA
INDUSTRIAL, MANUFACTURING & WHOLESALE PRIMARY USE CLASSIFICATION						
Communications and Information	Antennas Not Attached to a Tower	No maximum limit				
	Communication Services	0.33/1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit	0.55/1,000 sf GFA
	Telecommunications Towers	0.33/1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit	No maximum limit
	Telecommunications Tower - Alternative Structure	0.33/1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit	No maximum limit
	Telecommunication Facilities - All Others	0.33/1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit	No maximum limit

USE CATEGORY	SPECIFIC USE TYPE	SPECIAL CONTEXT: Maximum Vehicle Surface Parking Permitted: # of spaces per unit of measurement				
		INDUSTRIAL	OPEN SPACE EXCEPT OS-A	O-1	MANUFACTURED HOME COMMUNITY	MASTER PLANNED
Industrial Services	Contractors, Special Trade - General	0.33/1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit	0.55/1,000 sf GFA
	Contractors, Special Trade - Heavy/ Contractor Yard	0.33/1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit	No maximum limit
	Food Preparation and Sales, Commercial	0.33/1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit	0.55/1,000 sf GFA
	Laboratory, Research, Development and Technological Services	0.33/1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit	0.55/1,000 sf GFA
	Service/Repair, Commercial	0.33/1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit	0.55/1,000 sf GFA
Manufacturing and Production	Manufacturing, Fabrication & Assembly - Custom	0.33/1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit	0.55/1,000 sf GFA
	Manufacturing, Fabrication & Assembly - General	0.33/1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit	0.55/1,000 sf GFA
	Manufacturing, Fabrication & Assembly - Heavy	0.33/1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit	No maximum limit
Mining & Extraction and Energy Producing Systems	Oil, Gas - Production, Drilling	0.33/1,000 sf GFA	No maximum limit	0.33/ 1,000 sf GFA	No maximum limit	No maximum limit
	Sand or Gravel Quarry	0.33/1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit	No maximum limit
	Wind Energy Conversion Systems	No maximum limit				
Transportation Facilities	Airport	No maximum limit				
	Helipad, Helistop, Heliport	0.33/1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit	No maximum limit
	Railroad Facilities	0.33/1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit	No maximum limit
	Railway Right-of-Way	0.33/1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit	No maximum limit
	Terminal, Station or Service Facility for Passenger Transit System	0.33/1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit	No maximum limit
	Terminal, Freight, Air Courier Services	0.33/1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit	No maximum limit
Waste Related Services	Automobile Parts Recycling Business	0.33/1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit	No maximum limit
	Junkyard	0.33/1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit	No maximum limit
	Recycling Center	0.33/1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit	No maximum limit
	Recycling Collection Station	0.33/1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit	No maximum limit
	Recycling Plant, Scrap Processor	0.33/1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit	No maximum limit
	Solid Waste Facility	0.33/1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit	No maximum limit
Wholesale, Storage, Warehouse & Distribution	Automobile Towing Service Storage Yard	0.33/ 1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit	No maximum limit
	Mini-storage Facility	0.11/ 1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit	0.11/ 1,000 sf GFA
	Vehicle Storage, Commercial	0.33/ 1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit	No maximum limit
	Wholesale Trade or Storage, General	0.33/ 1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit	0.55/ 1,000 sf GFA
	Wholesale Trade or Storage, Light	0.33/ 1,000 sf GFA	No maximum limit	0.55/ 1,000 sf GFA	No maximum limit	0.55/ 1,000 sf GFA

USE CATEGORY	SPECIFIC USE TYPE	SPECIAL CONTEXT: Maximum Vehicle Surface Parking Permitted: # of spaces per unit of measurement				
		INDUSTRIAL	OPEN SPACE EXCEPT OS-A	O-1	MANUFACTURED HOME COMMUNITY	MASTER PLANNED
AGRICULTURE PRIMARY USE CLASSIFICATION						
Agriculture	Aquaculture	0.55/ 1,000 sf GFA	0.55/ 1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit
	Garden, Urban	0.55/ 1,000 sf GFA	0.55/ 1,000 sf GFA	0.55/ 1,000 sf GFA	No maximum limit	0.55/ 1,000 sf GFA
	Husbandry, Animal	0.55/ 1,000 sf GFA	0.55/ 1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit
	Husbandry, Plant	0.55/ 1,000 sf GFA	0.55/ 1,000 sf GFA	No maximum limit	No maximum limit	No maximum limit
	Plant Nursery	0.55/ 1,000 sf GFA	0.55/ 1,000 sf GFA	0.55/ 1,000 sf GFA	No maximum limit	0.55/ 1,000 sf GFA

SECTION 10.4.5 VEHICLE PARKING DESIGN

10.4.5.1 Vehicle Parking Layout - Single-Unit and Two-Unit Development

A. Intent

The intent of these standards is to ensure adequate space for vehicle maneuvering when entering or exiting carports and garages.

B. Applicability

This Subsection 10.4.5.1 shall apply to all Off-Street Parking Areas for all Single-Unit and Two-Unit Dwelling development.

C. Parking Space Standard

All parking spaces shall have a minimum width of 8.5 feet and a minimum length of 17.5 feet.

D. Garage and Carport - Minimum Vehicle Maneuvering Area

- Garage doors or Carport openings that do not open directly to a street or public or private Alley shall provide a minimum distance of 21 feet of maneuvering area as measured perpendicular from the face of the garage door or Carport opening. (See Figure 10.4-2)
- When Garage doors or Carport openings are facing alley, Garage doors or Carport openings that open directly to a street or public or private Alley shall be located a minimum distance of 5 feet from the nearest right-of-way or private Alley boundary line as measured perpendicular from the face of the garage door or carport opening.
- Garage doors or Carport openings that open directly to a private or public Alley shall be located a minimum distance of 21 feet from the farthest public or private Alley boundary line as measured perpendicular from the face of the garage door or carport opening.

Figure 10.4-2

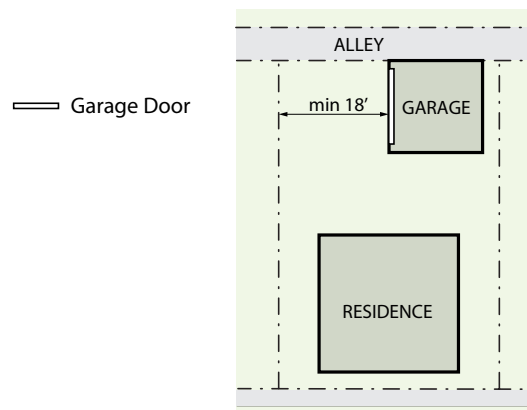
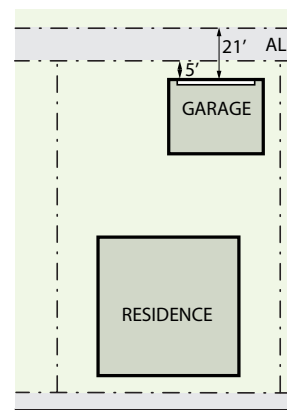


Figure 10.4-3



E. Other Standards

1. See Section 10.4.6.3.B, Vehicular Access
2. See Section 10.4.6.4.A, Drainage and Surface Materials

10.4.5.2 Vehicle Parking Layout - All Other Development

A. Applicability

1. This Subsection 10.4.6.2 shall apply to all All Off-Street Parking Areas except for Single-Unit and Two-Unit Dwelling development and except that mechanized parking spaces are exempt from the parking dimensions standards.
2. This Subsection 10.4.6.2 shall not apply to any portion of a zone lot that is established as an Event Space with Alternate Parking and Loading use within the CMP-NWC-G or CMP-NWC-F zone districts.
3. This Subsection 10.4.6.2 shall not apply in the MHC zone district.

B. Parking Space and Module Standards

Off-street parking spaces shall be laid out in accordance with the standards shown in Table A and Figure 10.4-4, with the following additions and exceptions:

1. Parking Angle

- a. Parking angles greater than 0 degrees and less than 30 degrees are not allowed.
- b. Other angles between 30 and 90 degrees are allowed and the dimensions for those angles shall be determined through interpolation.
- c. Parking angles for spaces within individual garage units shall be determined by the angle of the entry to the garage structure.

2. Parking Aisle

- a. A minimum of 5 feet of back out space shall be provided at ends of parking rows unless the aisle is 30 feet or more in width.
- b. If a public alley is allowed to be used as the aisle or access to adjoining parking spaces or garages, the spaces or projection must be lengthened as necessary to provide a total alley or aisle width of 20 feet for 30-degree through 75-degree angle parking and 23 feet for 90-degree angle parking. This requirement shall apply to all new uses and developments except single-unit and two-unit dwellings.

3. Garage Door Setbacks

When a public alley is allowed to be used as the access to a parking garage, any garage door that faces the alley shall be setback at least 5 feet from the zone lot line abutting the public alley.

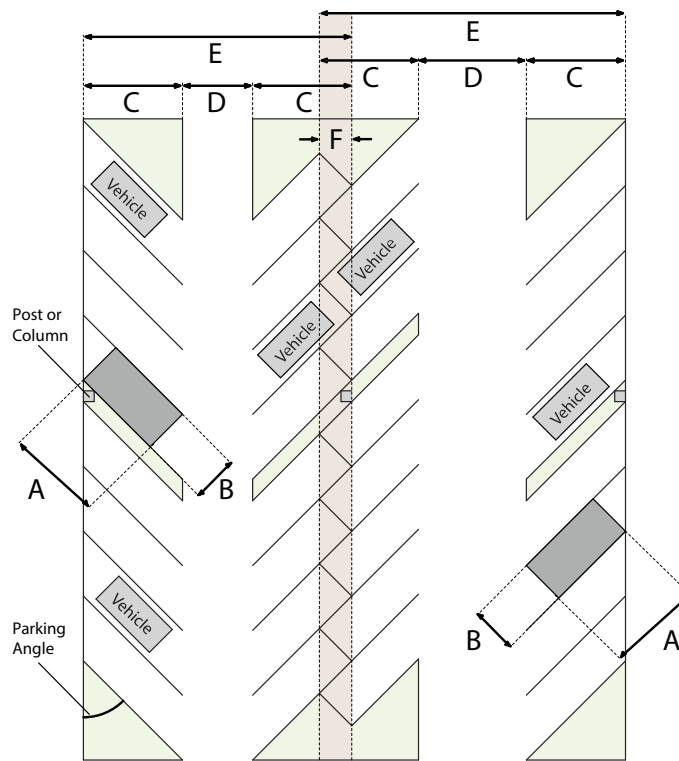
4. Measurements

- a. In a parking structure, stall dimensions shall be measured from the surface of an adjacent pillar, post, or column closest to the parking stall.

TABLE A: DIMENSIONS OF PARKING SPACES & MODULES						
Parking Angle	Stall Length (A)	Stall Width (B)	Projection (C)	Parking Aisle One-Way / Two-Way (D)	Module One-Way / Two-Way (E)	Interlock Reduction (F)
Standard Parking Space						
0°	22'	8.5'	8.5'	13' / 20'	30/37'	--
30°	17.5'	8.5'	16.11'	13' / 20'	45.22/52.22'	2'
45°	17.5'	8.5'	18.38'	13' / 20'	49.77/56.77'	2'
60°	17.5'	8.5'	19.41'	16' / 20'	54.81/58.81'	1.5'
75°	17.5'	8.5'	19.1'	18' / 20'	56.21/58.21'	1'
90°	17.5'	8.5'	17.5'	23' / 23'	58/58'	--
90° *	17.5'	8.5'	17.5'	20' / 20'	55/55'	--
Compact Parking Space						
0°	18'	7.5'	7.5'	13' / 20'	28/35'	--
30°	15.5'	7.5'	15.11'	13' / 20'	43.22/50.22'	2'
45°	15.5'	7.5'	16.97'	13' / 20'	46.94/53.94'	2'
60°	15.5'	7.5'	17.67'	16' / 20'	51.35/55.35'	1.5'
75°	15.5'	7.5'	17.17'	18' / 20'	52.34/54.34'	1'
90°	15.5'	7.5'	15.5'	23' / 23'	54/54'	--
90° *	15.5'	7.5'	15.5'	20' / 20'	51/51'	--

*Applies to vehicle parking layout for development under any combination of the following building forms on a Zone Lot: the Town House, Row House, and Garden Court. Standards cannot be used in combination with other building forms such as Apartment, General or Shopfront.

Figure 10.4-4



10.4.5.3 Vehicular Access and Circulation

A. Internal Drive Dimensions

The following standards shall apply in all zone districts to all Off-Street Parking Areas, excluding single-unit and two-unit dwelling development in all zone districts, and excluding Manufactured Home Replacement:

1. Definition

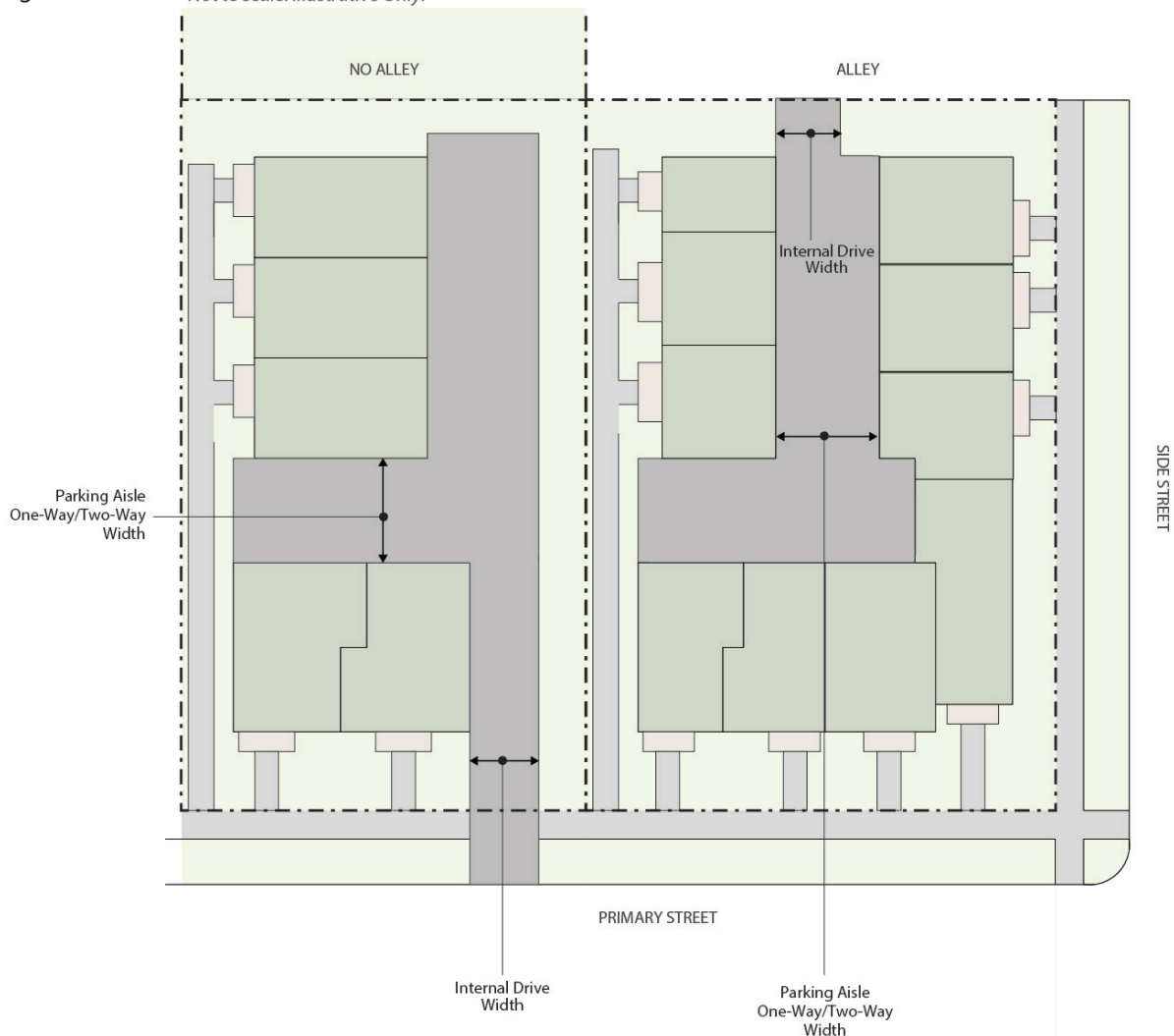
“Internal drives” mean the part of a Off-Street Parking Area used for vehicular circulation, but which do not abut parking stalls in a manner that allows their use for vehicular access to the parking stalls.

2. Minimum Internal Drive Dimensions

- a. Internal drives shall be a minimum width of 10 feet for one-way traffic and shall be a minimum width of 20 feet for two-way traffic except for development under the Town House, Row House, or Garden Court building forms.
- b. Internal drives for development under the Town House, Row House, or Garden Court building forms shall be a minimum width of 12 feet for one-way and/or two-way traffic on Zone Lots that contain no other building forms. (See Figure 10.4-5)

Figure 10.4-5

Not to scale. Illustrative Only.



- c. The Zoning Administrator may reduce the minimum internal drive width standard in accordance with Section 12.4.5, Administrative Adjustments.

B. Vehicular Access

The following standards shall apply in all zone districts to all Off-Street Parking Areas:

1. Access to and egress from each parking space shall be obtained with no more than a standard two-movement entrance or exit from the parking space by a vehicle parking there.
2. Curb cuts for vehicular access from the public right-of-way and vehicle stacking space on the parking lot proximate to any entry pay station or other control device are subject to review by the Department of Transportation and Infrastructure ("DOTI") according to Section 10.4.6.3.B.3, below. "Vehicular Access from the public right-of-way" means the part of the parking lot used for vehicles to transition between the public right-of-way and the parking lot.
3. Access from the public right-of-way to all Off-Street Parking Areas shall comply with DOTI Access criteria. Parking areas shall be provided with entrances and exits located to minimize traffic congestion and the effect of headlights at night.
4. All surface Off-Street Parking Areas shall be designed to enable all vehicle maneuvers to occur on private property and not in the public right-of-way unless specifically allowed by this Code.
5. Controlled access (e.g. gated or other access control) Off-Street Parking Areas shall be designed to accommodate anticipated queuing of vehicles entirely on private property and not in the public right-of-way.

10.4.5.4 Surface Parking Design Standards

The following design standards shall apply in all zone districts to any surface Off-Street Parking Area.

A. Drainage and Surface Materials

All Surface Off-Street Parking Areas shall:

1. Be graded for proper drainage; and
2. Be provided with an all-weather surface material of either:
 - a. Asphalt,
 - b. Asphaltic concrete,
 - c. Concrete, or
 - d. Any equivalent material as approved by the Zoning Administrator, additionally:
 - i. For single-unit dwellings, any "equivalent material" shall be an all-weather surface with a minimum of 4" thickness that provides proper drainage and is the equivalent of asphalt, asphaltic concrete or concrete. This includes, but is not limited to, 3/4 inch recycled asphalt pavement (RAP) and 3/4 inch driveway gravel (crushed aggregate).
3. Additionally, for purposes of this provision, an "all-weather surface material" may include materials with a pervious surface of no greater than 15%.

B. Screening and Landscaping

See Division 10.5, Landscaping, Fences, Walls and Screening, for minimum parking lot landscaping and screening standards.

C. Protection of Landscaping & Pedestrian Access

1. Protection of Landscaped Areas

- a. Surface Off-Street Parking Areas shall be provided with curb stops located no closer than 2 feet from any landscaped area.
- b. Planting strips or areas, fences, walls or hedges must be protected from vehicles and maintenance equipment by curbs, bollards, wheelstops, headers or other similar means.

2. Protection of Sidewalks and Pedestrian Walks

- a. Surface Off-Street Parking Areas shall be provided with curbs or wheel stops located a minimum of 2 feet from any sidewalk or pedestrian walkway (See Figure 10.4-7); or
- b. In all locations where the edge of the pedestrian walks are directly abutted by parking spaces, an additional 3 feet of walkway width must be provided to accommodate vehicle overhangs. (See Figure 10.4-8)

Figure 10.4-7

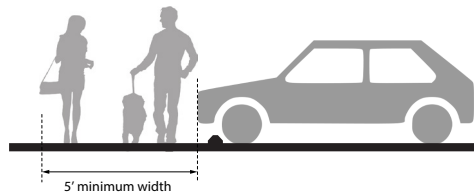
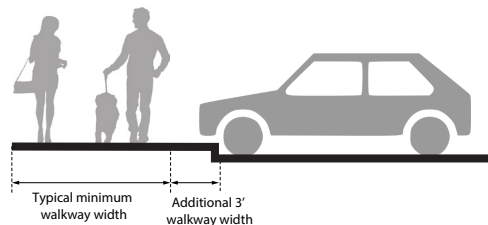


Figure 10.4-8



3. Other Protection Required

Surface Off-Street Parking Areas shall be provided with curbs or wheel stops located a minimum of 2 feet from any sidewalk or pedestrian walkway, so that no part of parked vehicles will extend beyond the zone lot line.

10.4.5.5 Parking Structure Design Standards

This Section 10.4.6.5 shall apply to all parking garage structures:

- A. Façade openings that face any Street or publicly accessible open space shall be vertically and horizontally aligned.
- B. All floors abutting Street-facing Façades or publicly accessible open space shall be level.
- C. Parking structures shall be designed to conceal the view of all parked cars and internal light sources from adjacent public rights-of-way and publicly accessible open space for the full height of the structure.

10.4.5.6 Tandem Parking

A. Applicability

This Section 10.4.6.6 shall apply to all tandem parking.

B. Where Allowed

1. Tandem parking is allowed in a residential development, but may not be used to provide guest parking for a residential development and both parking spaces shall be assigned to the same residential unit.

2. Tandem parking is only allowed in a nonresidential development where attendant parking is provided on the zone lot and where parking on the zone lot is subject to a tandem parking management program, as approved by the Zoning Administrator.
 - a. For purposes of this provision, a “tandem parking management program” means a formal program undertaken by a property owner or property manager to mitigate the potential adverse effects of tandem parking on vehicle owners and other Off-Street Parking Area users.
 - b. Elements of a tandem parking management program include, but are not limited to:
 - i. A secured vehicle key storage system located near the tandem parking area;
 - ii. A vehicle key management system administered by on-site personnel;
 - iii. Reserved tandem program where specific individuals share specific tandem spaces; or
 - iv. A fleet/motor pool vehicle management program.

C. Design Standards

1. A maximum of 2 parking spaces may be provided in tandem.
2. Two parking spaces in tandem shall have a combined minimum dimension of 8.5 feet in width and 35 feet in length.
3. It must be possible to get any vehicle in or out of a tandem space by moving only 1 vehicle.

10.4.5.7 Packed Parking

Packed parking, where it can provide more efficient surface parking through the reduction of maneuvering area when an attendant or mechanical parking system is used to park vehicles, is allowed subject to compliance with the following standards:

- A. An attendant or mechanical parking system shall be provided to park vehicles during all business hours of the primary use.
- B. All maneuvering, stacking, parking and loading for packed parking must be accomplished on private property.
- C. Except when a mechanized parking system is used, the area of each packed parking space shall be no less than 150 square feet. The minimum 150 square feet dimension may be reduced if the Zoning Administrator finds the reduction results in a more efficient layout of the packed parking area.

10.4.5.8 Attendant Shelters or Pay Stations

An attendant shelter or pay station may be provided on the same zone lot as a surface parking lot. If provided, an attendant shelter or pay station shall comply with the building form standards in the applicable zone district, as applicable, in addition to the following design standards. In case of any conflict with an applicable building form standard, the building form standard shall apply .

- A. Maximum Number of Attendant Shelters Permitted: 1 attendant shelter building.
- B. Maximum Number of Pay Stations Permitted: 1 pay station for each 50 surface parking spaces.
- C. Minimum Setback: An attendant shelter shall be setback a minimum of 20 feet from any boundary of the surface parking lot abutting a Protected zone district.

10.4.5.9 Reference to Other Applicable Design Standards

A. Lighting

All off-street parking space lighting shall meet the standards of Division 10.7, Outdoor Lighting.

B. Landscaping

Landscaping standards shall apply to all surface Off-Street Parking Areas according to Division 10.5, Landscaping, Fences, Walls and Screening.

SECTION 10.4.6 USE AND MAINTENANCE OF PARKING AREAS

10.4.6.1 General Use and Maintenance Standards

Off-street parking space, including the spaces in which vehicles are parked as well as all drive aisles and access drives, shall be maintained and used in compliance with the following standards:

- A. Off-street parking space shall not be used for the sale, repair, dismantling or servicing of any vehicles, equipment, materials or supplies.
- B. No cleaning or maintenance of parking lots in a Residential Zone District utilizing motorized equipment may be performed between 11:00 p.m. and 6:30 a.m. each day.
- C. Except in the CMP-NWC-F and CMP-NWC-G zone districts, loudspeaker or other amplified systems shall not be used in Off-Street Parking Areas.
- D. For additional standards applicable to the parking of vehicles, see Division 10.9, Parking, Keeping and Storage of Vehicles.

10.4.6.2 Fee for Parking Allowed

Parking may be available as free parking, contract parking, or on an hourly or daily fee basis.

10.4.6.3 Flexibility in Use of Accessory Parking Areas

A. Intent

- 1. Provide flexibility in a property owner's use of accessory parking spaces when such spaces are not fully utilized by the owner for the subject primary use(s).
- 2. Allow for the limited sharing of otherwise unused or under-utilized accessory parking spaces to satisfy parking demand in areas near the subject Off-Street Parking Area where the supply of on-street or off-street parking may be insufficient to meet such demand.

B. Applicability

This Section 10.4.6.3 allowance shall apply only under the following conditions:

- 1. Shall be applied only to the use of existing Accessory Parking spaces, where the subject zone lot contains both a Primary Use and Accessory Parking serving that Primary Use.
- 2. Shall not apply to a zone lot containing a primary Surface Parking land use, regardless of the legal status of such Surface Parking use, and the BOA shall not have the authority to issue a variance to allow application of this Section 10.4.6.3 to such zone lots.

C. Flexible Use of Accessory Parking Spaces Allowed

- 1. A property owner may make unused or under-utilized accessory parking spaces on a Zone Lot available to serve the parking needs of one or more Primary Uses not located on the same Zone Lot.
- 2. Such unused or under-utilized Accessory Parking spaces may be made available for a fee, at the property owner's option.

3. Such unused or under-utilized Accessory Parking spaces may be made available to serve a Primary Use located on a different zone lot whose parking is otherwise capped by a maximum parking standard.

SECTION 10.4.7 LOADING

10.4.7.1 Intent

The intent of this Section’s loading standards is to assure the provision of adequate off-street areas to allow vehicle to access, circulate, and service one or more Primary Uses on the zone lot.

10.4.7.2 Applicability

This Section 10.4.7, Loading, shall apply as follows:

- A. Loading spaces according to this Section shall be required when a primary use is established in all zone districts, except for the following:
 1. Establishment of a primary use in the SU, TU, TH, RH, MHC, MU, or RO zone districts.
 2. Establishment of an Event Space with Alternate Parking and Loading primary use on any portion of a zone lot within the CMP-NWC-G or CMP-NWC-F zone districts.
 3. An expansion of an existing Primary Use, or a Change of Use, when the expansion or Change of Use results in an increase in the use’s Gross Floor Area or the number of units by 25 percent or less.
- B. The duty to provide and maintain off-street loading spaces shall be the joint and several responsibility of the operator and owner of the structure for which off-street loading spaces are required to be provided.
- C. No new structure shall be designed, erected, altered, used or occupied unless the off-street loading space required is provided, and the number of off-street loading spaces for structures actually used, occupied and operated on or after June 25, 2010, shall not be reduced below the minimum number of spaces required by this Division.

10.4.7.3 Standards

A. Required Number of Spaces

At least the following number of loading spaces, shall be provided:

PRIMARY USES	SQUARE FEET OF GROSS FLOOR AREA *	REQUIRED NUMBER OF SPACES
Retail Sales and Wholesale Trade or Storage Primary Uses	Less than or equal to 15,000	None
	Greater than 15,000 and less than or equal to 50,000	1
	Greater than 50,000 and less than or equal to 200,000	2
	Greater than 200,000 and less than or equal to 350,000	3
	Greater than 350,000	4
All Other Primary Uses	Less than or equal to 25,000	None
	Greater than 25,000 and less than or equal to 250,000	1
	Greater than 250,000 and less than or equal to 500,000	2
	Greater than 500,001 and less than or equal to 750,000	3
	Greater than 750,000	4

* "Gross Floor Area" for purposes of calculating required loading spaces shall be determined as stated in Section 13.1.5.18.B, Calculation of Gross Floor Area .

B. Dimensions

At least the following dimensions shall be provided, plus an area or means adequate for maneuvering, ingress and egress entirely within zone lot boundaries. Backing to or from a public right-of-way for loading maneuvering is prohibited unless the Department of Transportation and Infrastructure ("DOTI") expressly approves such movements in unusual situations where the site is constrained and as part of an approved Site Development Plan.

1. For Wholesale Trade or Storage Primary Uses, each loading space shall be at least 35 feet long, 10 feet wide and 14 feet in vertical clear height.
2. For all other Primary Uses, each loading space shall be a minimum of 26 feet long, 10 feet wide, and 14 feet in vertical clear height.

C. Shared Loading

The Zoning Administrator may approve shared loading to meet the minimum loading requirements for adjacent Primary Uses on the same Zone Lot or adjacent Zone Lots. The number of required loading spaces shall be calculated by adding the cumulative Gross Floor Area of all uses on all Zone Lots with access to the shared loading area.

D. Location

1. On-Site

Off-street loading spaces shall be located on the same zone lot as the structure for which provided, except as allowed in Section 10.4.8.3.C, Shared Loading, and subsection 10.4.8.3.D.2.

2. On-Street

a. Applicability

On-street loading shall only be allowed where at least two or more loading spaces are required and where the Zoning Administrator has determined that the subject property is unusually small or irregularly shaped so that the reasonable development of the zone lot with the required loading spaces is difficult to achieve.

b. Standards

- i. No more than two required loading spaces may be located on the public right-of-way;
- ii. The spaces shall not create any adverse impacts on traffic or pedestrian movement;
- iii. DOTI must approve the loading space(s); and
- iv. At least one of the following shall be provided on the subject property zone lot:
 - a) One loading space that is 10 feet wide and 26 feet long; or
 - b) Two loading spaces that are each 10 feet wide and 20 feet long.

10.4.7.4 Maintenance

All off-street loading space shall be maintained in compliance with the regulations for the maintenance of off-street parking space according to Section 10.4.7, Use and Maintenance of Parking Areas.

DIVISION 10.5 LANDSCAPING, FENCES, WALLS AND SCREENING

SECTION 10.5.1 INTENT

The intent of this Division's landscaping, fences, walls, and screening standards is to:

- 10.5.1.1 Establish an attractive landscaped edge and screening adjacent to street right-of-way and residential.
- 10.5.1.2 Increase Denver's urban tree canopy, reduce heat island effects, and improve air quality.
- 10.5.1.3 Preserve existing trees and vegetation.
- 10.5.1.4 Promote and enhance the community's appearance as viewed from the public realm.
- 10.5.1.5 Improve site permeability and reduce stormwater runoff.
- 10.5.1.6 Incorporate required water quality and storm water management features into the overall site and landscape design in way that is attractive and a positive part of an integrated landscape design.
- 10.5.1.7 Mitigate visual impacts on surrounding properties, open spaces, and public rights-of-way arising from roof-top mechanical equipment, outdoor storage of materials and waste, surface parking lots, and other similar outdoor uses and activities.

SECTION 10.5.2 GENERAL STANDARDS

10.5.2.1 Sight Triangles

Sight triangles are areas at intersection corners of streets, driveways, or alleys where the height of landscaping, fences, walls, and screening may be limited to preserve clear vehicle sight lines to oncoming vehicular and pedestrian traffic. Any landscaping, fence, or wall, or screening within a corner sight triangle shall be approved by the Department of Transportation and Infrastructure ("DOTI").

10.5.2.2 Maintenance

A. Responsibility

The owner of the property, their successors, heirs, and assignees are responsible for the proper maintenance of required landscaping, fences, walls and screening.

B. Continuous Maintenance Required

Required landscaping, fences, walls and screening must be Continuously Maintained including necessary watering, weeding, pruning pest control and replacement of dead or diseased plant material or damaged fence and wall materials.

C. Replacement of Planting Material

Replacement of dead or diseased plant material shall be of the same type of plant material as set forth in the approved landscape plan. Replacement of dead or diseased plant material shall occur within 30 days of such event during the growing season of April 1 to October 1. At all other times, replacement shall occur within 45 days of the start of the following growing season. In no event shall replacement time exceed one year.

D. Irrigation

1. Landscaped areas must have a properly designed irrigation system providing full coverage on all plant material areas from drip irrigation lines, impulse sprinklers, pop-up and surface spray sprinklers or other means appropriate for the area to be irrigated.
2. The applicant or a qualified irrigation specialist, must certify, either on the required landscape plan or in a written statement attached to the plan, that the proposed irrigation system is adequate.

SECTION 10.5.3 RESERVED

SECTION 10.5.4 LANDSCAPING STANDARDS

10.5.4.1 Applicability and Exceptions

A. Applicability

1. This Section 10.5.4 shall apply to development in all zone districts, except residential development in all SU, TU, and MHC zone districts.
2. Whenever the area of an existing surface parking lot is expanded or when a new area is constructed, the entire Off-Street Parking Area shall be landscaped according to this Section 10.5.4.
3. For Surface Parking as a Primary Use in the D-LD, D-CV, D-C, D-TD, D-GT and D-AS zone districts, Section 8.10.2, Surface Parking Lot Landscaping, shall apply rather than this Section 10.5.4.
4. The City of Denver Landscaping of Parking Areas Rules and Regulations shall not apply to properties zoned under the Denver Zoning Code.
5. See the City of Denver Streetscape Design Manual for additional provisions.

B. Exceptions

1. Process for Exception Requests

All requests for exceptions from the general site and surface parking landscaping requirements shall be reviewed according to Section 12.4.5, Administrative Adjustments.

2. Exception for Physical Limitations

If the Zoning Administrator determines that, because of physical limitations imposed by the location and arrangement of existing buildings or by site dimensions, it is impossible or impractical to meet the requirements of this Section, the Zoning Administrator may:

- a. Allow part or all of the landscaped area required to be provided elsewhere on the zone lot; or
- b. Waive part or all of such requirements altogether, provided that the standards are implemented to the fullest extent possible, given the physical limitations.

3. Exception for Excessive Improvement Costs

If the landscaping requirements of this Section are applicable because of either an addition to the gross floor area of an existing building or the change of use of an existing building, the Zoning Administrator may:

- a. Waive certain of landscape requirements on the basis that the cost of meeting such requirements exceeds 50 percent of the cost of either constructing the building addition or changing the use.
- b. This waiver may be granted only if the applicant provides the Zoning Administrator with an itemization of the landscape improvements and costs necessary to meet

the requirements, together with an estimate prepared by a licensed contractor or other qualified professional, of the construction cost of the building addition or the construction and other tenant improvement costs related to the change of use.

4. Exception for Preservation of Existing Trees

- a. Preservation of existing trees may count toward landscape requirements of the Code.
- b. If, in order to comply with these standards for the landscaping of Off-Street Parking Areas, it would be necessary to remove mature, existing trees, the Zoning Administrator may allow reasonable reductions in the size of required landscaped areas.

10.5.4.2 Site Landscaping Standards - Group 1

A. Applicability

1. Zone Districts

Section 10.5.4.1, Applicability and Exceptions shall apply, except this Section 10.5.4.2 shall not apply in the I-A and, I-B zone districts, and in the I-MX zone districts for development using the Industrial Primary Building Form.

2. Build-To Range

All “open areas” within a required build-to range along the entire applicable street frontage shall be landscaped (e.g., the area located within the 0 to 15 feet build-to range along the primary street).

3. Required Setbacks

All “open areas” within a required minimum setback shall be landscaped.

4. Open Area Defined

For purposes of this Section 10.5.4.2, “open area” shall mean areas not occupied by either:

- a. Building(s);
- b. An allowed encroachment into a build-to or setback;
- c. A required entrance and/or pedestrian connection;
- d. On-site pedestrian walkways no wider than 5 feet;
- e. Surface Off-Street Parking Areas;
- f. Area dedicated to permanent outdoor amenities related to the primary use, such as an outdoor eating and serving area; or
- g. Areas that other City laws require to be kept free of live planting material.

B. Minimum Landscaping Standards

1. A minimum of 50% of the applicable area shall be landscaped with live planting material and the remaining 50% shall be landscaped with either live or non-live landscaping material, according to Section 10.5.4.6 Landscaping Material Standards. (See Figures 10.5-1 and 10.5-2)
2. Trees and shrubs in the Campus National Western Center-Core (CMP-NWC-C), Urban Center (“C-”) and Downtown (“D-”) zone districts may be located in planters.
3. Existing trees and shrubs located in the required landscape areas shall be credited towards this requirement, provided they meet Section 10.5.4.6, Landscaping Material Standards.

Figure 10.5-1

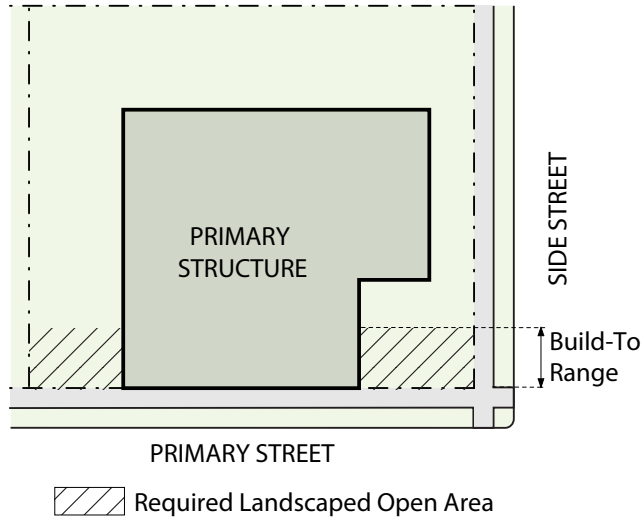
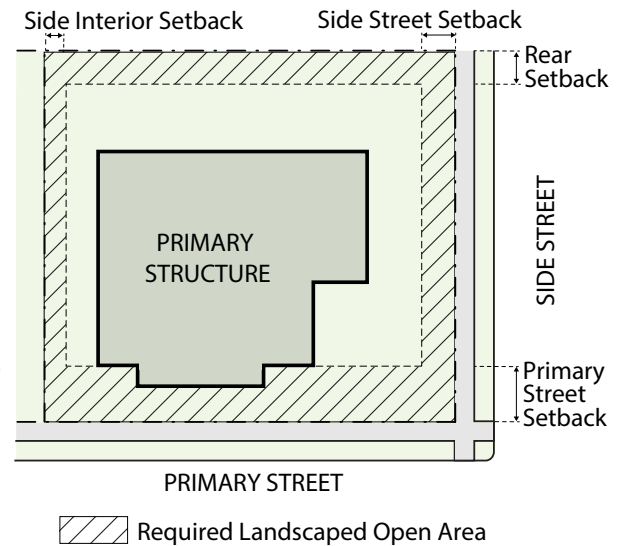


Figure 10.5-2



10.5.4.3 Site Landscaping Standards - Group 2

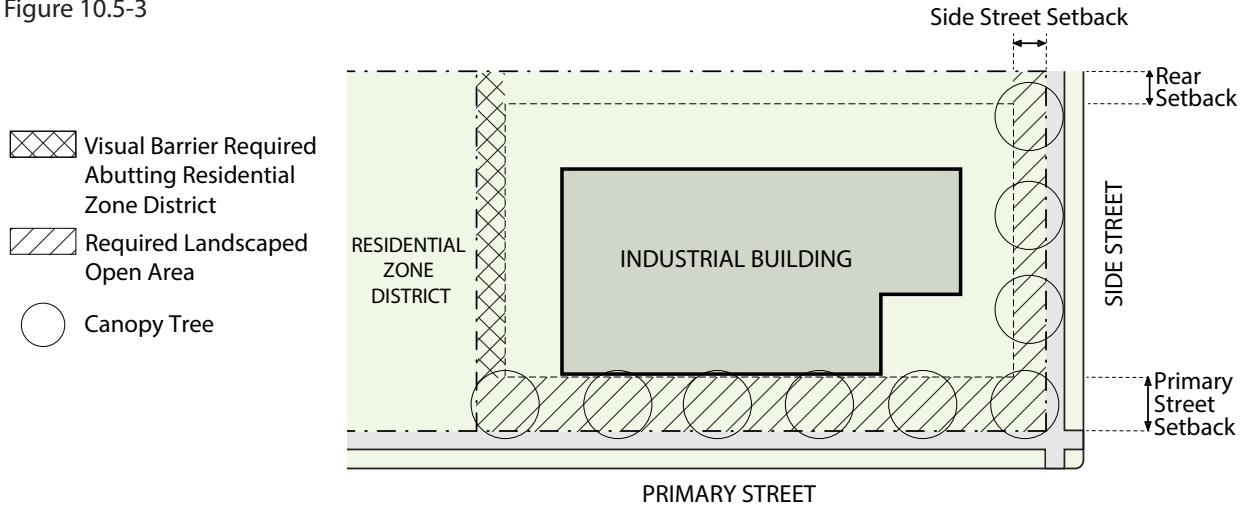
A. Applicability

1. This subsection 10.5.4.3 shall apply in the I-A and I-B zone districts and in I-MX zone districts to development using the Industrial Primary Building Form.
2. **Expansions of Existing Use**
 - a. This Section 10.5.4.3 shall apply to the expansion of an existing use only if the site area or gross floor area of such use is enlarged more than 15 percent of that existing on June 25, 2010.
 - b. The area of landscaping required shall be the ratio of additional floor or site area to the gross floor area or site area existing on June 25, 2010, multiplied by 5 percent.
 - i. For example, assume an industrial use is to be expanded by 23 percent of the present gross floor area or site area: $0.23 (23\%) \times 0.05 (5\%) = 0.0115$. $0.0115 \times \text{Present zone lot area} = \text{Area of required new landscaping}$. See Figure 10.5-3)

B. Standards

PLANTING AREA	MINIMUM WIDTH OF PLANTING STRIP	PLANTINGS AND SCREENING REQUIRED
Required Primary and Side Street Setback	N/A	A Minimum of 50% of the required primary street and side street setback, exclusive of driveways, shall consist of live ground cover. 1 shade tree or ornamental tree shall be provided every 40 feet of linear frontage. Trees may be grouped or spaced to accommodate building placement, driveways or corner triangles
Required Side Interior and Rear Setback Abutting Residential Zone District. The presence of a street or alley shall not destroy abutment.	10 ft	Shall create a visual barrier between the Industrial zone lot and abutting Residential Zone District. Such visual barrier shall include: 1. Trees, shrubs, and hedges; 2. Earth berms and plantings; 3. Approved planter boxes, fences or walls; or 4. Any combination of the above which meets these regulations.
Zone Lot	N/A	Shall provide landscaped areas equal to 5 percent of the zone lot area installed on the zone lot. Primary Street and Side Street setback landscaping and the landscaped areas required for on-site parking lots may be counted toward compliance with this requirement. Such landscaping shall be located near the front of the zone lot and shall comply with all applicable general landscaping standards in Division 10.5, Landscaping, Fences, Walls and Screening.

Figure 10.5-3



10.5.4.4 Perimeter Surface Parking Lot Landscaping Standards

A. Applicability

Section 10.5.4.1, Applicability and Exceptions, shall apply.

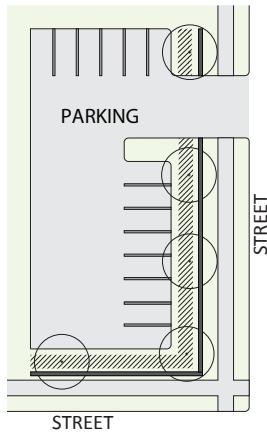
B. Perimeter Surface Parking Lot Landscaping Standards Abutting Street Right-of-Way

1. Standards

- a. To the maximum extent feasible, on-site drainage required for a zone lot shall be integrated into the perimeter planting strip.
- b. The Zoning Administrator may approve alternatives to required landscape, fence, and wall materials to better match primary building materials used on the site.
- c. The following shall be provided within zone lot boundaries between the boundary of any surface parking lot and street rights-of-way (except as noted):

CONTEXT AND/OR DISTRICT	PERIMETER PLANTING STRIP REQUIRED	PLANTINGS REQUIRED WITHIN THE PERIMETER PLANTING STRIP	GARDEN WALL REQUIRED	GARDEN WALL HEIGHT	GARDEN WALL MATERIALS	PEDESTRIAN ACCESS REQUIRED
Suburban Neighborhood Context I-A and I-B Zone Districts I-MX Zone Districts with Industrial Building Form (See Figure 10.5-4)	Yes, minimum width of 10'	1 deciduous canopy tree for every 25' of linear frontage Spacing of trees may vary, the maximum spacing is 40'; CMP-NWC-C, CMP-NWC-G, CMP-NWC-F, CMP-NWC-R	No; however may reduce perimeter planting strip width to 5' if provide a garden wall	Min 30 inches; Max 42 inches	Masonry or Ornamental fence with masonry piers spaced not more than 25'	Yes
Urban Edge, Urban, General Urban Neighborhood Contexts Campus and Master Planned Contexts I-MX Zone Districts with General Building Form (See Figure 10.5-5)	Yes, minimum width of 5'; CMP-NWC-C, CMP-NWC-G, CMP-NWC-F, CMP-NWC-R Zone Districts: Yes, minimum of 10'	Zone Districts: 1 deciduous canopy tree for every 35' of linear frontage. Spacing of trees may vary, the maximum spacing is 40'	Yes; CMP-NWC-C, CMP-NWC-G, CMP-NWC-F, CMP-NWC-R Zone Districts: No			
Urban Center Neighborhood Context (See Figure 10.5-6)	Not Required	n/a	Yes			
Downtown Neighborhood Context D-AS-12+, D-AS-20+, D-CPV-T, D-CPV-R, and D-CPV-C Districts only (See Figure 10.5-5)	Yes, minimum width of 8' (may be located in street right-of-way)	1 deciduous canopy tree for every 25' of linear frontage Spacing of trees may vary, the maximum spacing is 40'	Yes	Min 30 inches; Max 42 inches		Yes; Min. 3' wide access at max. of 80' intervals along all public street and alley frontages of the parking lot
Downtown Neighborhood Context D-C, D-TD, D-LD, D-CV, D-GT, D-AS Districts	See Section 8.10.2 in Article 8					

Figure 10.5-4



Perimeter Planting Strip
 Canopy Tree
 Garden Wall

Figure 10.5-5

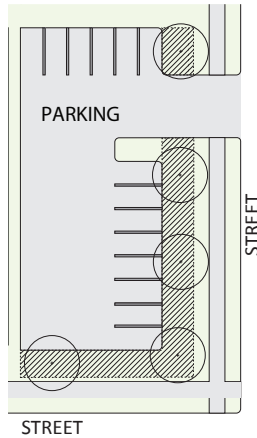
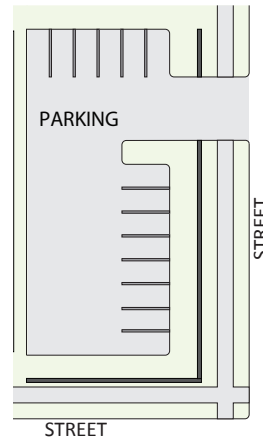


Figure 10.5-6



C. Perimeter Surface Parking Lot Landscaping Standards Adjacent to Residential Use or Zone District

1. Intent

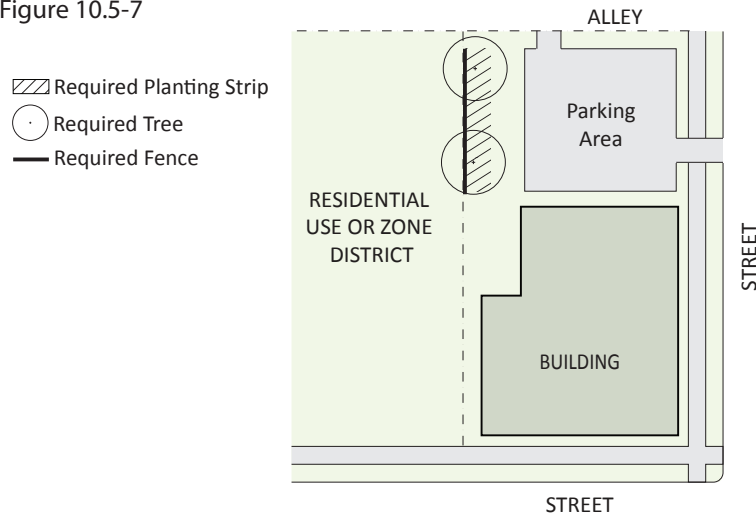
Protect ground-level and below-ground-level windows from headlight glare and the direct emission of vehicle exhaust.

2. Standards

- a. All Off-Street Parking Areas shall have a visual screen on each perimeter zone lot line abutting a Residential Use or zone district, unless separated by an alley. (See Figure 10.5-7)
- b. The requirements of this Section may be reduced or varied by the Zoning Administrator if conditions exist that meet the intent of the regulation or there is formal agreement from the adjacent residential property owner.
- c. Off-Street Parking Areas shall provide a visual screen as follows:

MINIMUM WIDTH OF PLANTING STRIP	PLANTING REQUIRED	FENCE REQUIRED	FENCE OR WALL MATERIAL STANDARDS
5 feet	1 deciduous canopy tree for every 25 linear feet Spacing of trees may vary, the maximum spacing is 40'	Suburban Neighborhood Context: 6' tall opaque fence or wall; or an earth berm and plantings All other Neighborhood Contexts and Zone Districts: 6' tall opaque fence or wall	Fences or walls used to meet these screening requirements shall be of wood, composite materials, brick, masonry, metal/iron bars, textured or aggregate concrete. • Chain link or wire mesh may be used only in combination with plant material of sufficient density to create an opaque screen. • Corrugated or sheet metal, salvaged doors, tires, car doors, or other discarded materials are prohibited not permitted. • Other materials of similar quality and durability but not listed herein may be used upon approval by the Zoning Administrator.

Figure 10.5-7



10.5.4.5 Interior Surface Parking Lot Landscaping Standards

A. Applicability

1. Section 10.5.4.1, Applicability and Exceptions, shall apply.
2. This Section 10.5.4.5 shall not apply to surface parking lots with 20 or fewer parking spaces.
3. This Section 10.5.4.5 shall not apply to surface parking lots in the CMP-NWC-G or CMP-NWC-F zone districts.
4. This Section 10.5.4.5 shall not apply to any portion of a zone lot established as Event Space with Alternate Parking and Loading use in the CMP-NWC-G or CMP-NWC-F zone districts.

B. General Standards

Interior landscaping required by this Section for surface parking lots shall include, at a minimum, the following design and material elements:

1. Required landscaping and trees shall be sited to achieve maximum shading of parked vehicles.
2. Landscaping that abuts the length of a parking space shall provide a brick paver, mulched edges, or similar technique to provide a clear landing area for persons entering and exiting their parked vehicles.
3. On-site drainage required for a zone lot shall, to the maximum extent feasible, be incorporated into parking lot landscaped areas.

C. Specific Standards

SURFACE PARKING LOTS WITH:	LANDSCAPED AREA REQUIRED	PLANTINGS REQUIRED WITHIN LANDSCAPED AREA	DESIGN REQUIREMENTS FOR LANDSCAPED AREA
20 parking spaces or less	No requirement		
21-100 parking spaces (See Figures 10.5-8 and 10.5-9)	An area equal to at least 5% of the square footage of the area of surface parking stalls, exclusive of circulation and proposed landscaped areas, shall be provided.	Shall be landscaped with 50% live planting material and the remaining 50% with either live or non-live material following Section 10.5.4.6, Landscaping Material Standards; and At least 1 deciduous canopy tree shall be provided at the ratio of one for every 50 linear feet of double loaded row of parking	Minimum Width: 6' Landscape areas must be within or immediately adjacent to the parking rows and may be in a strip along the center of a double loaded row or in one or more islands at the ends or interspersed between parking rows and stall.
101 or more parking spaces (See Figure 10.5-10)	An area equal to at least 5% of the square footage of the area of surface parking stalls, exclusive of circulation and proposed landscaped areas, shall be provided.	Shall be landscaped with 50% live planting material and the remaining 50% with either live or non-live material following Section 10.5.4.6, Landscaping Material Standards; and For each 200 sf or part thereof of landscaped area required, according to this Section 10.5.4.5.C, at least 1 deciduous canopy tree and 6 shrubs shall be included in the landscaped area.	Minimum Width: 6' Minimum Intervals: Areas where the required landscaping is located shall be provided at intervals no greater than every 15 contiguous parking stalls in a row; however, the Zoning Administrator may vary the maximum increment, provided the spacing and layout of the landscape islands meet the intent of the regulation.

Figure 10.5-8

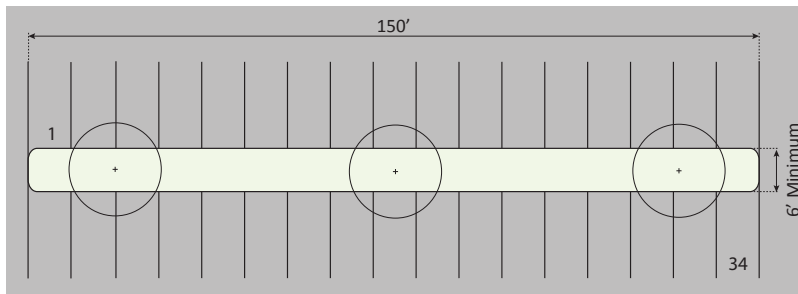


Figure 10.5-9

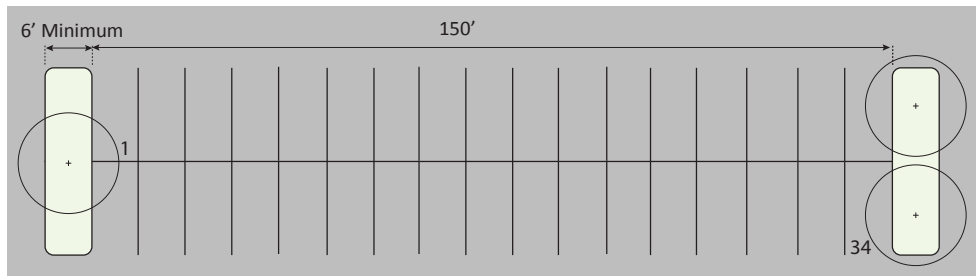
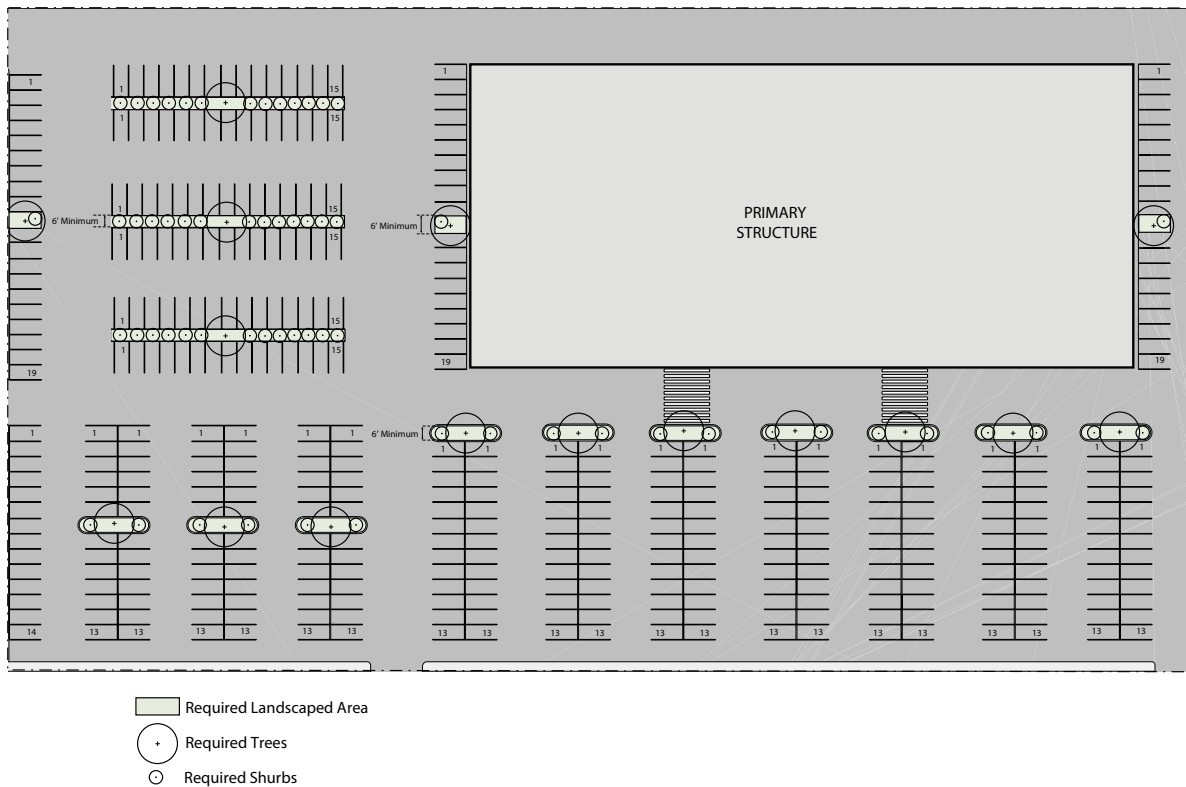


Figure 10.5-10



10.5.4.6 Landscaping Material Standards

When required by this Division, landscaping materials shall meet the following minimum standards:

A. Live Plant Material Standards

1. Where live plant material is required, the amount of area coverage (e.g. 50%) shall be calculated for plant maturity, rather than the coverage at time of planting.
2. All required live plant material must be kept Continuously Maintained in live and growing condition.
3. Applicants are encouraged to incorporate drought-resistant plants and shrubs into required landscaping areas, including but not limited to ornamental grasses.
4. The following materials are allowed and shall meet the following size specifications at time of planting:
 - a. Deciduous trees are at least 2-inch caliper measured 4 inches above the ground;

- b. Ornamental and flowering trees are at least 1 and 1/2 inches caliper measured 4 inches above the ground;
- c. Evergreen trees are at least 5 feet tall;
- d. Evergreen spreaders and broadleaf evergreens are 5-gallon size minimum, with spreads no less than 18 to 24 inches;
- e. Shrubs are 5-gallon size minimum, with heights no less than 2 to 3 feet;
- f. Vines and ornamental grasses are 1 gallon in size, minimum;
- g. Ground Cover;
- h. Turf or sod; and
- i. Other similar quality and size live plant material.

B. Non-Live Landscaping Material Standards

Where non-live landscaping material is required on a zone lot, the following materials are allowed:

1. Organic mulch; or
2. Gravel or stone that is designed or placed so as to allow permeability.

SECTION 10.5.5 FENCES AND WALLS

10.5.5.1 General Standards

All fences and walls shall comply with the following, except fences and walls used for screening purposes shall instead comply with the standards found in Section 10.5.7, Screening Requirements:

A. Sight Triangles

Sight triangles are areas at intersecting corners of streets, driveways, or alleys where the height of landscaping, fences, walls, and screening may be limited to preserve clear vehicle sight lines to oncoming vehicular and pedestrian traffic. Any landscaping, fence, wall, or screening within a sight triangle shall be approved by the Department of Transportation and Infrastructure ("DOTI").

B. Schools, Parks, and Open Space

Elementary or Secondary schools, City Parks, or Open Space - Conservation uses are allowed to have open-mesh fences with no maximum height on any part of the zone lot.

C. Exception to Maximum Height

The Zoning Administrator may grant a permit for fences and walls that exceed the maximum height according to Section 10.5.5.2, Specific Maximum Heights, by no more than 2 feet, according to Section 12.4.1, Zoning Permit Review, and subject to compliance with the following review criteria:

1. The fence or wall is necessary to provide security, privacy, or protection from traffic impacts such as noise or lights.
2. The fence shall not detract from the safety or pedestrian character of the right-of-way or from the pedestrian character of the Existing Neighborhood.
3. The proposed fence or wall shall not adversely affect traffic safety, appropriate use of adjacent property, or established trees as defined in Chapter 57 of the D.R.M.C.
4. The fence shall not be located in any primary street or side street setback adjacent to a designated Parkway, unless approved by the Department of Parks and Recreation.
5. Any 4-foot linear section of an over-height fence or wall when forward of at least 75% of the total length of the Primary Street-facing facade(s) of all primary structures shall be a minimum of 50 Percent Open.

Requests for a fence or wall to exceed the maximum permitted height by more than 2 feet shall be processed under Section 12.4.7, Variances.

D. Setback Encroachment Allowed

Fences and walls may encroach into any setback any distance, unless within a Parkway Setback established in D.R.M.C. Chapter 49.

E. Material Standards

All fences and walls shall be constructed of one or more of the following materials (scrap metal doors, tires, car doors, or other salvaged or discarded materials are prohibited):

1. Wood; Composite materials; Brick; Masonry; Metal/iron bars (ornamental fence); Textured or aggregate concrete; Chain link or wire mesh.
2. In the I-A, I-B, and CMP-NWC zone districts only: The addition of barbed wire or razor wire to the top of a permitted fence or wall, or the installation of a non-lethal electrified fence system behind an existing non-electrified fence or wall, are allowed without limit under this Division 10.5 or this Code and without a zoning permit, if approved by the Fire Department.
3. Other materials of similar quality and durability but not listed herein may be used upon approval by the Zoning Administrator.
4. **Nonconforming Fence and Wall Materials - All Zone Districts**
In all zone districts, notwithstanding the Nonconforming Structure provisions in Article 12, Zoning Procedures and Enforcement, existing fences and walls that have been constructed of prohibited materials or other materials not approved by the Zoning Administrator may not be maintained, and any such fences and walls shall be immediately reconstructed of approved materials or removed; provided, however, if such fence or wall is required by some other provision of the Revised Municipal Code, such fence or wall shall be reconstructed with approved materials.

10.5.5.2 Specific Maximum Heights

The following standards shall apply except where greater height is allowed in Section 10.5.5.1 above or when this Code expressly requires such fence or wall for landscaping, screening, or other purposes. This section shall not apply to Retaining Walls.

A. Intent

To provide security, privacy, or protection from traffic impacts while maintaining the pedestrian character of the right-of-way and Existing Neighborhood, and allowing appropriate use of adjacent properties.

B. Fences and Walls in Single-Unit and Two-Unit Development and All Zone Districts except I-A, I-B, and CMP-NWC

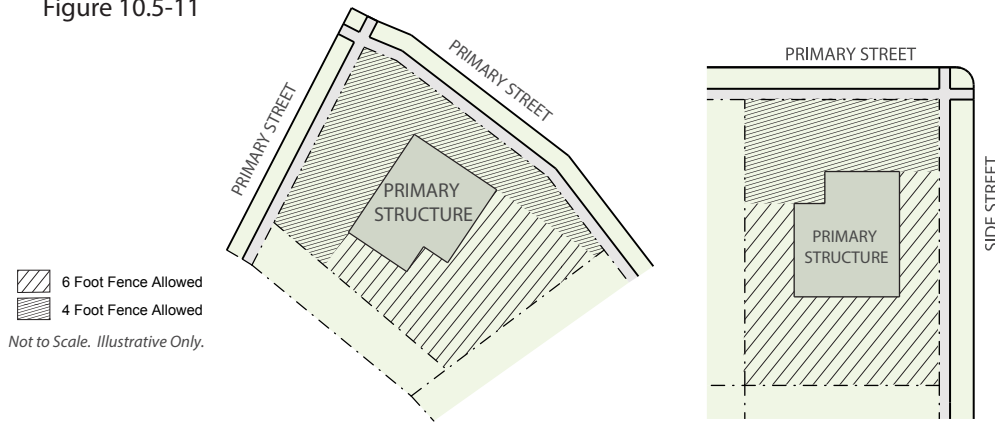
1. Applicability

This Section 10.5.5.2 applies to fences and walls accessory to single-unit or two-unit dwelling development in all zone districts, and to fences and walls accessory to all other primary uses in all zone districts except the I-A, I-B, and CMP-NWC zone districts.

2. Maximum Height

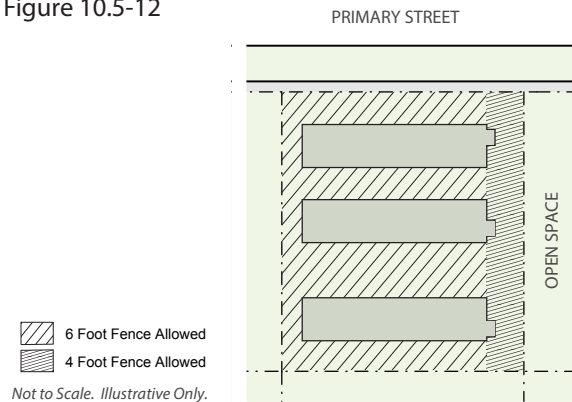
- a. The maximum height of a fence or wall when forward of at least 75% of the total width of the Primary Street-facing Façades of all Primary Structures shall be 4 feet. (See Figures 10.5-11 and 10.5-13)

Figure 10.5-11



- b. The maximum height fence or wall when located flush with or behind 75% of the total width of the Primary Street-facing Façades of all Primary Structures shall be 6 feet. (See Figures 10.5-11 and 10.5-13)
- c. In the Master Planned Context, for Primary Structures “facing” a publicly accessible open space rather than the Primary Street, the maximum height when forward of all Primary Street facing Primary Structure Façades shall be 6 feet; however, when forward of the Primary Structure Façade “facing” the open space, the maximum height shall be 4 feet. (See Figure 10.5-12)
- d. For zone lots where no Primary street facing Primary Structure Façade can be identified:
 - i. Where a Primary Structure is present, the maximum height shall be 4-feet within the Primary Street Setback calculated per Section 13.1.5.2 based on the building form standards for one of the Primary Structures on the Zone Lot, and the maximum height shall be 6-feet in all other locations.
 - ii. Where no Primary Structure is present, the maximum height shall be 4-feet within the Primary Street Setback calculated per Section 13.1.5.2 based on the standards of one building form allowed for Primary Structures in the zone district for the subject Zone Lot width and Zone Lot area, and the maximum height shall be 6-feet in all other locations.
 - iii. See Sections 13.1.7, Fence and Wall Height Measurement, and 13.1.8, Retaining Wall Height Measurement, for rules of measurement.

Figure 10.5-12



C. Fences and Walls in I-A, I-B, and CMP-NWC Zone Districts

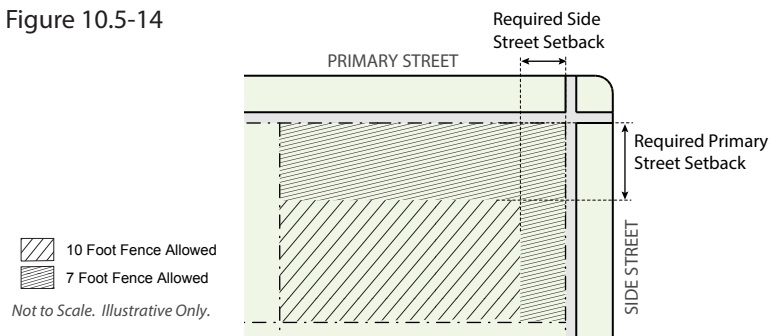
1. Applicability

This section applies to fences and walls in the I-A, I-B, or CMP-NWC zone districts but not including any single-unit or two-unit dwelling development.

2. Maximum Height and Required Openness

- a. The maximum height of a fence or wall when located within a required setback shall be 7 feet.
- b. The maximum height of a fence or wall located outside of a required setback shall be 10 feet. (See Figure 10.5-14)
- c. Fences or walls located within a required primary street or side street setback shall be a minimum of 50% open.
- d. See Sections 13.1.7, Fence and Wall Height Measurement, and 13.1.8, Retaining Wall Height Measurement, for rules of measurement.

Figure 10.5-14



SECTION 10.5.6 RETAINING WALL REQUIREMENTS

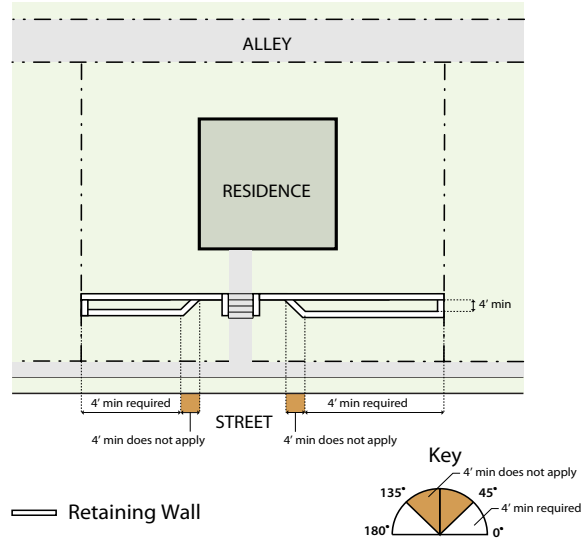
10.5.6.1 Applicability

This section shall apply to retaining walls in all zone districts.

10.5.6.2 Retaining Wall Standards

- A. Retaining Walls may be built to any height in any area of the zone lot other than in the Primary Street Setback.
- B. The maximum height of a retaining wall when located in the Primary Street Setback is 4 feet.
- C. Retaining walls located in the Primary Street Setback shall be separated from other retaining walls within the same Zone Lot by 4 feet as measured from face-of-wall to face-of-wall, except in the following configurations:
 1. Walls that are oriented between 45 degrees and 135 degrees to the Primary Street Zone Lot Line. (See Figure 10.5-15)

Figure 10.5-15



2. Retaining Walls used as an integral part of a below-grade window well or other basement egress area that are allowed as a Primary Street Setback exception.
- D. Any 4-foot linear section of a fence that is located on top of a retaining wall and forward of at least 75% of the total width of the Primary Street-facing Façade(s) of all Primary Structures shall be minimum of 50 percent open.
- E. See Sections 13.1.7, Fence and Wall Height Measurement, 13.1.8, Retaining Wall Height Measurement, and 13.1.13, Rule of Measurement for % Open Standards.

SECTION 10.5.7 SCREENING REQUIREMENTS

10.5.7.1 Applicability and General Provisions

A. Applicability

This section shall apply to:

1. Development in all zone districts, except in the CMP-NWC, I-A, and I-B zone districts and except for single-unit or two-unit dwelling development in a SU or TU zone district, shall comply with the requirements of this section.
2. Wherever this Code requires or authorizes screening as a condition or limitation on an allowed use or activity, the subject use or activity shall be screened according to this Section 10.5.7's standards.

B. General Screening Standards

The following general standards shall apply to all required screening, unless otherwise stated or limited by a more specific standard in this Section 10.5.7:

1. All required screening shall be comprised of landscaping, fences, or walls of a height, design, and opacity that screens from view the use or activity from adjacent land uses, rights-of-way, City parks, and open spaces.
2. Except for standards relating to fence or wall height, all fences and walls used for required screening shall comply with the general standards for fences and walls stated in Section 10.5.5.1, General Standards, including but not limited to material standards.

10.5.7.2 Screening of Rooftop Equipment

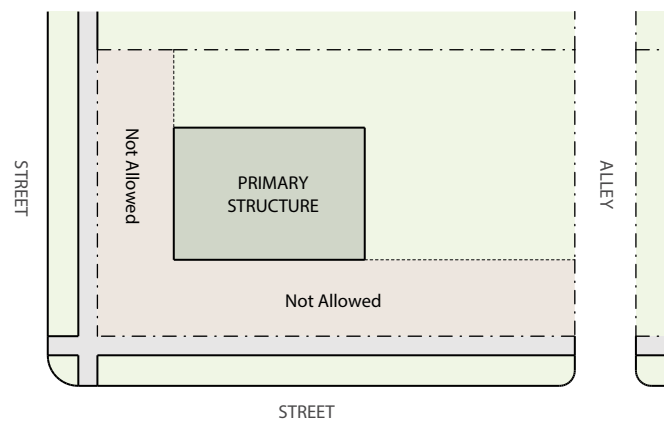
- A. Rooftop mechanical equipment, shall be screened from ground level view, as viewed from any abutting Primary Street's right of way, perpendicular to the zone lot line. See Article 13, Rules of Measurement and Definitions, for rules related to rooftop mechanical equipment screening.
- B. Screening shall be of a material similar in quality and appearance to other areas of the building facade. For example, a parapet wall may be used to screen rooftop equipment.
- C. Development in a Campus (CMP) zone district is exempt but shall be reviewed as part of Site Development Plan approval and shall meet the intent of this Division 10.5.
- D. The submittal of a plan and section/elevation drawing must document that the rooftop mechanical equipment is not visible from the opposite side of the abutting Primary Street's right of way. Submitted drawings shall indicate the point of measure and height of the mechanical screening, where applicable.

10.5.7.3 Screening of Outdoor Trash Storage Areas - Multi-Unit, Manufactured Home Community, and Nonresidential Development

A. Siting

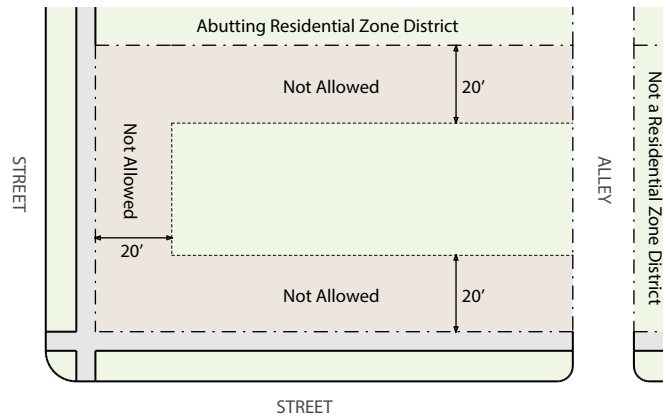
- 1. In all zone districts except the MS zone districts, outdoor trash and recycling collection and storage areas accessory to a multi-unit dwelling or nonresidential development shall be placed either flush or behind any street facing facade of the Primary Structure. (See Figure 10.5-16)

Figure 10.5-16



- 2. In a MS and MHC zone district, all outdoor trash and recycling collection and storage areas shall be setback at least 20 feet from the zone lot line abutting a named or numbered street, or from the zone lot line abutting a Residential Zone District. (See Figure 10.5-17)

Figure 10.5-17



B. Screening

All outdoor trash and recycling collection and storage areas accessory to a multi-unit dwelling, Manufactured Home Community, or nonresidential development shall be fully enclosed by screening comprised of a solid fence or wall a minimum of 6 feet tall. The side of the screening from which collection is made may remain open or may be enclosed with a fence or wall containing an opening (e.g., gate) for access.

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DIVISION 10.6 SITE GRADING STANDARDS

SECTION 10.6.1 INTENT

The maintenance of natural site contours helps to preserve neighborhood characteristics, such as the Denver hill, as viewed from the street and minimizes potential adverse impacts of grade changes and retaining walls on adjacent properties.

SECTION 10.6.2 APPLICABILITY

All development subject to a minimum Primary Street Setback shall be required to meet the site grading standards provided in this Section, except that development located on a zone lot or zone lots that comprise at least one complete Face Block, where development of the entire Face Block is under the control of a single property owner or master developer, is exempt from this Division 10.6.

SECTION 10.6.3 PRIMARY STREET AND SIDE INTERIOR SETBACK GRADING STANDARDS

10.6.3.1 Limits on Grade Changes in Primary Street Setback

Re-grading of the Zone Lot within the minimum Primary Street Setback shall not result in a difference between Original Grade and Finished Grade of more than 1 foot at any point that is within 10 feet of the Primary Street Zone Lot Line.

10.6.3.2 Limits on Grade Changes in Side Interior Setbacks

Re-grading of the Zone Lot within the minimum Side Interior Setbacks indicated by the Building Form standards for Primary Structures shall not result in a difference between Original Grade and Finished Grade of more than 1 foot.

10.6.3.3 Review Criteria for Exceptions to Grade Change Limits

The Zoning Administrator may approve exceptions to the limits on grade changes described in Sections 10.6.3.1 and 10.4.3.2 when all of the following are met:

- A. The grade change meets one of the exceptions in Section 10.6.3.4;
- B. The grade change is necessary to provide for the specific exception;
- C. The grade change is the minimum change necessary to provide for the specific exception; and
- D. The grade change will not create adverse impacts on adjacent zone lots or rights-of-way.

10.6.3.4 Exceptions to Grade Change Limits in Setbacks

A. Exception to Allow Proper Site Drainage

Site grade may be altered by more than 1 foot to provide proper site drainage and avoid adverse effects on adjacent properties. In order to evaluate the exception, the Zoning Administrator may require a report and supporting drawings to be certified by a Qualified Professional.

B. Exception for Parking Access

Site grade may be altered by more than 1 foot for 50% or 20 feet of the linear lot frontage (whichever is less) to allow for excavation associated with a driveway where the Original Grade in the primary street setback within 10 feet of the zone lot line is raised above the level of the street. Site grade may be altered by more than 1 foot in the side interior setback to allow for vehicle access from a public or private alley or other shared vehicle access facilities.

C. Exception for Pedestrian Access

Site grade may be altered by more than 1 foot to allow for barrier-free access structures, exterior stairs, or ramps connecting to a pedestrian access/entrance.

D. Exception for Retaining Structures for Window Wells and Below Grade Areas

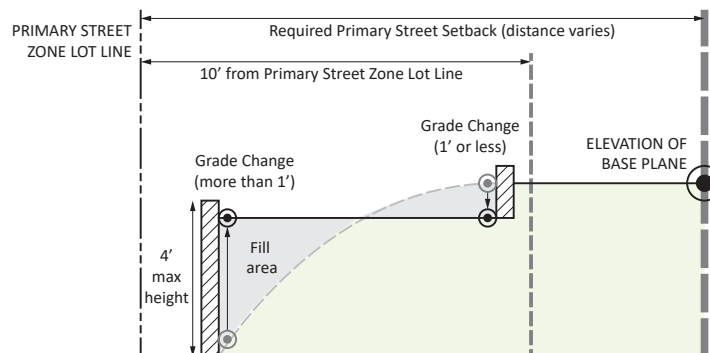
Site grade may be altered to allow for retaining structures for window wells and below grade areas, provided such structures or areas:

1. Do not exceed 6-feet in width as measured parallel to the Exterior Walls of the structure served; and
2. Do not exceed 4-feet in width as measured perpendicular to the Exterior Walls of the structure served.

E. Exception for Landscaping and Retaining Walls

Site grade may be altered by more than 1 foot within 10 feet of the Primary Street zone lot line to allow for landscaping and retaining walls under this Code, and where such landscaping/retaining walls restore Finished Grade closer to the front base plane, single base plane, or building-specific base plane elevation. (See Figure 10.6-1)

Figure 10.6-1



F. Exception for Removal of Existing Retaining Wall

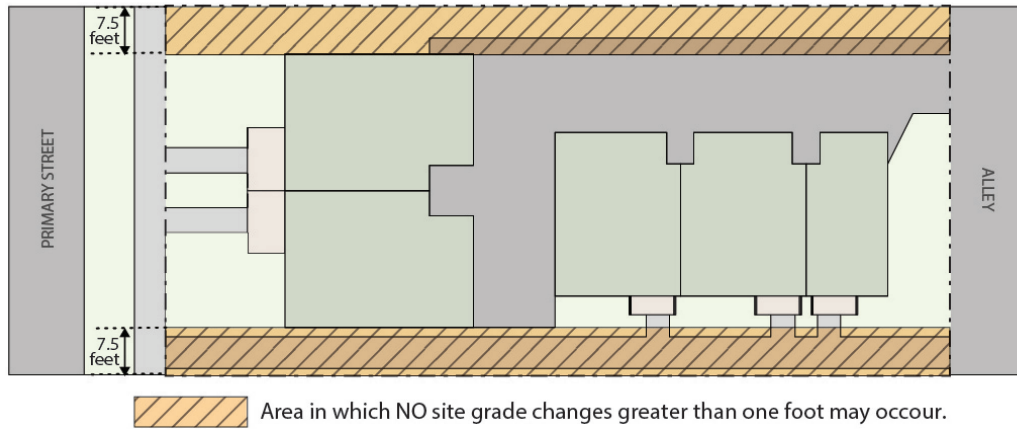
Site grade may be altered by more than 1 foot to allow for the removal of an existing retaining wall.

G. Exception for Town House Building Form Development

When development occurs using the Town House building form, no site grade change greater than 1 foot may occur within 7.5 feet of the Side Interior Zone Lot line unless the grade change meets another exception in this Section. Site grade changes located more than 7.5 feet from the Side Interior Zone Lot Line may occur. (See Figure 10.6-2)

Figure 10.6-2

Not to Scale. Illustrative Only.



H. Exception for the Rear Percentage of Zone Lot Depth

Site grade may be altered by more than 1 foot in the side interior setback in the rear 35% of the Zone Lot Depth.

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DIVISION 10.7 OUTDOOR LIGHTING

SECTION 10.7.1 INTENT

These outdoor lighting standards are intended to:

- A. Eliminate adverse impacts of light through glare and spillover;
- B. Provide attractive lighting fixtures and layout patterns that contribute to unified exterior lighting design of development; and
- C. Provide exterior lighting that promotes safe vehicular and pedestrian access to and within a development, while minimizing impacts on adjacent properties.

SECTION 10.7.2 APPLICABILITY

A. General Applicability to All Development

1. Unless specifically exempted below, all existing and proposed development shall meet the provisions of this Division.
2. Buildings lawfully existing as of the June 25, 2010, may be renovated or repaired without modifying outdoor lighting in conformance with this Division, provided there is no increase in gross floor area in the building or the impervious area of the site.
3. Where a building existed as of the June 25, 2010, and the building is enlarged in gross floor area or impervious area on the site by 50% percent or 10,000 square feet, whichever is less, outdoor lighting as specified in this Division shall be provided.

B. Exemption for Outdoor Active Recreational Uses in All Zone Districts and Event Space with Alternate Parking and Loading Uses in the CMP-NWC Zone District

Because of their unique requirements for nighttime visibility and their limited hours of operation, ball diamonds, playing fields, tennis courts, and other similar outdoor active recreational uses (both public and private facilities unless otherwise restricted by this Code), and portions of a zone lot within the CMP-NWC zone districts designated as Event Space with Alternate Parking and Loading are exempt from the outdoor lighting standards stated in this Division and shall only be required to meet the following standards:

1. Limits on Cutoff Angle

Cutoff from a lighting source that illuminates an outdoor active recreational use or an Event Space with Alternate Parking and Loading use in the CMP-NWC zone districts may exceed an angle of 90 degrees from the pole, provided that the light source is shielded to prevent light and glare spillover to an adjacent Protected District.

2. Maximum Permitted Illumination at the Property Line

The maximum permitted illumination at the property line shall be 2 footcandles.

C. Exemption for Structures for Preservation and Districts for Preservation

Outdoor lighting on Zone Lots containing structures for preservation or located in districts for preservation under D.R.M.C. Ch. 30 must meet the adopted design guidelines for Denver Landmark Structures and Districts. To accommodate lighting that is more compatible with historic structures and districts than the typical lighting used to meet these standards, structures for preservation and districts for preservation are exempt from Sec. 10.7.4.A.1 Full Cutoff Lighting Fixtures Required.

SECTION 10.7.3 LIGHT SOURCES

10.7.3.1 Exemption

Holiday lighting displays are exempt from these light source restrictions.

10.7.3.2 Prohibited Light Sources

The following light fixtures and sources shall not be used:

- A. Low-pressure sodium and mercury vapor light sources;
- B. Cobra-head-type fixtures having dished or drop lenses or refractors; and
- C. Searchlights and other high-intensity narrow-beam fixtures, except as part of a permitted special event.

10.7.3.3 Allowed Light Sources

Allowed light sources shall be limited to:

- A. Incandescent
- B. Fluorescent
- C. Metal halide
- D. Color-corrected high-pressure sodium
- E. LED
- F. Magnetic induction lamps (Phillips QL)
- G. Other light sources approved by the Zoning Administrator that meet the intent of this subsection to require light sources that provide energy efficiency gains and emit white or near-white light that assures a safe pedestrian and vehicle environment.

SECTION 10.7.4 DESIGN STANDARDS

10.7.4.1 Purpose and Applicability

Outdoor lighting shall primarily be used to provide safety, while secondarily accenting key architectural elements and to emphasize landscape features. All lighting fixtures designed or placed to illuminate any portion of a site shall meet this Section's requirements.

10.7.4.2 Fixture (Luminaire) Requirements

A. Fixture Requirements Applicable to All Outdoor Lighting Types

1. Full Cutoff Lighting Fixtures Required

- a. All outdoor lighting shall have light sources that are concealed by a full cutoff lighting fixture so that the light source is not visible from any street right-of-way or adjacent properties. In order to direct light downward and minimize the amount of light spill into the night sky and onto adjacent properties, all lighting fixtures shall be Full Cutoff Lighting Fixtures.
- b. **Canopy Area Lighting**
All development that incorporates a canopy area over fuel sales, drive-through lanes or similar installations shall install either a Full Cutoff Lighting Fixture or a Fully Shielded Lighting Fixture, as those terms are defined in Article 13 of this Code and shall be designed to mitigate light trespass from the canopy lighting.

2. Mounting

Except where otherwise regulated, all outdoor lighting fixtures affixed to a building or structure shall be mounted so that the cone of light is contained on-site and does not cross any property line of the site.

3. Accent Lighting

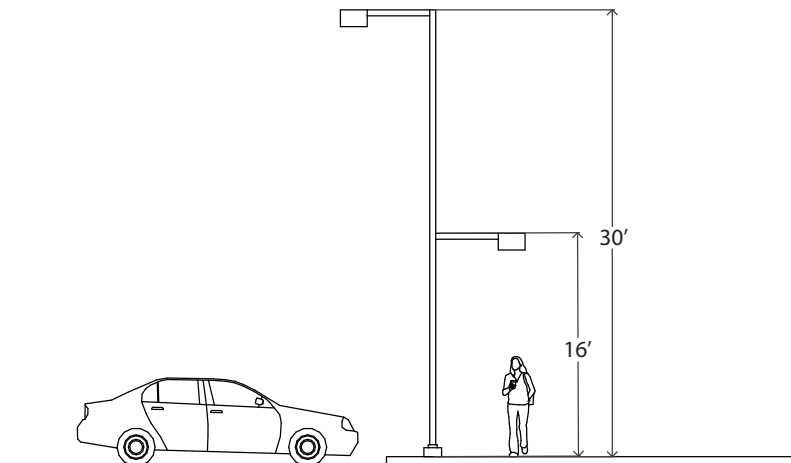
Only lighting used to accent architectural features, landscaping or art may be directed upward, provided that the fixture shall be located, aimed, or shielded to minimize light spill into the night sky.

B. Additional Fixture Requirements for Free-Standing Outdoor Lighting Fixtures

Free-standing lighting fixtures shall not exceed the following maximum heights:

OUTDOOR LIGHTING LOCATION	FIXTURE HEIGHT (MAXIMUM AS MEASURED TO THE TOP OF THE FIXTURE FROM GRADE)
Within 50' of a Residential Zone District	16' (See Figure 10.7-1)
Surface Parking Area -MU, -RH, -RO, -RX, -TH Districts	24'
-CC, I-A, I-B, I-MX, M-IMX Districts	35'
All other districts	30' (See Figure 10.7-1)

Figure 10.7-1



10.7.4.3 Glare Prohibited

All outdoor lighting fixtures shall be oriented to avoid glare onto rights-of-way in a manner that may distract or interfere with the vision of drivers, bicyclists, or pedestrians, and shall be oriented to avoid glare onto adjacent Residential Zone Districts.

10.7.4.4 Limit Lighting to Periods of Activity

The use of sensor technologies, timers or other means to activate lighting during times when it will be needed is encouraged to conserve energy, provide safety and promote compatibility between different land uses. Lower lighting levels at off-peak times are encouraged as a safety measure.

10.7.4.5 Security Lighting

- A. Building-mounted security light fixtures such as wall packs shall not project above the fascia or roof line of the building and shall be shielded.

- B. Security fixtures such as wall-packs shall not be substituted for appropriate Off-Street Parking Area or walkway lighting and shall be restricted to loading, storage, service and similar locations.
- C. Security fixtures shall be mounted and oriented to avoid glare onto adjacent rights-of-way or Residential Zone Districts.

10.7.4.6 Entrances in Nonresidential and Multi-Unit Dwelling Development

All entrances to buildings used for nonresidential purposes and open to the general public, and all entrances in multi-unit residential buildings containing more than 4 units shall be lighted with low intensity fixtures not to exceed 8 footcandles to ensure the safety of persons and the security of the building.

10.7.4.7 Parking Area Lighting

A. Applicability

- 1. This subsection 10.7.4.7 shall apply to Off-Street Parking Areas in all zone districts, except as provided in subsection 10.7.4.7.A.2 below.
- 2. Buildings and Off-Street Parking Areas lawfully existing as of May 24, 2018, may be renovated or repaired without modifying outdoor lighting in conformance with this Section 10.7.4.7, if:
 - a. There is no increase in gross floor area in the building or the impervious area of the site;
 - b. No changes are proposed to outdoor Light Fixtures; routine repairs or maintenance, such as changing a lamp, may be performed without conforming to this Section 10.7.4.7; and
 - c. Such lawfully existing buildings comply with Section 10.7.4.7.B.3, Additional Standards.

B. Requirements Applicable to all Parking Areas

1. Lighting Uniformity Limits for Parking Areas

Outdoor lighting of Off-Street Parking Areas shall comply with the following uniformity ratio limits, measured in Footcandles (F.C.) at ground level:

- a. The maximum to minimum uniformity ratio for any parking area shall be 20:1
- b. The average to minimum uniformity ratio for any parking area shall be 4:1

2. Protected District Abutment

Where a Zone Lot abuts a Protected District, the maximum illumination level at the Zone Lot Line abutting the Protected District shall be 0.1 F.C.

3. Additional Standards

For additional standards, refer to the *Rules and Regulations for the Landscaping of Parking Areas*, or any subsequently adopted document that regulates lighting illumination levels.

C. Requirements Applicable to Specific Use Types

Off-Street Parking Area lighting on Zone Lots containing the following specific use types shall not exceed the maximum levels listed in the table below:

USE CATEGORY	SPECIFIC USE TYPE	MAXIMUM ILLUMINATION LEVEL (IN FOOTCANDLES)
Vehicle/Equipment Sales, Rentals, Service & Repair	Automobile Services, Light	15 F.C.
	Automobile/Motorcycle/Light Truck Sales, Rentals, Leasing, Pawn Lot or Vehicle Auctioneer	30 F.C.

DIVISION 10.8 OPEN SPACE STANDARDS

SECTION 10.8.1 OPEN SPACE IN LARGE DEVELOPMENTS

10.8.1.1 Purpose

To ensure large developments provide open space within their boundaries that is publicly accessible, usable, and provides community benefit, including but not limited to pedestrian areas, courtyards, plazas, and natural, pervious areas.

10.8.1.2 Applicability

A. General Applicability

This section shall apply to all Development in all zone districts where the total gross land area for the Development is either greater than 5 acres or 3 or more Blocks ("large development").

B. Exceptions

A large development may be exempt from providing the minimum open space set forth in this Section 10.8.1 if:

1. The proposed Development is subject to a previously approved General Development Plan (GDP), and when the DRC determines that the previous GDP was approved with minimum open space consistent with the minimum amount and design standards set forth in this Section 10.8.1; or
2. When the DRC determines that the proposed Development is located in an approved Large Development Framework, Infrastructure Master Plan, Subdivision under D.R.M.C. Chapter 50, or other approved regulatory document that has established minimum open space that is consistent with the minimum amount and design standards set forth in this Section 10.8.1; or
3. The Development is in the MHC zone district.

10.8.1.3 Minimum Amount Required

A minimum of 10% of the Net Development Area as defined in Section 13.1.6.4, Open Space in Large Developments Rules of Measurement, shall be provided as open space in accordance with this section ("Open Space in Large Developments").

- A. For large developments equal to or under 10 acres and subject to this section, City park land, or land required to be dedicated to the City by the Department of Parks and Recreation, located within the large development boundaries, may count towards the 10% minimum requirement for Open Space in Large Developments, provided the DRC finds that the land complies with:
 1. The minimum design standards in Section 10.8.1.6; and
 2. Applicable design standards adopted by the Department of Parks and Recreation.
- B. For large developments over 10 acres and subject to this section, City park land, or land dedicated to the City for City park, conservation, or recreation public purposes, located within the large development boundaries, may count towards the 10% minimum requirement for Open Space in Large Developments, provided the DRC finds that the land:
 1. Complies with the minimum design standards in Section 10.8.1.6;
 2. Complies with any applicable design standards adopted by the Department of Parks and Recreation; and
 3. Is in addition to any minimum land area required for City park land, or land required to be dedicated to the Department of Parks and Recreation (DPR) in accordance with adopted DPR standards, and located within the large development boundaries.

10.8.1.4 Easement Required

The required Open Space in Large Developments shall be subject to a perpetual easement granted to the City and/or the general public. All required easements shall be in a form approved by the City.

10.8.1.5 Public Access Required

The required Open Space in Large Developments shall remain open to the public at all times, or from sunrise to sunset.

10.8.1.6 Design Standards

The required Open Space in Large Developments shall comply with the following design standards.

- A. The required open space shall be provided in 1 or more contiguous areas measuring at least 15 feet wide and 30 feet deep, and abutting:
 1. A Street; or
 2. An area with direct pedestrian access to a Street, provided such area is subject to a perpetual easement, or similar mechanism, granted to the City and/or the general public.
- B. The required minimum Open Space in Large Developments shall remain publicly accessible and usable in accordance with the following design standards:
 1. Shall not be covered by an Off-Street Parking Area or a Completely or Partially Enclosed Structure, but may include Open Structures excluding Exterior Balconies. The required open space may include user amenities such as tables, chairs, benches, sculptures, and similar elements.
 2. Shall be visible from at least one public named or numbered Street or from a Private Street subject to a public access easement. See Figure 13.1-120.
 3. Shall not be permanently enclosed by railings, fences, gates, or walls.
 4. Shall be within 2 feet of grade at edge of Street or where the open space is accessible to the public.
 5. Shall have barrier-free access to the open space from the abutting Street or the point the open space abuts a Zone Lot Line accessible to the public, designed in accordance with the Americans with Disabilities Act or Denver Accessibility Standards.
 6. The required open space design may be, but is not limited to, any of the following types:
 - a. A courtyard, enhanced streetscape, or pedestrian area with connections to transit facilities, plazas, or streets; and/or
 - b. Natural, pervious areas landscaped with trees and vegetation.
- C. The Zoning Administrator may approve an Administrative Adjustment to the Open Space in Large Development design standards in this Section 10.8.1.6, according to Section 12.4.5, Administrative Adjustment, and upon finding that the proposed adjustment would meet or exceed the intent and purpose of this Section 10.8.1.

DIVISION 10.9 PARKING, KEEPING AND STORAGE OF VEHICLES

SECTION 10.9.1 PARKING / STORAGE ON RESIDENTIAL ZONE LOTS

The parking/storage on a residential zone lot in a Residential Zone District of any of the following vehicles is prohibited, except that such vehicles may be parked on a residential zone lot only to render services to the subject zone lot and only for the duration necessary to render such services:

- 10.9.1.1 Tow trucks;
- 10.9.1.2 Large-Scale Motor Vehicles and Trailers;
- 10.9.1.3 Stake body trucks;
- 10.9.1.4 Cube or box vans;
- 10.9.1.5 Backhoes;
- 10.9.1.6 Vehicles towing trailers carrying machinery and supplies; or
- 10.9.1.7 Other similar specialized vehicles.

SECTION 10.9.2 RESERVED

SECTION 10.9.3 KEEPING OF MOTOR VEHICLES ACCESSORY TO A DWELLING UNIT

10.9.3.1 Number of Motor Vehicles Accessory to a Dwelling Unit

On any zone lot occupied by one or more dwelling units in single-unit (SU), two-unit (TU), row house (RH), and Manufactured Home Community (MHC) zone districts, there shall be, in total, parked and/or stored no more than 1 motor vehicle per licensed driver residing in each dwelling unit plus 1 additional motor vehicle per dwelling unit, to a maximum of 6 motor vehicles per dwelling unit, except as specifically allowed by this Code.

10.9.3.2 Number of Trailers Permitted on a Zone Lot Containing a Single Unit Dwelling

Trailers shall be limited by the following:

- A. Permitted number: 2;
- B. Maximum length: 22 feet; and
- C. Each trailer shall be designed to have and be used for a substantially different purpose.

10.9.3.3 Number of Motorcycles Accessory to a Dwelling Unit

On any zone lot occupied by a dwelling unit, there shall be parked and/or stored no more than one motorcycle per driver licensed to operate a motorcycle residing in such dwelling unit plus one additional motorcycle per dwelling unit. Such motorcycles shall be in addition to the total number of motor vehicles allowed above.

10.9.3.4 Motor Vehicle Repair and Maintenance Accessory to a Dwelling Unit

- A. Occupants of a dwelling unit may perform engine, transmission and other similar repairs of their personally owned motor vehicles from 8:00 a.m. to 9:00 p.m. inside a completely enclosed garage structure located on the same zone lot as the dwelling unit, excluding, however, any auto body and fender work, or the painting of motor vehicles;
- B. Occupants of a dwelling unit shall not repair motor vehicles belonging to another person or persons that do not reside in the same dwelling unit;

- C. Occupants of a dwelling unit may perform customary maintenance on their personally owned motor vehicles from 8:00 a.m. to 9:00 p.m. outdoors on a driveway or Off-Street Parking Area located on the same lot as the dwelling unit. For the purpose of this Section “customary maintenance” is defined as: washing; polishing; fluid changes; greasing; tire changing; brake repair; muffler replacement; engine tune-up; flushing of radiators; and other activities of minor repair and servicing;
- D. Occupants of a dwelling unit performing vehicle maintenance and repair shall not permit vehicle fluids to be discharged onto any land, driveway or Off-Street Parking Area; and
- E. Occupants of a dwelling unit shall immediately remove all external evidence of vehicle repair and maintenance activities.

10.9.3.5 Parking or Storage of Inoperable Vehicles in Residential Zone Districts

The parking or storage of inoperable motor vehicles in any residential zone district shall be limited by all of the following:

- A. Occupants of a dwelling unit may store their personally owned inoperable motor vehicle and/or auto parts on the same zone lot as the dwelling unit, provided, however, that said vehicle and/or auto parts shall be stored inside a completely enclosed garage structure;
- B. Parked or stored inoperable motor vehicles shall not occupy off-street parking spaces required by this Division;
- C. Parked or stored inoperable motor vehicles are limited to one such vehicle per dwelling unit; and
- D. Parked or stored inoperable motor vehicles shall be included in the calculation of the total maximum number of vehicles permitted for a dwelling unit.

10.9.3.6 Parking / Storage of Trailers, Trucks, RVs On Private Property in Certain Residential Districts

The following regulations shall apply to properties located in a Protected zone district and to residential uses located in the Master Planned (M-) zone districts:

- A. The vehicles listed below shall not be parked or stored on a zone lot:
 - 1. Large-Scale Motor Vehicles and Trailers; or
 - 2. An automobile trailer exceeding 22 feet in length;
 - 3. A bus or motorized recreation vehicle exceeding 22 feet in length; or
 - 4. A truck-tractor or semi-trailer.
- B. **Limitations**
 - 1. An automobile trailer or Recreational Vehicle of any length may be stored within a completely enclosed structure located so as to comply with all the requirements for the location of structures on the zone lot.
 - 2. Automobile trailers not exceeding 22 feet in length and detached camper units shall be parked or stored only on the rear one-half of the zone lot. If the rear one-half of the zone lot does not abut an alley, such vehicles may be parked or stored on the front one-half of the zone lot if located so as to comply with front and side setback requirements for primary structures and screened from the street and adjacent properties by a solid, sight-obscuring fence or wall as high as the maximum height permitted in the zone district.
 - 3. Recreational Vehicles not exceeding 33 feet in length shall be parked on the zone lot behind the Primary Street-facing façade of the primary structure and, located as to

comply with applicable Side Interior and Side Street setback requirements for primary structures, and screened from the street and adjacent properties by a solid, sight-obscuring fence or wall as high as the maximum height permitted in the zone district. Such vehicles may be parked only for storage purposes and shall not be used for temporary or permanent residential occupancy.

4. The owner of a school, religious assembly or pre-school may apply for a temporary permit to park one or more buses or vans on the property containing the subject use. Such vehicle must be used primarily to transport religious assembly members and/or school and pre-school children or students. The Zoning Administrator shall utilize the procedures according to Section 12.4.2, Zoning Permit Review with Informational Notice, in processing such a request and shall approve or deny applications for such permits on the basis of the following criteria:
 - a. The number of buses or vans involved is justified by the method of operation and the size of the Religious Assembly, school or preschool.
 - b. The proposed Off-Street Parking Area is located away from abutting residential structures and will have a minimal impact on the character of surrounding residential properties.
 - c. If the Off-Street Parking Area is located adjacent to residential structures, adequate screening and landscaping will be installed to reduce or eliminate the visual impact of the bus on adjoining residents.

In approving a permit the Zoning Administrator may attach conditions for the protection of adjoining owners and residents.

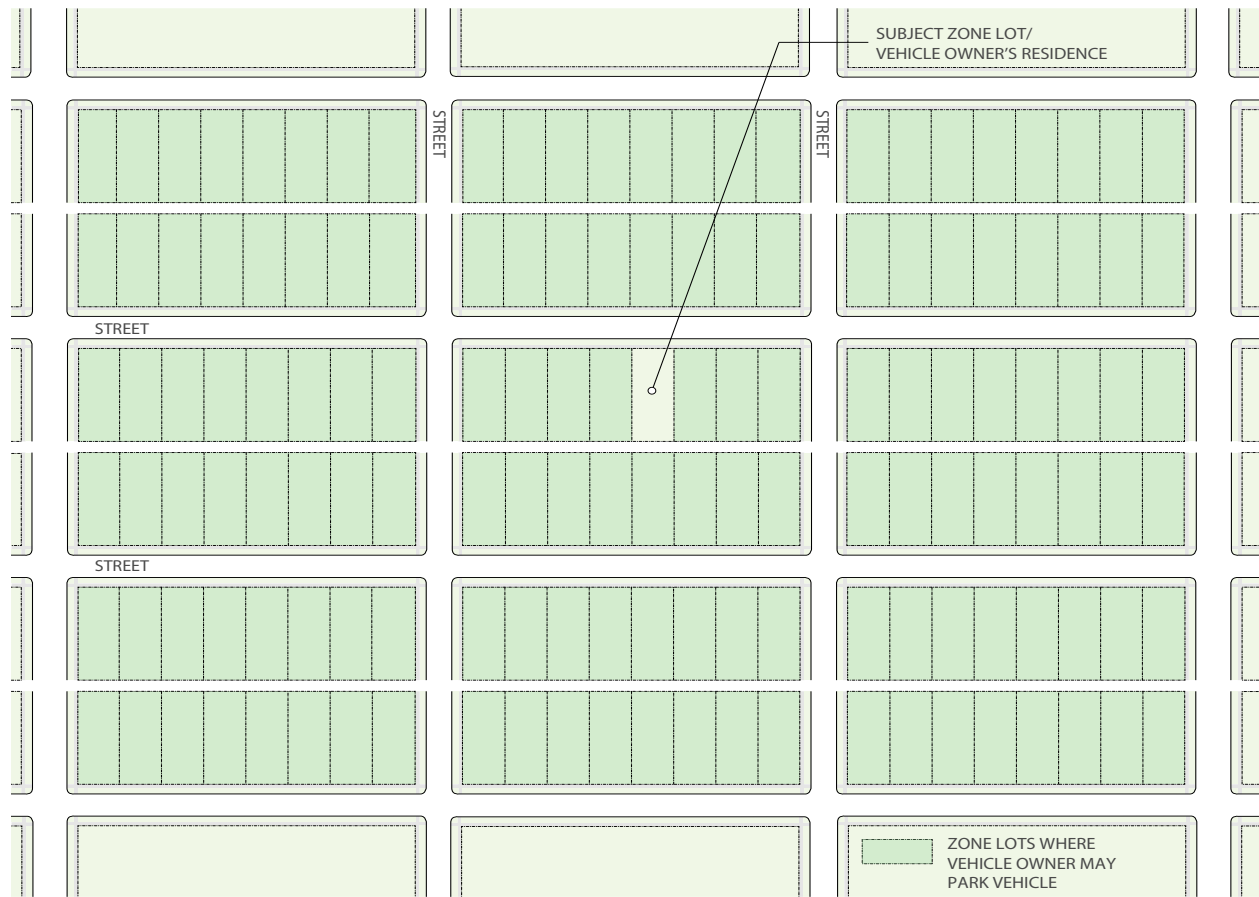
10.9.3.7 Non-Resident Off-Street Garage Parking for Dwelling Units

Motor vehicles accessory to a Dwelling Unit may be parked or stored in accessory attached or detached garages on Zone Lots not occupied by the owner of such motor vehicle if the subject garage (see Figure 10.9-1):

- A. Is located on a Zone Lot on the same Block as the subject vehicle owner resides; or
- B. Is located on a Zone Lot on an immediately adjacent Block from where the subject vehicle owner resides. For the purposes of this provision, named or numbered streets do not destroy adjacency; and
- C. Is not to be used for repair of vehicles by the non-resident owner of the vehicle.

This provision shall not be applied to meet any minimum parking requirements of this Code or result in any violations to Sec. 10.9.3.1 (Number of Motor Vehicles Accessory to a Dwelling Unit) on any Zone Lot, or otherwise impact the adequate provision of off-street parking for any Primary Use.

Figure 10.9-1



DIVISION 10.10 SIGNS

SECTION 10.10.1 INTENT

The intent of this Division 10.10 is to:

- 10.10.1.1 Enhance the appearance and economic value of the visual environment by regulating and controlling the type, location, and physical dimensions of signs and sign structures;
- 10.10.1.2 Preserve locally recognized values of community appearance, and safeguard and enhance property values;
- 10.10.1.3 Reduce hazards that result from signs that obscure or distract the vision of motorists, bicyclists, and pedestrians;
- 10.10.1.4 Recognize that signs are a useful means of visual display for the convenience of the public and for the efficient communications of commercial and noncommercial speech; and
- 10.10.1.5 Allow flexibility in the size, type and location of signs identifying the use and location of large facilities.

SECTION 10.10.2 APPLICABILITY & GENERAL PROVISIONS

10.10.2.1 Applicability

This Division 10.10 shall govern and control the erection, remodeling, enlarging, moving, operation and maintenance of all signs within all zone districts established by this Code. Nothing herein contained shall be deemed a waiver of the provisions of any other ordinance or regulation applicable to signs. Signs located in areas governed by several ordinances and/or applicable regulations shall comply with all such ordinances and regulations.

10.10.2.2 Obscene Content Prohibited

Signs (including signs incorporated into a Special Lighting Element) shall not be displayed or exhibited in a manner that exposes to public view from any public streets, sidewalks, transportation facilities, and other public rights-of-way any:

- A. Pictorial material that is Obscene;
- B. Statements or words describing explicit sexual acts, sexual organs, or excrement where such statements or words have as their purpose or effect sexual arousal or gratification;
- C. Pictorial material depicting a person's genitals, pubic hair, perineum, anus, or anal region; or
- D. Pictorial material depicting explicit sexual acts.

10.10.2.3 Substitution of Messages Allowed

A protected noncommercial message of any type may be substituted, in whole or in part, for the message displayed on any sign for which the sign structure or mounting device is legal without consideration of message content. This provision applies to all signs, including outdoor general advertising devices (billboards), allowed under this Division 10.10. Such substitution of message may be made without any additional approval, permitting, registration or notice to the City.

10.10.2.4 Severability

If any provision of this Section 10.10, or any provision of any rule or regulation lawfully promulgated hereunder, or any application of this Section 10.10 or rule or regulation promulgated hereunder to any person or circumstance is held invalid or inoperative, such invalidity or inoperativeness shall not affect other provisions or applications of this Section 10.10 or rules or regulations. The provisions of this Section 10.10 and all rules and regulations promulgated hereunder are severable.

SECTION 10.10.3 SIGNS PERMITTED IN ALL DISTRICTS

10.10.3.1 Signs Not Subject to a Permit

The following signs may be erected in all districts without a permit. Signs allowed by this section shall not count against the maximum number of permitted permanent signs allowed for each use by right unless specifically stated otherwise.

A. Signs for a Public Purpose

Signs required or specifically authorized for a public purpose by any law, statute or ordinance; may be of any type, number, area, height above grade, location, illumination or animation, authorized by the law, statute or ordinance under which the signs are required or authorized.

B. Name & Address Signs and Cautionary Signs

Signs limited in content to name of occupant and address of premises; signs of danger or a cautionary nature which are limited to: wall and ground signs; not more than 2 per street front for each use by right, or 2 for each dwelling unit; not more than 4 square feet per sign in area; not more than 10 feet in height above grade; may be illuminated only from a concealed light source; flashing signs are prohibited; and animated signs are prohibited.

C. Cornerstone, Commemorative, Historical Signs

Signs in the nature of cornerstones, commemorative tables and historical signs which are limited to: ground signs; not more than 2 per zone lot; not more than 6 square feet per sign in area; not more than 6 feet in height above grade; may be illuminated only from a concealed light source; flashing signs are prohibited; and animated signs are prohibited.

D. Individual Building ID Signs

Signs which identify by name or number individual buildings within institutional or residential building group complexes and which are limited to: wall and ground signs; not more than 4 signs per building; not more than 20 square feet per sign in area; not more than 12 feet in height above grade; may be illuminated from a light source and if directly illuminated does not exceed 25 watts per bulb; flashing signs are prohibited; and animated signs are prohibited.

E. Flags on Nonresidential Zone Lots

The flags listed herein are allowed on nonresidential zone lots without limitation as to type; number; area; height; or location. The listed flags may be externally illuminated; however, the illumination shall not flash, blink or fluctuate. For purposes of this Division 10.10, "nonresidential zone lot" means a zone lot used entirely or in part for a use other than a primary residential use listed within the "Residential Primary Use Classification" in the Use & Parking Tables found in Articles 3-9 of this Code.

1. Flags of nations, or an organization of nations;
2. Flags of states and cities;
3. Flags of fraternal, religious and civic organizations; and
4. Any other flag containing no commercial advertising copy or trademark.

F. Temporary Commercial Signs

Temporary commercial signs which identify, advertise or promote a temporary activity and/or sale of merchandise or service of a business use located on the same zone lot.

1. Shall be limited to:
 - a. Window signs;
 - b. Banners with commercial advertising copy;
 - c. Wall signs or posters which have been treated so as to be shielded from the elements (water, wind, sun, etc.);

- d. Streamers which are attached to vehicles located in the front row only of retail car lots when said vehicular sales lot is located on an arterial street and is not across from a residential zone district; and
 - e. Window graphics consisting of paint or decals applied directly to glazing; and
 - f. Wind signs.
2. Shall meet the following conditions:
 - a. Shall be maintained in a clean, orderly and sightly condition;
 - b. Shall be placed in/on ground level windows/walls only (except for streamers);
 - c. Shall be limited in placement to 45 days for sign or copy;
 - d. May be illuminated only from a concealed light source;
 - e. Shall not be a flashing sign;
 - f. Shall not be an animated sign;
 - g. Shall be placed only on the business structure (except for streamers);
 - h. Shall not exceed 50 percent of the maximum use by right permitted sign area for the permitted use on the zone lot, plus either 65 percent of the unused permitted permanent sign area or 60 percent of the ground level window area, whichever is greater, neither of which is to exceed 75 square feet.
 3. The Zoning Administrator may allow additional temporary signage area up to 100 square feet upon application in specific cases providing that the procedure outlined in Section 12.4.2, Zoning Permit Review With Informational Notice, is satisfied.
 4. All portable signs regardless of location are specifically not allowed.
 5. Parked motor vehicles and/or trailers are not allowed to be intentionally located so as to serve as an advertising device for a use by right, product or service.

G. Sale, Lease, Rental Signs

Signs that identify or advertise the sale, lease or rental of a particular structure or land area and limited to: wall, window and ground signs; 1 sign per zone lot; not more than 5 square feet in area per face; not more than 6 feet above grade; no illumination; flashing signs are prohibited; and animated signs are prohibited.

H. Informational & Directional Signs

Signs commonly associated with and limited to information and directions relating to the permitted use on the zone lot on which the sign is located, provided that each such sign is limited to wall, window and ground signs; not more than 100 square inches per sign in area, except that notwithstanding other limitations of Division 10.10, golf course tee box signs may contain up to 8 square feet of sign area of which 1 square foot may be devoted to advertising; not more than 8 feet in height above grade; may be illuminated only from a concealed light source; flashing signs are prohibited; animated signs are prohibited except that gauges and dials may be animated to the extent necessary to display correct measurement.

I. Noncommercial Signs on Residential Zone Lots

Noncommercial signs on residential zone lots shall meet the following conditions. For purposes of Division 10.10, "residential zone lot" means a zone lot that is used in its entirety for a use listed within the "Residential Primary Use Classification" in the Use & Parking Tables found in Articles 3-9 of this Code.

1. Noncommercial signs may be erected on any residential zone lot.
2. Noncommercial signs shall be limited to the following types:
 - a. Wall signs;

- b. Window signs; and
 - c. Ground signs not more than 6 feet above grade, unless mounted to a single pole no taller than 25 feet.
3. The size of each noncommercial sign erected on any zone lot shall not exceed the area of 15 square feet.
 4. Noncommercial signs shall meet the following conditions:
 - a. Shall be maintained in a clean, orderly, and sightly condition;
 - b. Shall not be illuminated;
 - c. Flashing signs are prohibited; and
 - d. Animated signs are prohibited.

J. Noncommercial Signs on Nonresidential Zone Lots

Noncommercial signs erected on nonresidential zone lots shall meet the following conditions:

1. Shall be maintained in a clean, orderly and sightly condition;
2. Shall be placed in/on ground level windows/walls only (except for banners, inflatables, balloons or streamers);
3. May be illuminated only from a concealed light source;
4. Flashing signs are prohibited;
5. Animated signs are prohibited;
6. Shall be placed only on the business structure (except for banners, inflatables, balloons or streamers);
7. Except for banners, inflatables, balloons or streamers, shall not exceed 50 percent of the maximum use by right permitted sign area for the permitted use on the zone lot, plus either 65 percent of the unused permitted permanent sign area or 60 percent of the ground level window area, whichever is greater, neither of which is to exceed 75 square feet; and
8. Noncommercial streamers and banners shall not exceed 15 square feet in area.

See also Section 10.10.3.1.E. regarding allowance for and limitations on noncommercial flags on nonresidential zone lots.

K. Relocated Business Signs

Signs that identify a business which was a permitted use on a zone lot but that, under threat of government entity exercising its powers of eminent domain, has relocated.

The sign shall be limited:

1. To 32 square feet and shall not be more than 6 feet above grade;
2. In content to the name of the business, the business logo, the new location of the business and when the business will re-open, or that it has re-opened, at the new location;
3. To wall or ground signs set back a minimum of 5 feet from the front line of the zone lot, provided, however, that a wall sign attached to structural wall of a building need not meet setback requirement; and
4. To being posted for 180 days or 60 days after the business has re-opened at its new location, whichever is shorter.
5. Flashing signs are prohibited; and
6. Animated signs are prohibited.

10.10.3.2 Signs Subject to a Zoning Permit

Upon application to and issuance of a zoning permit, the following signs may be erected and maintained in all zone districts. Signs allowed by this section shall not count against the maximum number of permitted permanent signs allowed for each use by right unless specifically stated otherwise.

A. Signs Not Visible

Signs which are not visible from any public right-of-way or from any level whatsoever of any other zone lot; may be illuminated but such illumination shall not be visible beyond the boundaries of the zone lot on which the sign is located; animated signs are prohibited.

B. Signs Identifying Home Occupations

Signs identifying home occupations shall comply with the home occupation use limitations in Article 11, Division 11.9, Home Occupations Accessory to Primary Residential Uses - All zone districts.

C. Building Group ID Signs

Signs displaying only the name and address of a subdivision or of a planned building group of at least 8 buildings each containing a use or uses by right and limited to: wall and ground signs; 1 per street front; not more than 20 square feet per face in area; not more than 6 feet in height above grade; may be illuminated only from a concealed light source; flashing signs are prohibited; and animated signs are prohibited.

D. Building Illumination as Signs

Signs consisting of illuminated buildings or parts of buildings which do not display letters, numbers, symbols or designs and limited to: illumination from a concealed light source which may not flash or blink, but may fluctuate by a change of color or intensity of light, provided that each change of color or dark to light to dark cycle shall have a duration of 1.5 minutes or longer; animated signs are prohibited.

E. Parking/Traffic Directional Signs, Menu Board Signs Associated with Drive-Through Facility, and Gas Pump Signs

1. Parking/Traffic Directional Signs Allowed

Signs giving parking or traffic directions and other directional information commonly associated with and related to the permitted use on the zone lot on which the sign is located; provided that such signs are limited to: wall and ground signs; 1 sign for every 1,000 square feet of land area up to 10,000 square feet, thereafter only 1 additional sign for every 5,000 square feet; not more than 4 square feet per face in area, not more than 6 feet in height above grade; may be illuminated from a concealed light source; flashing signs are prohibited; and animated signs are prohibited.

2. Menu Board Signs Associated with Drive-Through Facility Allowed

Signs giving information about food or drink choices to persons using an accessory Drive-Through Facility on the same zone lot as a primary Eating and/or Drinking Establishment use ("menu board signs") are limited to: (a) No more than 3 menu board signs are allowed in or abutting a single Drive-Through Facility; (b) Not more than 20 square feet per sign face in area; (c) not more than 6 feet in height over grade; (d) may be illuminated from a concealed light source; (e) flashing signs are prohibited; and (f) animated signs are prohibited.

3. Gas Pump Signs Allowed

Signs directly attached to or integrated into a gasoline pump structure that is as part of an Automobile Services primary use located on the same zone lot ("gas pump sign") are limited to: (a) No more than 1 sign per single gasoline pump structure, regardless of the number of nozzles and gas lines attached to such structure; (b) Not more than 4 square feet per face in area.

F. Certain Canopy or Awning Signs

Signs on canopies or awnings located over public rights-of-way or forward of any Primary Street-facing facade; limited in content to name of building, business and/or address of premises; no sign shall exceed 10 square feet per face in area. All such canopies and awnings over public rights-of-way are subject to approval by the Department of Transportation and Infrastructure ("DOTI").

G. Residential Development Identification Sign (Off-Premise)

Off-premise signs identifying new residential developments within the city as regulated by the following provisions. Notwithstanding the provisions of Section 10.10.21, Outdoor General Advertising Devices in the Billboard Use Overlay District, off-premise signs identifying new residential developments in the city shall:

1. Be limited in area to 32 square feet per face and shall not be more than 6 feet in height above grade,
2. Be limited in content to the name of the project, the name of the developer or construction company and/or directional information or symbols,
3. Be limited to wall signs or ground signs which set back a minimum of 5 feet from every street right-of-way line,
4. Be limited to 2 signs on each side of a public street for each 600-foot length of right-of-way with a minimum spacing of 100 feet between signs,
5. Be limited to no more than 6 signs per project,
6. Utilize a concealed light source if illuminated;
7. Not be a flashing sign;
8. Not be an animated sign;
9. Be valid for a period not to exceed 1 year during the construction, development, original rent-up or sales period; and
10. Not be renewed for more than 3 successive periods for the same project.

H. Structure Identification Signs

Signs which identify a structure containing any use by right other than a single unit dwelling. Such signs shall be:

1. Limited in content to the identification by letter, numeral, symbol or design of the use by right and/or its address;
2. Attached to a fence or wall located on the front line of the zone lot or within the front setback;
3. Limited in number to 1 sign per street front for each structure;
4. Regulated by the sign provisions for the zone district in which the zone lot is located except that the requirements of this Section will take priority in case of a conflict;
5. Counted as a part of the total sign area permitted on the zone lot;
6. Limited in height to 6 feet above grade; and
7. Attached to a fence or wall so that the display surface is parallel to and extends frontward no further than 6 inches beyond the front plane of the wall or fence.
8. If illuminated at all, illuminated only from a concealed light source.
9. Shall not be a flashing sign; and

10. Shall not be an animated sign.

I. Temporary Promotion/Special Event Signs

Inflatables, balloons and/or streamers/pennants shall be allowed as a promotion of a special event only. Advertising of a product or service in this manner shall not be allowed except as a part of the promotion of the special event. The Zoning Administrator shall issue a summons and complaint for inflatables, balloons, streamers / or pennants emplaced without a permit and shall not issue a permit for said location for the next event application. Inflatables and balloons may be shaped/formed as a product and may have commercial copy; streamers/pennants shall not have any commercial logos or copy; and shall meet the following conditions:

1. Shall be limited in placement to 5 days;
2. Shall be placed on the zone lot as determined by the Zoning Administrator;
3. Shall be limited to no more than 1 permit per quarter per zone lot; and
4. Streamers and/or pennants shall not exceed in measurement 2 times the zone lot front line measured in linear feet (the property address front line shall be used for this calculation); and shall be counted as part of the maximum allowed temporary sign area at a ratio of 1 linear foot to 1 square foot of temporary signage allowed.

J. Signs that are Works of Art

Signs which are works of art as defined by Section 20-86 of the Denver Revised Municipal Code. Such signs shall be primarily artistic in nature, but up to 5 percent of the sign may be the name or logo of a sponsoring organization. The percentage of the sign devoted to the sponsoring organization may be increased up to 10 percent of the sign if the Zoning Administrator, with input from the director of the mayor's office of art, culture and film, determines the portion of the sign devoted to the sponsor does not detract from the artistic quality of the sign.

K. Public Facility Identification Sign (Off-Premise)

A sign identifying a public facility which is located on a different zone lot than that containing the sign. The number, location, height, size and illumination of such signs shall be approved by the director of planning and the Zoning Administrator or their designated representatives; however, in no case shall such sign exceed 10 feet in height or 40 square feet in area. A decision to approve such signs must be based on a favorable evaluation of their compatibility with nearby structures and signs. The installation of such identification signs shall not reduce the size or number of other signs permitted on a specific site by other provisions of Division 10.10.

10.10.3.3 Signs Subject to a Comprehensive Sign Plan

Notwithstanding more restrictive provisions of Division 10.10, Signs, large facilities may have signs according to an approved comprehensive sign plan.

A. Intent

The intent of these provisions is to allow flexibility in the size, type and location of signs identifying the use and location of large facilities. Flexibility is generally offered because these facilities often have a need for additional or different types of signage due to the complexity of the issues and varied physical layout of the facility. This flexibility is offered in exchange for a coordinated program of signage ensuring a higher standard of design quality for such signs. This process should mitigate any possible adverse impacts of large facility signs on surrounding uses. The flexibility in size, type and location of signs identifying the use and location of certain large facilities is not a matter of right, and a proposed comprehensive sign plan for a large facility must be reviewed pursuant to the provisions of this Section and the procedures for review and approval in Section 12.4.15, Comprehensive Sign Plan Review Procedure.

B. Applicability

1. A comprehensive sign plan may be established for large facilities consisting of 1 or more buildings located in a MU, RX, RO, Mixed Use Commercial Zone District, or in a nonresidential zone district. Such facilities shall meet the following requirements:

- a. Such facilities shall have a minimum ground floor area of 50,000 square feet, or a minimum zone lot area of 100,000 square feet.
 - b. The site shall consist of contiguous zone lots. Public Street or Alleys do not destroy the contiguity of adjacent zone lots for the purpose of this Section 10.10.3.3.
2. A comprehensive sign plan may also be established when otherwise required or allowed by the provisions of this Division 10.10, Signs.

C. Process to Establish Comprehensive Sign Plan

Requests to establish, modify, or repeal a comprehensive sign plan shall follow the procedure in Section 12.4.15, Comprehensive Sign Plan Review Procedure.

D. Signs Permitted Under a Comprehensive Sign Plan

1. Permitted Sign Types

- a. A comprehensive sign plan may include all sign types allowed by Division 10.10 for any zone district, in addition to the sign types allowed in the subject zone district, but not including outdoor general advertising device (billboards).
- b. Section 10.10.3.2, Signs Permitted in All Districts - Signs Subject to a Zoning Permit, are permitted sign types only when included in the comprehensive sign plan.
- c. Section 10.10.3.1, Signs Permitted in All Districts - Signs Not Subject to a Permit - are permitted sign types without inclusion in the comprehensive sign plan.

2. Flexibility Provided by a Comprehensive Sign Plan

A comprehensive sign plan may vary otherwise applicable sign standards stated in Division 10.10 that address the following:

- a. The type of sign allowed as limited by Section 10.10.3.1.F, Temporary Commercial Signs;
- b. The size of a sign, but not the total number of signs and not the cumulative maximum sign area allowed in the applicable zone district;
- c. The location of a sign; and
- d. The requirement that a Joint Identification Sign is permitted for 3 or more primary uses located on the same zone lot as the sign.

3. Special Provisions for Downtown Signs

a. Projecting Signs in the Downtown Zone Districts

If projecting signs are included in a comprehensive sign plan in a Downtown (D-) Zone District, they shall comply with the special provisions stated in Sections 10.10.16, 10.10.17, and 10.10.20, as applicable to the subject zone district.

b. Animation and Illumination of Signs in the Downtown Zone Districts

Flashing signs and animated signs shall not be allowed except when the sign is a projecting sign that is readable from the 16th Street Mall, in which case the provisions of Section 10.10.17.4.C shall apply.

SECTION 10.10.4 SIGN AREA / VOLUME MEASUREMENT

10.10.4.1 General

The area of a sign shall be measured in conformance with the regulations according to this Section, provided that the structure or bracing of a sign shall be omitted from measurement, unless such structure or bracing is made part of the message or face of the sign. Where a sign has 2 or more display faces, the area of all faces shall be included in determining the area of the sign unless the display faces join back to back, are parallel to each other and not more than 48 inches apart, or form a V type angle of less than 90 degrees. See special rules for measuring the volume/area of projecting signs below.

10.10.4.2 Sign With Backing

The area of all signs with backing or a background material or otherwise, that is part of the overall sign display shall be measured by determining the sum of the areas of each square, rectangle, triangle, portion of a circle or any combination thereof which creates the smallest single continuous perimeter enclosing the extreme limits of the display surface or face of the sign including all frames, backing, face plates, non structural trim or other component parts not otherwise used for support. See special rules for measuring the volume/area of projecting signs below.

10.10.4.3 Signs Without Backing

The area of all signs without backing or a background, material or otherwise, that is part of the overall sign display shall be measured by determining the sum of the area of each square, rectangle, triangle, portion of a circle or any combination thereof which creates the smallest single continuous perimeter enclosing the extreme limits of each word, written representation (including any series of letters), emblems or figures of similar character including all frames, face plates, non structural trim or other component parts not otherwise used for support. See special rules for measuring the volume/area of projecting signs below.

10.10.4.4 Projecting Signs

A. Sign Volume - Relationship to Maximum Sign Area Allowed

The sign area allowed for projecting signs shall be deducted from the permitted maximum sign area allowed in the applicable zone district. For these purposes, a cubic foot of projecting sign or graphic volume is considered to be equivalent to a square foot of sign area.

B. Calculation of Projecting Sign Volume - Minor Sign Elements

1. The volume of a projecting sign shall be calculated as the volume within a rectilinear form constructed to enclose the primary form of the sign.
2. Minor sign elements may project beyond the primary boundaries of this volume at the discretion of the Zoning Administrator. Minor elements will be defined as those parts of the sign that add to the design quality without adding significantly to the perceived volume and mass of the sign.
3. No dimension (height, width, or depth) shall be considered to be less than 1 foot and 0 inches for the purposes of calculating projecting sign volume.

C. Allocation of Allowable Projecting Sign Volume

1. Applicability

This Section 10.10.4.4.C shall govern the allocation of allowable projecting sign volume among multiple tenants/uses in a single structure in the following zone districts only:

- a. All RX and RO zone districts
- b. All -CC zone districts
- c. All - MX zone districts
- d. All - MS zone districts
- e. All - CMP zone districts
- f. I-MX zone district
- g. All Master Planned (“M”) zone districts

2. Allocation of Allowable Projecting Sign Volume

(a) For uses that are located at the Street Level and have entries with direct access to a public sidewalk, court or plaza, or (b) uses located in the basement or on the second floor that have entries at the Street Level with direct access to a public sidewalk, court or plaza, the allowable projecting sign volume will be allocated on the following basis:

- a. Uses that occupy at least 8 feet but no more than 20 feet of linear building frontage may have up to 12 cubic feet of projecting sign volume.
- b. Uses that occupy more than 20 but no more than 50 linear feet of building frontage may have up to 30 cubic feet of projecting sign volume.
- c. Uses that occupy over 50 linear feet of building frontage may have up to 50 cubic feet of projecting sign volume.
- d. Uses occupying corner locations may base the maximum allowable volume of their signage on the length of the actual building frontage on which the sign is placed, or on the length of either frontage if a corner location is chosen.

10.10.4.5 All Other Signs or Combinations Thereof

The area of any sign having parts both with and without backing shall be measured by determining the total area of all squares, rectangles, triangles, portions of a circle or any combination thereof constituting the smallest single continuous perimeter enclosing the extreme limits of any of the following combinations: the display surface or face of the sign including all frames, backing, face plates, non structural trim or other component parts not otherwise used for support for parts of the sign that have backing and each word, written representation (including any series of letters), emblems or figures of a similar character including all frames, face plates, non structural trim or other component parts not otherwise used for support for parts of the sign having no backing.

SECTION 10.10.5 SINGLE UNIT ZONE DISTRICTS SIGN STANDARDS

10.10.5.1 General

- A. Signs may be erected, altered and maintained only for and by a use by right in the district in which the signs are located; shall be located on the same zone lot as the use by right and shall be clearly incidental, customary and commonly associated with the operation of the use by right; provided, however, that no sign of any type shall be erected or maintained for or by a single unit dwelling except signs permitted according to Sections 10.10.3.1.A, 10.10.3.1.B, 10.10.3.1.E, 10.10.3.1.G, 10.10.3.1.I and signs identifying home occupations as regulated by Section 11.9.2.4.
- B. The sign standards contained within this Section apply to the following zone districts:

SUBURBAN NEIGHBORHOOD CONTEXT	URBAN EDGE NEIGHBORHOOD CONTEXT	URBAN NEIGHBORHOOD CONTEXT
S-SU-A	E-SU-A	U-SU-A
S-SU-D	E-SU-B	U-SU-A2
S-SU-Fx	E-SU-D	U-SU-B
S-SU-F	E-SU-Dx	U-SU-B2
S-SU-FA	E-SU-G	U-SU-C
S-SU-lx		U-SU-C2
S-SU-I		U-SU-E
		U-SU-H

10.10.5.2 Permanent Signs

Permanent signs shall comply with the following standards:

Contents	Identification by letter, numeral, symbol or design of the use by right by name, use, hours of operations, services offered and events.
Sign Types	Wall, window, canopy and ground.
Maximum Number	2 signs for each front line of the zone lot on which the use by right is located.
Maximum Sign Area	Public and Religious Assembly or Elementary or Secondary School: 20 square feet or 2 square feet of sign area for each 1,000 square feet of zone lot area not, however, to exceed 80 square feet of total sign area for each zone lot. All Others: 20 square feet or 2 square feet of sign area for each 1,000 square feet of zone lot area not, however, to exceed 60 square feet of total sign area for each zone lot and provided that no one sign shall exceed 20 square feet.
Maximum Height Above Grade	Wall and window signs: 20' Ground signs: 6'
Location	Wall and window signs shall be set back from the boundary lines of the zone lot on which they are located the same distance as a building containing a use by right; provided, however, wall signs may project into the required setback the permitted depth of the sign. Ground signs shall be set in at least 10' from every boundary line of the zone lot.
Illumination	May be illuminated but only from a concealed light source, and shall not remain illuminated between the hours of 11:00 p.m. and 6:00 a.m..Flashing signs are prohibited.
Animation	Animated signs are prohibited.

10.10.5.3 Temporary Signs

Subject to the conditions hereinafter set forth and upon application to and issuance of a zoning permit therefore, signs identifying or advertising new construction, remodeling, rebuilding, development, sale, lease or rental of either a use by right or a designated land area; each such permit shall be valid for a period of not more than 12 calendar months and shall not be renewed for more than one successive period at the same location.

- A. Permitted sign types: Wall and ground.
- B. Permitted maximum number: 1 sign for each zone lot or designated land area on which the sign is located.
- C. Permitted sign area: 12 square feet plus 1 square foot per acre not to exceed 50 square feet for each zone lot or designated land area.
- D. Permitted maximum height above grade: 12 feet.
- E. Permitted location: Shall be set in at least 5 feet from every boundary line of the zone lot or designated land area.
- F. Permitted illumination: May be illuminated but only from a concealed light source, and shall not remain illuminated between the hours of 11:00 p.m. and 6:00 a.m.
- G. Prohibited: Flashing signs are prohibited; and animated signs are prohibited.

SECTION 10.10.6 MULTI-UNIT ZONE DISTRICTS SIGN STANDARDS

10.10.6.1 General

- A. Signs may be erected, altered and maintained only for and by a use by right in the district in which the signs are located; shall be located on the same zone lot as the use by right and shall be clearly incidental, customary and commonly associated with the operation of the use by right; provided, however, that no sign of any type shall be erected or maintained for or by a single unit dwelling except signs permitted according to Sections 10.10.3.1.A, 10.10.3.1.B, 10.10.3.1.E, 10.10.3.1.G, 10.10.3.1.I and signs identifying home occupations as regulated by Section 11.9.2.4.

B. The sign standards contained within this Section apply to the following zone districts:

SUBURBAN NEIGHBORHOOD CONTEXT	URBAN EDGE NEIGHBORHOOD CONTEXT	URBAN NEIGHBORHOOD CONTEXT	GENERAL URBAN NEIGHBORHOOD CONTEXT	MASTER PLANNED CONTEXT	MANUFACTURED HOME COMMUNITY
S-RH-2.5	E-TU-B	U-TU-B	G-RH-3	M-RH-3	MHC
S-MU-3	E-TU-C	U-TU-B2	G-MU-3		
S-MU-5	E-TH-2.5	U-TU-C	G-MU-5		
S-MU-8	E-MU-2.5	U-RH-2.5	G-MU-8		
S-MU-12		U-RH-3A	G-MU-12		
S-MU-20			G-MU-20		

D. Permanent Signs

Permanent signs shall comply with the following standards:

Contents	Identification by letter, numeral, symbol or design of the use by right by name, use, hours of operations, services offered and events.
Sign Types	Wall, window, canopy and ground.
Maximum Number	2 signs for each front line of the zone lot on which the use by right is located.
Maximum Sign Area	<p>Hospitals: 2 square' of sign area for each 5 linear' of street frontage of the zone lot not, however, to exceed 96 square feet of sign area to be applied to any 1 street front and not more than 2 street fronts, 1 contiguous with the other, shall be used.</p> <p>University or College: The following regulations shall apply to the contiguous Campus only: 2 square feet of sign area for each 5 linear' of street frontage of the zone lot; provided, however, that the total area of all signs along any 1 street front shall not exceed 150 square' of sign area; and no sign over 50 square feet shall be located within 100' of the zone lot line or campus boundary.</p> <p>All Others: 20 square feet or two square feet of sign area for each 1,000 square feet of zone lot area; however, not to exceed 96 square feet of total sign area for each zone lot and provided that no 1 sign shall exceed 32 square feet.</p>
Maximum Height Above Grade	Wall and window signs: 25' Ground signs: 12'
Location	<p>Wall and window signs: Shall be set in from the boundary lines of the zone lot on which it is located, the same distance as a building containing a use by right; provided, however, wall signs may project into the required setback the permitted depth of the sign.</p> <p>Ground signs: Shall be set in at least 5' from every boundary line of the zone lot.</p>
Illumination	May be illuminated but only from a concealed light source. Flashing signs are prohibited.
Animation	Animated signs are prohibited.

10.10.6.3 Temporary Signs

Subject to the conditions hereinafter set forth and upon application to and issuance of a zoning permit therefore, signs identifying or advertising new construction, remodeling, rebuilding, development, sale, lease or rental of either a use by right or a designated land area; each such permit shall be valid for a period of not more than 12 calendar months and shall not be renewed for more than one successive period at the same location.

- A. Permitted sign types: Wall and ground.
- B. Permitted maximum number: 1 sign for each zone lot or designated land area on which the sign is located.
- C. Permitted sign area: 15 square feet plus 1 square foot per acre not to exceed 100 square feet for each zone lot or designated land area.

- D. Permitted maximum height above grade: 12 feet.
- E. Permitted location of temporary signs: Shall be set in at least 5 feet from every boundary line of the zone lot or designated land area.
- F. Permitted illumination of temporary signs: May be illuminated but only from a concealed light source, and shall not remain illuminated between the hours of 11:00 p.m. and 6:00 a.m.
- G. Prohibited: Flashing signs are prohibited and animated signs are prohibited.

SECTION 10.10.7 CAMPUS ZONE DISTRICTS SIGN STANDARDS

10.10.7.1 General

- A. Signs may be erected, altered and maintained only for and by a use by right in the district in which the signs are located; shall be located on the same zone lot as the use by right and shall be clearly incidental, customary and commonly associated with the operation of the use by right; provided, however, that no sign of any type shall be erected or maintained for or by a single unit dwelling except signs permitted according to Sections 10.10.3.1.A, 10.10.3.1.B, 10.10.3.1.E, 10.10.3.1.G, 10.10.3.1.I and signs identifying home occupations as regulated by Section 11.9.2.4.
- B. The sign standards contained within this Section apply to the following zone districts: CMP-H, CMP-H2, CMP-EI, CMP-EI2, CMP-ENT, CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R.

10.10.7.2 Permanent Signs

Permanent signs shall comply with the following standards:

	CMP-H CMP-EI	CMP-H2 CMP-EI2	CMP-ENT CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F, CMP-NWC-R
Contents	Identification by letter, numeral, symbol or design of the use by right by name, use, hours of operations, services offered and events.	Identification by letter, numeral, symbol or design of the use by right or conditional use by name, use, hours of operation, services offered and events.	Identification by letter, numeral, symbol or design of the use by right by name, use, hours of operation, services and products offered, events and prices of products and services; and/or any sign or signs that do not come within the definition of off-site commercial sign unless otherwise permitted by a District Sign Plan in accordance with Section 10.10.8 of this Code.
Sign Types	Wall, window, ground, canopy and projecting, except that projecting signs are prohibited for uses without direct street access on the Street Level.	Wall, window, ground, projecting canopy, and arcade, , except that projecting signs are prohibited for uses without direct street access on the Street Level.	Wall, window, ground, projecting canopy, and arcade, except that projecting signs are prohibited for uses without direct street access on the Street Level.

	CMP-H CMP-EI	CMP-H2 CMP-EI2	CMP-ENT CMP-NWC, CMP-NWC-C, CMP- NWC-G, CMP-NWC-F, CMP-NWC-R
Maximum Number	<p>Projecting Signs Only: Each user may display 1 projecting sign adjacent to every street upon which the user has frontage and an entry, or 1 projecting sign at the corner of a building where the user has 2 frontages, provided that the approval of the manager of the Department of Transportation and Infrastructure ("DOTI") has been given pursuant to the provisions of Section 49-436 of the Revised Municipal Code.</p> <p>All Other Signs, including a Mix of Projecting and Other Sign Types: 2 signs for each front line of the zone lot on which the use by right is located.</p>	<p>Projecting Signs Only: Each user may display 1 projecting sign adjacent to every street upon which the user has frontage and an entry, or 1 projecting sign at the corner of a building where the user has 2 frontages, provided that the approval of the manager of DOTI has been given pursuant to the provisions of Section 49-436 of the Revised Municipal Code.</p> <p>All Other Signs, including a Mix of Projecting and Other Sign Types: Each use may have the greater number of the following: 5 signs; or 2 signs for each front line of the zone lot on which the use is located.</p>	<p>Projecting Signs Only: Each user may display 1 projecting sign adjacent to every street upon which the user has frontage and an entry, or 1 projecting sign at the corner of a building where the user has 2 frontages, provided that the approval of the manager of DOTI has been given pursuant to the provisions of Section 49-436 of the Revised Municipal Code.</p> <p>All Other Signs, including a Mix of Projecting and Other Sign Types: Each use may have the greater number of the following: 5 signs; or 3 signs for each front line of the zone lot on which the use by right or conditional use is located.</p>

	CMP-H CMP-EI	CMP-H2 CMP-EI2	CMP-ENT CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F, CMP-NWC-R
Maximum Sign Area	<p>University or College: The following regulations shall apply to the contiguous Campus only: 2 square feet of sign area for each 5 linear feet of street frontage of the zone lot; provided, however, that the total area of all signs along any 1 street front shall not exceed 150 square feet of sign area, and no sign over 50 square feet shall be located within 100' of the zone lot line or campus boundary.</p> <p>Hospitals: 2 square feet of sign area for each 5 linear feet of street frontage of the zone lot not, however, to exceed 96 square feet of sign area to be applied to any 1 street front and not more than 2 street fronts, 1 contiguous with the other, shall be used.</p> <p>Lodging Accommodations: On zone lots having a linear street frontage of 100' or less, 100 square feet; on zone lots having a linear street frontage of more than 100', 1 square foot of sign for each linear foot of street front; provided, however, computations shall be made and sign area shall be determined on each street frontage separately and, provided further, that in no event shall more than 300 square feet of sign area be applied to any 1 street front. No sign shall exceed 300 square feet in size.</p> <p>All Others: 20 square feet or two square feet of sign area for each 1,000 square feet of zone lot area; however, not to exceed 96 square feet of total sign area for each zone lot and provided that no 1 sign shall exceed 32 square feet.</p>	<p>Dwelling, Multiple Unit: 20 square feet or 1 square foot of sign area for each dwelling unit in a multiple unit dwelling not, however, to exceed 96 square feet of total sign area for any use and not more than 32 square feet of sign area to be applied to any 1 street front.</p> <p>University or College: The following regulations shall apply to the contiguous Campus only. 2 square feet of sign area for each 5 linear feet of street frontage of the zone lot; provided, however, that the total area of all signs along any 1 street front shall not exceed 150 square feet of sign area, and no sign over 50 square feet shall be located within 100' of the zone lot line or campus boundary.</p> <p>Hospitals: 2 square feet of sign area for each 5 linear feet of street frontage of the zone lot not, however, to exceed 96 square feet of sign area to be applied to any 1 street front and not more than 2 street fronts, 1 contiguous with the other, shall be used.</p> <p>Lodging Accommodations: On zone lots having a linear street frontage of 100' or less, 100 square feet; on zone lots having a linear street frontage of more than 100', 1 square foot of sign for each linear foot of street front; provided, however, computations shall be made and sign area shall be determined on each street frontage separately and, provided further, that in no event shall more than 300 square feet of sign area be applied to any 1 street front. No sign shall exceed 300 square feet in size.</p> <p>All Others: 20 square feet or the total permitted sign area for each use by right or conditional use shall be determined by one of the following provisions; not, however, to exceed 192 square feet of total sign area for any 1 use and not more than 96 square feet of sign area to be applied to any 1 street front:</p> <ul style="list-style-type: none"> • For a zone lot having but 1 use by right or conditional use. 2 square feet of sign area for each 5 linear feet of street frontage of the zone lot; provided, however, that in computing the area of such signs not more than 2 street fronts, 1 contiguous with the other shall be used. • For a zone lot having 2 or more uses by right or conditional uses. 20 square feet plus 1 square foot of sign area for each 2 horizontal linear feet of that portion of the building frontage occupied by the use by right or conditional use. 	<p>Dwelling, Multiple Unit: One square foot of sign area for each dwelling unit in a multiple unit dwelling; not, however, to exceed 192 square feet of total sign area for any use and not more than 64 square feet of sign area to be applied to any 1 street frontage.</p> <p>Lodging Accommodations: On zone lots having a linear street frontage of 100' or less, 100 square feet; on zone lots having a linear street frontage of more than 100', 1 square foot of sign for each linear foot of street front; provided, however, computations shall be made and sign area shall be determined on each street frontage separately and, provided further, that in no event shall more than 300 square feet of sign area be applied to any 1 street front. No sign shall exceed 300 square feet in size.</p> <p>All Others: 80 square feet, or the total permitted sign area for each use by right shall be determined by one of the following provisions; provided, however, that no sign shall exceed 200 square feet in area nor shall the total sign area of any use exceed 600 square feet:</p> <ul style="list-style-type: none"> • For a zone lot having but 1 use by right. 1.5 square feet of sign area for each linear foot of front line of the zone lot for the first 100' of the front line and 1 square foot of sign area for each linear foot of zone lot front line thereafter; provided, however, in computing the area of such signs, the measurements of not more than 2 front lines, 1 contiguous with the other, shall be used. • For a zone lot having 2 or more uses by right. For each use by right 2.5 square feet of sign area for each horizontal linear foot of that portion of building frontage occupied by the use by right, for the first 100' of building frontage, then .5 square foot of sign area for each horizontal linear foot of building frontage thereafter.

	CMP-H CMP-EI	CMP-H2 CMP-EI2	CMP-ENT CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F, CMP-NWC-R
Maximum Height Above Grade	<p>Wall and window signs: 25’ Ground signs: 12’</p> <p>Projecting signs: The bottom of any projecting sign must be at least 8’ above the sidewalk or Street Level finished floor level, whichever is higher. The top of any projecting sign may be no higher than 15’ above the sidewalk or Street Level finished floor level, whichever is higher.</p>	<p>Wall, window and arcade signs:</p> <ul style="list-style-type: none"> Dwellings, multiple unit and all uses by right other than lodging accommodations, office and bank: 25’. Lodging accommodations, office and bank: The roof line of the building to which the sign is attached. Ground signs: 25’. <p>Projecting signs: The bottom of any projecting sign must be at least 8’ above the sidewalk or Street Level finished floor level, whichever is higher. The top of any projecting sign may be no higher than 15’ above the sidewalk or Street Level finished floor level, whichever is higher.</p>	<p>Wall and window signs: The roof line of the building to which the sign is attached. Ground and arcade signs: 32’.</p> <p>Projecting signs: The bottom of any projecting sign must be at least 8’ above the sidewalk or Street Level finished floor level, whichever is higher. The top of any projecting sign may be no higher than 15’ above the sidewalk or Street Level finished floor level, whichever is higher.</p>
Location	<p>Wall and window signs: Shall be set in from the boundary lines of the zone lot on which it is located, the same distance as a building containing a use by right; provided, however, wall signs may project into the required setback the permitted depth of the sign.</p> <p>Ground signs: Shall be set in at least 5’ from every boundary line of the zone lot.</p> <p>Projecting Signs:</p> <ul style="list-style-type: none"> Projecting graphics may project no more than 5’ out from a building. Projecting signs shall not exceed the height of the parapet of the building on which mounted. Projecting signs shall not be placed less than 8’ apart. 	<p>Wall, window and arcade signs: Shall be set back from the boundary lines of the zone lot on which located the same distance as a building containing a use by right or conditional use; provided, however, wall signs may project into the required setback the permitted depth of the sign.</p> <p>Ground signs: Shall be set in at least 5’ from every boundary line of the zone lot. In no case shall there be more than 1 ground sign applied to any street front.</p> <p>Projecting Signs:</p> <ul style="list-style-type: none"> Projecting graphics may project no more than 5’ out from a building. Projecting signs shall not exceed the height of the parapet of the building on which mounted. Projecting signs shall not be placed less than 8’ apart. 	<p>Shall be set back at least 5’ from every boundary line of the zone lot in districts requiring a setback for structures; otherwise need not be set back from the boundary lines of the zone lot. Wall signs may project into the required setback the permitted depth of the sign. In districts not requiring a building setback, wall signs attached to walls which are adjacent to a street right-of-way line may project into the right-of-way in accordance with Section 49-436. In no case shall there be more than 5 signs applied to any street front.</p> <p>Projecting Signs:</p> <ul style="list-style-type: none"> Projecting graphics may project no more than 5’ out from a building. Projecting signs shall not exceed the height of the parapet of the building on which mounted. Projecting signs shall not be placed less than 8’ apart.
Illumination	<p>All Sign Types: May be illuminated but only from a concealed light source. Flashing signs are prohibited.</p> <p>Additional Standards for Projecting Signs:</p> <ul style="list-style-type: none"> Illumination of projecting signs shall be permitted by direct, indirect, neon tube, light emitting diode (LED), and fluorescent illumination for users with over 20 linear feet of frontage. Users with fewer than 20 linear feet of frontage may have direct external illumination only. Fully internally-illuminated plastic sign boxes with internal light sources are prohibited Projecting signs may use a variety of illuminated colors. 	<p>All Sign Types: May be illuminated but only from a concealed light source. Flashing signs are prohibited.</p> <p>Additional Standards for Projecting Signs:</p> <ul style="list-style-type: none"> Illumination of projecting signs shall be permitted by direct, indirect, neon tube, light emitting diode (LED), and fluorescent illumination for users with over 20 linear feet of frontage. Users with fewer than 20 linear feet of frontage may have direct external illumination only. Fully internally-illuminated plastic sign boxes with internal light sources are prohibited. Projecting signs may use a variety of illuminated colors. 	<p>All Sign Types: May be illuminated. All direct illumination shall not exceed 25 watts per bulb. Flashing signs are prohibited.</p> <p>Additional Standards for Projecting Signs:</p> <ul style="list-style-type: none"> Illumination of projecting signs shall be permitted by direct, indirect, neon tube, light emitting diode (LED), and fluorescent illumination for users with over 20 linear feet of frontage. Users with fewer than 20 linear feet of frontage may have direct external illumination only. Fully internally-illuminated plastic sign boxes with internal light sources are prohibited. Projecting signs may use a variety of illuminated colors.
Animation	Animated signs are prohibited.	Animated signs are prohibited.	Animated signs are prohibited.

10.10.7.3 Temporary Signs

Subject to the conditions hereinafter set forth and upon application to and issuance of a zoning permit therefore, signs identifying or advertising new construction, remodeling, rebuilding, development, sale, lease or rental of either a use by right or a designated land area; each such permit shall be valid for a period of not more than 12 calendar months and shall not be renewed for more than one successive period at the same location.

- A. Permitted sign types:
 - 1. CMP-H, CMP-H2, CMP-EI, CMP-EI2: Wall and ground.
 - 2. CMP-ENT, CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F, CMP-NWC-R zone districts: Wall, ground and window.
- B. Permitted maximum number: 1 sign for each zone lot or designated land area on which the sign is located.
- C. Permitted sign area:
 - 1. CMP-H2 and CMP-EI2: 20 square feet or 2 square feet of sign area for each acre of zone lot or designated land area not to exceed 150 square feet.
 - 2. CMP-H and CMP-EI: 15 square feet plus 1 square foot per acre not to exceed 100 square feet for each zone lot or designated land area.
 - 3. CMP-ENT, CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F, CMP-NWC-R zone districts: The greater number of the following: 100 square feet; or 1 square foot of sign area for each 2 linear feet of street frontage of the zone lot; provided however, that the total area of all signs on the zone lot shall not exceed 200 square feet.
- D. Permitted maximum height above grade:
 - 1. CMP-H, CMP-H2, CMP-EI, CMP-EI2: 12 feet.
 - 2. CMP-ENT, CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F, CMP-NWC-R zone districts: 25 feet.
- E. Permitted location of temporary signs: Shall be set in at least 5 feet from every boundary line of the zone lot or designated land area.
- F. Permitted illumination of temporary signs:
 - 1. CMP-H, CMP-H2, CMP-EI, CMP-EI2: May be illuminated but only from a concealed light source, and shall not remain illuminated between the hours of 11:00 p.m. and 6:00 a.m.
 - 2. CMP-ENT, CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F, CMP-NWC-R zone districts: May be illuminated and all direct illumination shall not exceed 25 watts per bulb unless otherwise permitted by a District Sign Plan in accordance with Section 10.10.8 of this Code.
- G. Prohibited: Flashing signs are prohibited and animated signs are prohibited unless otherwise permitted by a District Sign Plan in accordance with Section 10.10.8 of this Code.

10.10.7.4 Joint Identification Signs - CMP-H2, CMP-EI2, CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts

Subject to the conditions hereinafter set forth and upon application to and issuance a zoning permit therefore, joint identification signs are permitted for 3 or more primary uses on the same zone lot as the signs, excluding parking. The following joint identification signs are in addition to all other signs:

- A. Permitted sign types: Wall and ground.
- B. Permitted maximum number: 1 wall sign or 1 ground sign for each front line of the zone lot.

- C. Permitted sign area: 1 square foot of sign area for each 2 linear feet of street frontage; provided, however, that the total sign area shall not exceed 200 square feet.
- D. Permitted maximum height above grade: 20 feet.
- E. Permitted location: Shall be set back at least 5 feet from every boundary line of the zone lot in districts requiring a front setback for structures; otherwise need not be set back from the boundary lines of the zone lot. Wall signs may project into the required setback the permitted depth of the sign. In districts not requiring a front setback for structures, wall signs attached to walls which are adjacent to a street right-of-way line may project into the right-of-way in accordance with D.R.M.C., Section 49-436.
- F. Permitted illumination: May be illuminated and all direct illumination shall not exceed 25 watts per bulb unless otherwise permitted by a District Sign Plan in accordance with Section 10.10.8 of this Code.
- G. Prohibited: Flashing signs are prohibited and animated signs are prohibited unless otherwise permitted by a District Sign Plan in accordance with Section 10.10.8 of this Code.

SECTION 10.10.8 DISTRICT SIGN PLAN FOR CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F AND CMP-NWC-R ZONE DISTRICTS

10.10.8.1 Signs Subject to a District Sign Plan

Notwithstanding more restrictive provisions of this Division 10.10, Signs, the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts may have signs in accordance with a single approved District Sign Plan. All signs expressly allowed through this Section 10.10.8 must be in conformance with an approved District Sign Plan.

10.10.8.2 Intent

The intent of this Section 10.10.8 is to:

- A. Allow flexibility in the size, type, location and attributes of signs and Special Lighting Elements in order to support a unique education, entertainment and employment destination at the National Western Center. Unique signage within the district are intended to be incorporated and displayed in ways that foster civic pride and economic vitality, and which reflect the unique design vision for the National Western Center, which may include:
 - 1. Creative and artistic signs
 - 2. Special Lighting Elements
 - 3. Self-illuminated signs
 - 4. Signs integrated with one or more iconic or distinctive features
 - 5. Non-standard or one-of-a-kind advertising opportunities
 - 6. Signs infused with art
- B. Facilitate development of a coordinated program of signage and illumination elements that enhances the aesthetic values of the city and ensures quality design; enhances the city's attraction to and creates excitement and anticipation for residents, employees, and visitors; and promotes good urban design.
- C. Mitigate possible adverse impacts of signs and Special Lighting Elements, particularly on surrounding residential uses.

10.10.8.3 Applicability

- A. The provisions of this Section 10.10.8 shall apply only with respect to:

1. Signs that are located in the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F or CMP-NWC-R zone districts and permitted by the District Sign Plan.
 2. Special Lighting Elements that are located in the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F or CMP-NWC-R zone districts and permitted by the District Sign Plan.
- B. Notwithstanding Section 10.10.8.3.A, the provisions of this Section 10.10.8 shall not apply to signs otherwise permitted in Division 10.10, Signs, except Section 10.10.8.4.B, Minimum Pixel Pitch for Signs Using Digital Illumination, shall apply to such signs; and
- C. Unless otherwise expressly required by this Section 10.10.8, a sign or Special Lighting Element that is exempt from permitting under the provisions of the D.R.M.C or this Code shall not be deemed to require a zoning permit or a building permit due to the provisions of this Section 10.10.8.

10.10.8.4 Sign Types, Placement and Design

A. Glare

Signs and Special Lighting Elements permitted under this Section 10.10.8 or under the terms of the District Sign Plan shall be deemed to comply with all standards in this Code regarding Glare (as that term is defined in Division 13.3).

B. Minimum Pixel Pitch for Signs Using Digital Illumination

A sign using digital illumination shall have a minimum pixel pitch of 11 millimeters, unless otherwise specified in the District Sign Plan.

C. Sign Content

Sign content relating to products, services, uses, businesses, commodities, entertainment or attractions sold, offered or existing elsewhere than upon the same zone lot where such sign is displayed, including Outdoor General Advertising Devices and Off-Site Commercial Signs, are allowed within the area subject to an approved District Sign Plan.

D. Sign Types and Special Lighting Elements

1. All sign types allowed by or defined in this Code, including but not limited to off-premises signs and outdoor general advertising devices, are allowed in the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts. In addition, the District Sign Plan may define and allow other sign types not otherwise allowed or defined in this Code or prohibit certain sign types from particular areas. All such signs shall be subject only to the limits, conditions, and procedures specified in the District Sign Plan, except that Division 12.9, Nonconforming Signs, shall apply to all signs permitted in the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts according to an approved District Sign Plan.
2. Special Lighting Elements are allowed in the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts. For purposes of this Section 10.10.8, "Special Lighting Elements" means, where both the lighting source and the illuminated surface or medium are located within the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts, the illumination of:
 - a. The outside surface of any building, structure, part of a building or structure, or
 - b. Any water, mist, fog, smoke, or other surface, material, medium or substrate located outdoors.
3. In the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts, Outdoor General Advertising Device Ground Signs shall not be supported only by a pole or poles unless sufficient architectural enhancements are included as approved in the District Sign Plan.

E. Maximum Number

There is no maximum on the number of signs or Special Lighting Elements that are allowed, unless otherwise stated in the District Sign Plan.

F. Maximum Sign Area

Unless otherwise stated in the District Sign Plan, there is no maximum on: (1) the amount of area for any individual sign or Special Lighting Element, (2) the cumulative area of signage for any building or area, or (3) the cumulative area covered by Special Lighting Elements.

G. Maximum Height Above Grade

1. Except as provided by Section 10.10.8.4.G.2 and Section 10.10.8.4.G.3 below, the District Sign Plan shall not allow the height of any sign or equipment constituting any Special Lighting Element to exceed the maximum height specified in the allowed building form with the highest maximum height in feet, not including height exceptions, in the applicable zone district.
2. The District Sign Plan may allow temporary portable signs of any maximum height, subject to any limitations on time, area, size, number, design, illumination, location or other standards identified in the District Sign Plan. Such portable signs shall require a zoning permit.
3. Temporary portable signs and equipment for Special Lighting Elements may extend above the maximum allowable height for the zone district within which the sign is located for limited timeframes for special events approved by the City for a period not to exceed the duration of the permitted special event.
4. Roof signs, and equipment for Special Lighting Elements, may extend above the Roof Line of the building to which the sign or Special Lighting Element is attached to the extent allowed by the District Sign Plan; however, the District Sign Plan shall not allow any sign or equipment for Special Lighting Elements to extend above the maximum allowable building form height for the zone district within which the sign is located.

H. Signs and Special Lighting Elements Subject to the District Sign Plan

The CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts may have signs and Special Lighting Elements in accordance with the approved District Sign Plan. Proposals for individual signs and Special Lighting Elements for which the applicant therefor elects in the subject application to have the provisions of this Section 10.10.8 apply, shall comply with the requirements stated in the District Sign Plan.

I. Locations

1. There is no requirement that signage or equipment for any Special Lighting Element be set back from the zone lot line or any built feature, however, signs shall not violate the Denver Building Code and Denver Fire Code. Signs and equipment for any Special Lighting Element may project into public rights-of-way if such signs and Special Lighting Elements comply with applicable provisions of the D.R.M.C. pertaining to encroachments within the public rights-of-way and are subject to approval by the Department of Transportation and Infrastructure ("DOTI").
2. Signs allowed under this Section 10.10.8 may be sited on vacant zone lots.

J. Illumination

1. Illumination of signs and illumination integrated into Special Lighting Elements is allowed.
2. Flashing signs and flashing Special Lighting Elements are allowed.

3. Subject to the provisions of this Section 10.10.8, illumination for or of signs may be from a concealed light source that may flash, blink or fluctuate by means of movement, changes in colors, changes in the intensity of light, changes in letters, numbers, symbols, designs or other images, ambient conditions such as fog, snow or wind, or otherwise. The frequency, cycle, or movement of any such flashing, blinking or fluctuation shall not be limited except as stated in the District Sign Plan.
4. It is not a violation of this Section 10.10.8 if the illumination from or of any sign or Special Lighting Element is visible from beyond the boundaries of the zone lot or the separately conveyable parcel of land upon which such a sign or Special Lighting Element is located. However, the District Sign Plan shall require louvres or other brightness reduction strategies to reduce the luminance of signs comprised of self-illuminated digital screens when viewed at Off-axis Angles.
 - a. For the purposes of this Section 10.10.8, the term “Off-axis Angle”, with respect to any screen or portion of a screen, as applicable, means any angle other than the angle perpendicular to such screen or portion of such screen, as applicable.

K. Animation, Dynamic Elements and Full-Motion Video

Animated Signs and animation, dynamic elements, and full-motion video as part of a Special Lighting Element are allowed.

L. Materials

1. The District Sign Plan shall require that signs and equipment for Special Lighting Elements be professionally designed and fabricated from quality, durable materials, including a requirement that only quality illumination equipment be used for illuminated signs and Special Lighting Elements.
2. The District Sign Plan shall prohibit internally illuminated, translucent face box signs.

M. Projecting Signs

Projecting signs must clear sidewalks by at least 8 feet in height and may project no more than 10 feet out from a building wall. All such projecting signs over public rights-of-way are subject to approval by DOTI.

N. Accessory Uses

Signs for accessory uses are allowed to the extent stated in the District Sign Plan.

O. Prohibition

As a matter of public necessity, the City must protect children and non-consenting adults in and on its public streets, sidewalks, transportation facilities and other public rights-of-way from viewing public displays of offensive sexual material. When such displays are thrust indiscriminately upon unwilling audiences of adults and children, such displays constitute assaults upon individual privacy. Therefore, signs (including signs incorporated into a Special Lighting Element) subject to the District Plan shall not be displayed or exhibited in a manner that exposes to public view from any public streets, sidewalks, transportation facilities, and other public rights-of-way any:

1. Pictorial material that is obscene;
2. Statements or words describing explicit sexual acts, sexual organs, or excrement where such statements or words have as their purpose or effect sexual arousal or gratification;
3. Pictorial material depicting a person’s genitals, pubic hair, perineum, anus, or anal region or
4. Pictorial material depicting explicit sexual acts.

P. Varying Regulations by Subareas within the District Sign Plan

1. The District Sign Plan shall contain geographically defined areas within the District Sign Plan that have different regulations from those applicable to other geographic areas within the District Sign Plan.
2. The District Sign Plan shall identify a methodology to identify and characterize subareas within the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts distinguished from one another based on factors including but not limited to:
 - a. The intensity and mix of land uses existing or planned to occur within such subareas;
 - b. The density of the built environment existing or planned within such subareas, and
 - c. The subarea's location within, or in proximity to, (1) existing or planned major gateways or entrances to the campus, or (2) other existing or planned publicly-accessible spaces, major arterials, or major entrances to the campus, such that allowances for signage and Special Lighting Elements are greater and/or more flexible for subareas located closest to existing or planned gateways, major entrances, publicly-accessible spaces, or major arterials.
3. Based on the methodology described above, the District Sign Plan shall assign differing standards to each such subarea, as appropriate, which will result in signage and Special Lighting Elements within each subarea consistent with the differences in character of each subarea. Differing standards may include, but are not limited to, appropriate scale, permitted sign types, maximum sign areas, appropriate locations, and appropriate illumination levels or animation.

10.10.8.5 Process to Establish or Amend a District Sign Plan

A. Definition

For the purposes of this Section 10.10.8, the term "District Sign Plan" means the plan approved in accordance with this Section 10.10.8.5, as such plan may be amended from time to time in accordance with provisions of this Section 10.10.8.

B. Intent of District Sign Plan Approach

1. The CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts are envisioned to showcase a unified, cohesive and integrated program of signage. The District Sign Plan is the mechanism that efficiently reconciles the vision for the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts with the reality that properties in these districts will be built over a long period of time during which technology and best practices will evolve.
2. The CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts will be developed and constructed in multiple phases over time. It is impractical to require detailed plans for signage and Special Lighting Elements to be provided for the entirety of the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts at the very outset of its development. Such a requirement would thwart the design intent for the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts.
3. These provisions shall apply to the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts and signs may be erected, altered and maintained for a use by-right in these zone districts and may be used for outdoor general advertising devices, including, but not limited to, City of Denver services and events.

C. Initiation

Any of the following persons may initiate a request to establish a District Sign Plan.

1. A member of the City Council
2. A member of the Planning Board
3. The City Attorney
4. The Manager
5. The Manager or Director of any other City department or agency; or
6. One or more owners of real property located within the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F or CMP-NWC-R zone districts.

D. Review

Community Planning and Development will review information received in the applicant's submittal and forward a recommendation to the Planning Board within 45 days after the submittal of a complete application for the District Sign Plan or amendment to the District Sign Plan (other than amendments effected through Section 10.10.8.11 and 10.10.8.12) unless the applicant agrees in writing to an extension of time.

E. Notice of Complete Application

1. No later than 10 days after receipt of a complete application, Community Planning and Development shall send informational notice of the proposed District Sign Plan or any proposed amendment to the District Sign Plan (other than amendments effected through Section 10.10.8.10 or 10.10.8.11) to:
 - a. Neighborhood organizations registered according to the provisions of D.R.M.C. Section 12-94 and whose boundaries include property within, or within 200 feet of the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts
 - b. Each City Council member representing a district within the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts or within 200 feet of CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts, and
 - c. The at-large City Council members.
2. No later than 10 days after receipt of a determination of a complete application from Community Planning and Development, the applicant shall send informational notice of the proposed District Sign Plan or a proposed amendment to the District Sign Plan (other than amendments effected through Section 10.10.8.10, Minor Deviations from a District Sign Plan, or 10.10.8.11, Supplemental Plans) to each property owner within the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts according to the address stated in records of the Denver Assessor's Office as of the date the applicant checked such records, which date shall not be earlier than the date the applicant submitted its application to Community Planning and Development, and not later than 10 days after the applicant's receipt of a determination that the application is complete from Community Planning and Development. However, for property included within any condominium or cooperative, as such terms are defined in C.R.S. Section 38-33.3-103, the applicant shall only be required to send notice to the owners association for such condominium or cooperative and not to each property owner.
3. The informational notice shall be sent via U.S. mail first class or by electronic mail if the recipient has indicated their acceptance of notice by electronic mail.

4. Notification shall include the location and general description of the proposed action; and the process to be followed, including the date, time and place of the Planning Board public meeting, if such has been scheduled; and information concerning when and where written comments may be submitted.
5. Minor defects in a notice shall not impair the notice or invalidate proceedings under the notice if a bona fide attempt has been made to comply with applicable notice requirements. Where written notice was properly mailed, failure of a party to receive written notice shall not invalidate any subsequent action. In all cases, however, the requirements for the timing of the notice and for specifying the time, date, and place of a meeting and the location of the subject property shall be strictly construed. If questions arise at the meeting regarding the adequacy of notice, the Planning Board shall make a finding regarding whether there was substantial compliance with the notice requirements of this Code before deciding whether to approve, approve with conditions, or deny the application.

F. Notice of Planning Board Meeting

1. No later than 15 days before the required Planning Board public meeting, the Manager shall notify the city council members in whose district the subject property is located and the at-large city council members. In addition, if the subject application affects areas within, or within 200 feet of, a registered neighborhood organization's boundaries, the Manager shall notify such registered neighborhood organizations registered according to D.R.M.C. Section 12-94.
2. The notice shall be sent via U.S. mail first class or by electronic mail if the recipient has indicated their acceptance of notice by electronic mail.
3. Notification shall include the location and general description of the proposed action and the process to be followed, including the date, time and place of the scheduled public meeting.
4. Minor defects in a notice shall not impair the notice or invalidate proceedings under the notice if a bona fide attempt has been made to comply with applicable notice requirements. Where written notice was properly mailed, failure of a party to receive written notice shall not invalidate any subsequent action. In all cases, however, the requirements for the timing of the notice and for specifying the time, date, and place of a meeting and the location of the subject property shall be strictly construed. If questions arise at the meeting regarding the adequacy of notice, the Planning Board shall make a finding regarding whether there was substantial compliance with the notice requirements of this Code before deciding whether to approve, approve with conditions, or deny the application.

G. Adoption of District Sign Plan

The Planning Board shall review Community Planning and Development's recommendation, public comment, the criteria for review, and make a final decision to approve, approve with conditions, or deny such District Sign Plan or amendment.

H. Appeals

The Planning Board's decision on an application for a District Sign Plan or an amendment thereto may be appealed to the District Court.

10.10.8.6 Submittal Requirements

To establish the District Sign Plan, or amend the District Sign Plan (other than minor deviations through Section 10.10.8.10 or through approval of Supplemental Plans under Section 10.10.8.11) the applicant shall submit to Community Planning and Development a District Sign Plan and accompanying materials that incorporate:

- A. The locations of residential uses, off-street parking areas, landscaped areas, streets, and alleys to the extent known, within the boundaries and within 200' of the District Sign Plan.
- B. Identifications and/or descriptions of all signs and Special Lighting Elements allowed,
- C. As part of the review procedure for Supplemental Plans, authority for the review body to require specific mitigation measures reasonably necessary to mitigate possible material adverse impacts, when it finds such possible impacts. For purposes of this provision, "material adverse impacts" include, but are not limited to, nuisance or distraction to near-by permitted land uses or to motor vehicles on major roadways, particularly from permitted flashing, illuminated, or animated signs and Special Lighting Elements.
- D. Provisions addressing design review for signs and Special Lighting Elements.
- E. Design standards and guidelines that include:
 - 1. The parameters for acceptable structures to which signs and/or equipment related to such Special Lighting Elements may be attached or included within;
 - 2. The parameters for acceptable sign shape, size, typography, lighting, exposed structures, animation, luminance, colors and materials, and the frequency of changeable copy, graphics, or lighting;
 - 3. Identification of areas from which signs and Special Lighting Elements are intended to be viewed;
 - 4. General recommendations for measures and practices to mitigate possible material adverse impacts from allowed signs and Special Lighting Elements; and
 - 5. Review criteria that ensure all features of signs, including the illumination, support structure, color, lettering, height, and location, shall be designed to be complementary to and/or integrated into the architecture and architectural features of the building on which it is located or to which it relates.
- F. Design standards and guidelines for allowable Special Lighting Elements, including:
 - 1. A general description of methods of and limits on illumination that may be implemented in Special Lighting Elements;
 - 2. A general description of the surfaces of any existing or proposed buildings, structures, or other surfaces, materials, mediums or substrates that may be illuminated by Special Lighting Elements; and
 - 3. General descriptions of allowed exposed structures, colors and materials for equipment used for Special Lighting Elements.
- G. Information describing the general locations where signs and Special Lighting Elements are allowed,
- H. The maximum heights for signs and equipment for, and surfaces illuminated by, Special Lighting Elements,
- I. Proposed maximums, if any, for the total sign area or number of signs per building face or per other medium or metric, and
- J. Other items as may be identified by Community Planning and Development as reasonably necessary to review and approve the District Sign Plan or amendment consistent with the criteria stated in Sections 10.10.8.9 and 10.10.8.11.H.

10.10.8.7 Regulatory Construct

The District Sign Plan shall establish standards applicable to a wide range of allowed signs and Special Lighting Elements within the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts. As a general matter, the District Sign Plan may contain two levels of specificity with respect to signs and Special Lighting Elements.

A. Detailed Level

Once the District Sign Plan is approved in accordance with Section 10.10.8.5, Process to Establish or Amend a District Sign Plan, applicants for signs and Special Lighting Elements that are included in the more detailed of such two levels, and that elect to have the provisions of this Section 10.10.8 apply to signs and Special Lighting Elements, will be allowed to request zoning and building permits for such signs and Special Lighting Elements (if such permits are required) without the need for obtaining additional approval of a Supplemental Plan, consistent with the District Sign Plan.

B. General Level

Once the District Sign Plan is approved in accordance with Section 10.10.8.5, Process to Establish or Amend a District Sign Plan, applicants for signs or Special Lighting Elements that are included in the more general of such two levels, will not be permitted to apply for zoning or building permits until a Supplemental Plan for such signs and Special Lighting Elements providing the higher level of specificity is approved in accordance with Section 10.10.8.11, Supplemental Plans.

10.10.8.8 One District Sign Plan

The City shall approve no more than one District Sign Plan within the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts. The District Sign Plan's boundaries shall include all land area within the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts.

10.10.8.9 Criteria for Review

The Planning Board may approve an application for the District Sign Plan or an amendment to the District Sign Plan (other than minor deviations through Section 10.10.8.10 or through approval of Supplemental Plans under Section 10.10.8.11) if the application complies with the following criteria:

- A. The District Sign Plan complies with all applicable standards contained in this Code.
- B. The cumulative effect of the District Sign Plan's allowances for signs and Special Lighting Elements:
 - 1. Encourages exciting, iconographic, and inventive signage and Special Lighting Elements that distinguish the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts from other places in Denver.
 - 2. Promotes signs and Special Lighting Elements that are consistent with the existing or planned character of a specific subarea.
 - 3. Establishes a coordinated program of signage.
 - 4. Fosters civic pride in the beauty of the city, enhances the aesthetic values of the city, helps to establish Denver as an international destination, promotes good urban design and contributes to achieving the National Western Center Master Plan's vision for a unique entertainment destination.
- C. The District Sign Plan avoids material adverse impacts of signs and Special Lighting Elements to the fullest extent possible, or, as necessary, contains mitigation measures necessary to mitigate such impacts on nearby uses, structures, and significant public areas outside the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts.

- D. The District Sign Plan contains restrictions that will result in signs and Special Lighting Elements that:
1. Are designed to be visually compatible with the character of neighborhoods, the South Platte River corridor and other public areas nearby the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts, while maintaining consistency with the vision of the National Western Center Master Plan to create a unique entertainment destination.
 2. Do not create material adverse impacts on motor vehicles on public roadways located within or nearby the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts.

10.10.8.10 Minor Deviations from a District Sign Plan

A. Allowed

Minor deviations from the District Sign Plan for individual signs or individual Special Lighting Elements may be allowed by Community Planning and Development if:

1. Such deviations appear necessary in light of technical or engineering considerations, or to accommodate the implementation of future technology that is generally consistent with the intent of the District Sign Plan and Section 10.10.8.2, Intent, and
2. The at-large city council members and the city council members and registered neighborhood organizations whose boundaries are within 200 feet of the subject sign(s) and/or Special Lighting Element(s) are first notified.
3. Notwithstanding the foregoing, no minor deviation shall be allowed which violates the Denver Building Code, Denver Fire Code, or any applicable provision of the D.R.M.C.

B. Not Allowed

Minor deviations from the District Sign Plan for individual signs or individual Special Lighting Elements shall not be allowed under any of the following circumstances:

1. The individual sign or Special Lighting Element is oriented or illuminated so that it adversely affects existing nearby residential uses or structures beyond what is allowed by the District Sign Plan
2. For projecting signs, a projection greater than 6 inches above the maximum otherwise allowed.
3. A change in signage type, illumination, or animation that is not allowed by the District Sign Plan.

C. Plan Amendment Required

A deviation to any sign or Special Lighting Element that does not comply with the requirements of the District Sign Plan and is not allowed under Section 10.10.8.11 shall require an amendment to the District Sign Plan, approved under Section 10.10.8.5, Process to Establish or Amend a District Sign Plan.

10.10.8.11 Supplemental Plans

The District Sign Plan may establish a convention whereby certain signs and/or Special Lighting Elements, as appropriate, may not be installed, operated, maintained, repaired, and replaced unless a Supplemental Plan is approved under this Section 10.10.8.11 with respect to such signs and/or Special Lighting Elements, as appropriate. The District Sign Plan may establish a convention whereby certain signs and/or Special Lighting Elements may be installed, operated, maintained, repaired, and replaced without the need for approval of a Supplemental Plan.

A. Definition

For the purposes of this Section 10.10.8, the term “Supplemental Plan” means a supplement to the District Sign Plan that is approved in accordance with this Section 10.10.8.11.

B. Intent

The intent of a Supplemental Plan is to allow for a coordinated program with respect to numerous buildings, signs and Special Lighting Elements that will be designed, developed, constructed and installed within the CMP-NWC, CMP-NWC-C, CMP-NWC-G, CMP-NWC-F and CMP-NWC-R zone districts in phases.

C. Requirements

To the extent that the District Sign Plan provides that any sign and/or Special Lighting Element may not be installed within certain areas until a Supplemental Plan for such area is approved, then no sign and/or Special Lighting Element, as appropriate, may be installed in such area until a Supplemental Plan for such area is approved or such sign and/or Special Lighting Element is exempt from such requirement as stated in the District Sign Plan.

D. Submittal Requirements

An applicant seeking approval of a Supplemental Plan shall submit the following items to Community Planning and Development:

1. Information as required by the District Sign Plan
2. Other items as may be identified by the Zoning Administrator as reasonably necessary to approve such Supplemental Plan consistent with the criteria stated in Section 10.10.8.11.H, Criteria for Review.

E. Review

The Zoning Administrator will review information received in the applicant’s submittal and, within 45 days after the submittal of a complete application for a Supplemental Plan, make a final decision to approve, approve with conditions or deny such Supplemental Plan unless the applicant agrees in writing to an extension of time. Should the Zoning Administrator fail to make a decision within the time frame specified above, and no extension of time has been agreed upon, then the application shall be deemed denied.

F. Notice to Others

The Zoning Administrator shall see that the notices are placed on the property by the applicant no later than 15 days after receipt of the complete application for the Supplemental Plan. The Zoning Administrator shall also send notice of the proposed plan to the neighborhood organizations which are registered pursuant to the provisions of Article III, Chapter 12 of the Revised Municipal Code and whose boundaries are within 3,000 feet of the boundary line of the zone lot. The Zoning Administrator shall also send notices to the city council members in whose district the large facility is located and to the at large council members. Such notice shall require that written comments be submitted to the Zoning Administrator by those persons having a concern with respect to the proposal within 30 days of the date of notification.

G. Consideration of Public Comments

The Zoning Administrator shall consider the concerns expressed by members of the public, neighborhood organizations and council members, and shall evaluate the proposed Supplemental Plan.

H. Criteria for Review

The Zoning Administrator may approve an application for a Supplemental Plan if the Supplemental Plan complies with Section 10.10.8.9, Criteria for Review, and is consistent with the provisions of the District Sign Plan.

I. Appeals

Any decision of the Zoning Administrator under this Section 10.10.8.11 may be appealed to the Board of Adjustment. Thereafter, the Board of Adjustment's decision may be appealed to the District Court.

J. Effect of Approval of a Supplemental Plan

Upon approval of a Supplemental Plan, such Supplemental Plan shall be deemed an amendment to, and shall be deemed to have become part of, the District Sign Plan. An approved Supplemental Plan shall be incorporated into the next amended District Sign Plan, at which time the Supplemental Plan shall expire.

SECTION 10.10.9 RESIDENTIAL MIXED USE ZONE DISTRICTS SIGN STANDARDS

10.10.9.1 General

A. Signs may be erected, altered and maintained only for and by a use by right in the district in which the signs are located; shall be located on the same zone lot as the use by right and shall be clearly incidental, customary and commonly associated with the operation of the use by right; provided, however, that no sign of any type shall be erected or maintained for or by a single unit dwelling except signs permitted according to Sections 10.10.3.1.A, 10.10.3.1.B, 10.10.3.1.E, 10.10.3.1.G, 10.10.3.1.I and signs identifying home occupations as regulated by Section 11.9.2.4.

B. The sign standards contained within this Section apply to the following zone districts:

URBAN EDGE NEIGHBORHOOD CONTEXT	URBAN NEIGHBORHOOD CONTEXT	GENERAL URBAN NEIGHBORHOOD CONTEXT	URBAN CENTER NEIGHBORHOOD CONTEXT	MASTER PLANNED CONTEXT
E-RX-3	U-RX-3	G-RO-3	C-RX-5	M-RX-3
E-RX-5	U-RX-5	G-RO-5	C-RX-8	M-RX-5
		G-RX-3	C-RX-12	M-RX-5A
		G-RX-5		

10.10.9.2 Permanent Signs

Permanent signs shall comply with the following standards:

Contents	Identification by letter, numeral, symbol or design of the use by right or conditional use by name, use, hours of operation, services offered and events.
Sign Types	Wall, window, ground, projecting, canopy, and arcade, except that projecting signs are prohibited for uses without direct street access on the Street Level.
Maximum Number	Projecting Signs Only: Each user may display 1 projecting sign adjacent to every street upon which the user has frontage and an entry, or 1 projecting sign at the corner of a building where the user has 2 frontages, provided that the approval of the manager of the Department of Transportation and Infrastructure ("DOTI") has been given pursuant to the provisions of Section 49-436 of the Revised Municipal Code. All Other Signs, including a Mix of Projecting and Other Sign Types: Each use by right or conditional use may have the greater number of the following: 5 signs; or 2 signs for each front line of the zone lot on which the use by right or conditional use is located.

<p>Maximum Sign Area</p>	<p>Dwelling, Multiple Unit: 20 square feet or 1 square foot of sign area for each dwelling unit in a multiple unit dwelling not, however, to exceed 96 square feet of total sign area for any use and not more than 32 square feet of sign area to be applied to any 1 street front.</p> <p>Lodging Accommodations: On zone lots having a linear street frontage of 100' or less, 100 square feet; on zone lots having a linear street frontage of more than 100', 1 square foot of sign for each linear foot of street front; provided, however, computations shall be made and sign area shall be determined on each street frontage separately and, provided further, that in no event shall more than 300 square feet of sign area be applied to any 1 street front. No sign shall exceed 300 square feet in size.</p> <p>University or College: The following regulations shall apply to the campus. 2 square feet of sign area for each 5 linear feet of street frontage of the zone lot; provided, however, that the total area of all signs along any 1 street front shall not exceed 150 square feet of sign area, and no sign over 50 square feet shall be located within 100' of the zone lot line or campus boundary.</p> <p>All Others: 20 square feet or the total permitted sign area for each use shall be determined by one of the following provisions; not, however, to exceed 192 square feet of total sign area for any 1 use and not more than 96 square feet of sign area to be applied to any 1 street front:</p> <ul style="list-style-type: none"> • For a zone lot having but 1 use by right or conditional use. 2 square feet of sign area for each 5 linear feet of street frontage of the zone lot; provided, however, that in computing the area of such signs not more than 2 street fronts, 1 contiguous with the other shall be used. • For a zone lot having 2 or more uses by right or conditional uses. 20 square feet plus 1 square foot of sign area for each 2 horizontal linear feet of that portion of the building frontage occupied by the use by right or conditional use.
<p>Maximum Height Above Grade</p>	<p>Wall, window and arcade signs:</p> <ul style="list-style-type: none"> • Dwellings, multiple unit and all uses by right other than lodging accommodations, office and bank: 25' • Lodging accommodations, office and bank: The roof line of the building to which the sign is attached. <p>Ground signs: 25'</p> <p>Projecting signs: The bottom of any projecting sign must be at least 8' above the sidewalk or Street Level finished floor level, whichever is higher. The top of any projecting sign may be no higher than 15' above the sidewalk or Street Level finished floor level, whichever is higher.</p>
<p>Location</p>	<p>Wall, window and arcade signs: Shall be set back from the boundary lines of the zone lot on which located the same distance as a building containing a use by right or conditional use; provided, however, wall signs may project into the required setback the permitted depth of the sign.</p> <p>Ground signs: Shall be set in at least 5' from every boundary line of the zone lot. In no case shall there be more than 1 ground sign applied to any street front.</p> <p>Projecting Signs:</p> <ul style="list-style-type: none"> • Projecting graphics may project no more than 5' out from a building. • Projecting signs shall not exceed the height of the parapet of the building on which mounted. • Projecting signs shall not be placed less than 8' apart.
<p>Illumination</p>	<p>All Sign Types: May be illuminated but only from a concealed light source. Flashing signs are prohibited.</p> <p>Additional Standards for Projecting Signs:</p> <ul style="list-style-type: none"> • Illumination of projecting signs shall be permitted by direct, indirect, neon tube, light emitting diode (LED), and fluorescent illumination for users with over 20 linear feet of frontage. Users with fewer than 20 linear feet of frontage may have direct external illumination only. • Fully internally-illuminated plastic sign boxes with internal light sources are prohibited. • Projecting signs may use a variety of illuminated colors..
<p>Animation</p>	<p>Animated signs are prohibited.</p>

10.10.9.3 Temporary Signs

Subject to the conditions hereinafter set forth and upon application to and issuance of a zoning permit therefore, signs identifying or advertising new construction, remodeling, rebuilding, development, sale, lease or rental of either a use by right or conditional use or a designated land area; each such permit shall be valid for a period of not more than 12 calendar months and shall not be renewed for more than one successive period at the same location.

- A. Permitted sign types: Wall and ground.
- B. Permitted maximum number: 1 sign for each zone lot or designated land area on which the sign is located.
- C. Permitted sign area: 20 square feet or 2 square feet of sign area for each acre of zone lot or designated land area not to exceed 150 square feet.
- D. Permitted maximum height above grade: 12 feet.
- E. Permitted location: Shall be set in at least 5 feet from every boundary line of the zone lot or designated land area.
- F. Permitted illumination: May be illuminated but only from a concealed light source; and shall not remain illuminated between the hours of 11:00 p.m. and 6:00 a.m.
- G. Prohibited: Flashing signs are prohibited and animated signs are prohibited.

10.10.9.4 Joint Identification Signs

Subject to the conditions hereinafter set forth and upon application to and issuance a zoning permit therefore, joint identification signs are permitted for 3 or more uses by right or conditional uses on the same zone lot as the signs, excluding parking. The following joint identification signs are in addition to all other signs:

- A. Permitted sign types: Wall and ground.
- B. Permitted maximum number: 1 wall sign or 1 ground sign for each front line of the zone lot.
- C. Permitted sign area: 1 square foot of sign area for each 2 linear feet of street frontage; provided, however, that the total sign area shall not exceed 200 square feet.
- D. Permitted maximum height above grade: 20 feet.
- E. Permitted location: Shall be set back at least 5 feet from every boundary line of the zone lot in districts requiring a front setback for structures; otherwise need not be set back from the boundary lines of the zone lot. Wall signs may project into the required setback the permitted depth of the sign. In districts not requiring a front setback for structures, wall signs attached to walls which are adjacent to a street right-of-way line may project into the right-of-way in accordance with D.R.M.C., Section 49-436.
- F. Permitted illumination: May be illuminated and all direct illumination shall not exceed 25 watts per bulb.
- G. Prohibited: Flashing signs are prohibited and animated signs are prohibited.

SECTION 10.10.10 MIXED USE 2X, SUBURBAN NEIGHBORHOOD CONTEXT MIXED USE 2A, AND MAIN STREET 2X ZONE DISTRICTS SIGN STANDARDS

10.10.10.1 General

- A. Signs may be erected, altered and maintained only for and by a use by right or conditional use in the district in which the signs are located; shall be located on the same zone lot as the use by right or conditional use and shall be clearly incidental, customary and commonly associated with the operation of the use by right or conditional use; provided, however, that no sign of any type shall be erected or maintained for or by a single unit dwelling except signs permitted according to Sections 10.10.3.1.A, 10.10.3.1.B, 10.10.3.1.E, 10.10.3.1.G, 10.10.3.1.I, and signs identifying home occupations according to Section 11.9.2.4.
- B. The sign standards contained within this Section apply to the following zone districts: S-MX-2x; S-MX-2A; E-MX-2x; E-MS-2x; U-MX-2x; U-MS-2x

10.10.10.2 Permanent Signs

Permanent signs shall comply with the following standards:

Contents	Identification by letter, numeral, symbol or design of the use by right or conditional use by name, use, hours of operation, services offered and events.
Sign Types	Wall, window, ground, projecting, canopy, and arcade, except that projecting signs are prohibited for uses without direct street access on the Street Level.
Maximum Number	<p>Projecting Signs Only: Each user may display 1 projecting sign adjacent to every street upon which the user has frontage and an entry, or 1 projecting sign at the corner of a building where the user has 2 frontages, provided that the approval of the manager of the Department of Transportation and Infrastructure ("DOTI") has been given pursuant to the provisions of Section 49-436 of the Revised Municipal Code.</p> <p>All Other Signs, including a Mix of Projecting and Other Sign Types: Each use may have the greater number of the following: 5 signs; or 2 signs for each front line of the zone lot on which the use is located.</p>
Maximum Sign Area	<p>Dwelling, Multiple Unit: 20 square feet or 1 square foot of sign area for each dwelling unit in a multiple unit dwelling not, however, to exceed 96 square feet of total sign area for any use and not more than 32 square feet of sign area to be applied to any 1 street front.</p> <p>Lodging Accommodations: On zone lots having a linear street frontage of 100' or less, 100 square feet; on zone lots having a linear street frontage of more than 100'; 1 square foot of sign for each linear foot of street front; provided, however, computations shall be made and sign area shall be determined on each street frontage separately and, provided further, that in no event shall more than 300 square feet of sign area be applied to any 1 street front. No sign shall exceed 300 square feet in size.</p> <p>University or College: The following regulations shall apply to the campus. 2 square feet of sign area for each 5 linear feet of street frontage of the zone lot; provided, however, that: the total area of all signs along any 1 street front shall not exceed 150 square feet of sign area, and no sign over 50 square feet shall be located within 100' of the zone lot line or campus boundary.</p> <p>All Others: 20 square feet or the total permitted sign area for each use shall be determined by one of the following provisions; not, however, to exceed 192 square feet of total sign area for any 1 use and not more than 96 square feet of sign area to be applied to any 1 street front:</p> <ul style="list-style-type: none"> • For a zone lot having but 1 use by right or conditional use. 2 square feet of sign area for each 5 linear feet of street frontage of the zone lot; provided, however, that in computing the area of such signs not more than 2 street fronts, 1 contiguous with the other shall be used. • For a zone lot having 2 or more uses by right or conditional uses. 20 square feet plus 1 square foot of sign area for each 2 horizontal linear feet of that portion of the building frontage occupied by the use by right or conditional use.

Maximum Height Above Grade	<p>Wall, window and arcade signs:</p> <ul style="list-style-type: none"> • Dwellings, multiple unit and all uses by right other than lodging accommodations, office and bank: 25'. • Lodging accommodations, office and bank: The roof line of the building to which the sign is attached. <p>Ground signs: 25'.</p> <p>Projecting signs: The bottom of any projecting sign must be at least 8' above the sidewalk or Street Level finished floor level, whichever is higher. The top of any projecting sign may be no higher than 15' above the sidewalk or Street Level finished floor level, whichever is higher.</p>
Location	<p>Wall, window and arcade signs: Shall be set back from the boundary lines of the zone lot on which located the same distance as a building containing a use by right or conditional use; provided, however, wall signs may project into the required setback the permitted depth of the sign.</p> <p>Ground signs: Shall be set in at least 5' from every boundary line of the zone lot. In no case shall there be more than 1 ground sign applied to any street front.</p> <p>Projecting Signs:</p> <ul style="list-style-type: none"> • Projecting graphics may project no more than 5' out from a building. • Projecting signs shall not exceed the height of the parapet of the building on which mounted. • Projecting signs shall not be placed less than 8' apart.
Illumination	<p>All Sign Types: May be illuminated but only from a concealed light source. Flashing signs are prohibited.</p> <p>Additional Standards for Projecting Signs:</p> <ul style="list-style-type: none"> • Illumination of projecting signs shall be permitted by direct, indirect, neon tube, light emitting diode (LED), and fluorescent illumination for users with over 20 linear feet of frontage. Users with fewer than 20 linear feet of frontage may have direct external illumination only. • Fully internally-illuminated plastic sign boxes with internal light sources are prohibited. • Projecting signs may use a variety of illuminated colors.
Animation	<p>Animated signs are prohibited.</p>

10.10.10.3 Temporary Signs

Subject to the conditions hereinafter set forth and upon application to and issuance of a zoning permit therefore, signs identifying or advertising new construction, remodeling, rebuilding, development, sale, lease or rental of either a use by right or conditional use or a designated land area; each such permit shall be valid for a period of not more than 12 calendar months and shall not be renewed for more than one successive period at the same location.

- A. Permitted sign types: Wall and ground.
- B. Permitted maximum number: 1 sign for each zone lot or designated land area on which the sign is located.
- C. Permitted sign area: 20 square feet or 2 square feet of sign area for each acre of zone lot or designated land area not to exceed 150 square feet.
- D. Permitted maximum height above grade: 12 feet.
- E. Permitted location: Shall be set in at least 5 feet from every boundary line of the zone lot or designated land area.
- F. Permitted illumination: May be illuminated but only from a concealed light source; and shall not remain illuminated between the hours of 11:00 p.m. and 6:00 a.m.
- G. Prohibited: Flashing signs are prohibited and animated signs are prohibited.

10.10.10.4 Joint Identification Signs

Subject to the conditions hereinafter set forth and upon application to and issuance of a zoning permit therefore, joint identification signs are permitted for 3 or more uses by right or conditional uses on the same zone lot as the signs, excluding parking. The following joint identification signs are in addition to all other signs:

- A. Permitted sign types: Wall and ground.
- B. Permitted maximum number: 1 wall sign or 1 ground sign for each front line of the zone lot.
- C. Permitted sign area: 1 square foot of sign area for each 2 linear feet of street frontage; provided, however, that the total sign area shall not exceed 200 square feet.
- D. Permitted maximum height above grade: 20 feet.
- E. Permitted location: Shall be set back at least 5 feet from every boundary line of the zone lot in districts requiring a front setback for structures; otherwise need not be set back from the boundary lines of the zone lot. Wall signs may project into the required setback the permitted depth of the sign. In districts not requiring a front setback for structures, wall signs attached to walls which are adjacent to a street right-of-way line may project into the right-of-way in accordance with D.R.M.C., Section 49-436.
- F. Permitted illumination: May be illuminated and all direct illumination shall not exceed 25 watts per bulb.
- G. Prohibited: Flashing signs are prohibited and animated signs are prohibited.

SECTION 10.10.11 MIXED USE COMMERCIAL ZONE DISTRICTS-TIER 1 SIGN STANDARDS

10.10.11.1 General

- A. Signs may be erected, altered and maintained only for and by a use by right in the district in which the signs are located; shall be located on the same zone lot as the use by right and shall be clearly incidental, customary and commonly associated with the operation of the use by right.
- B. The sign standards contained within this Section apply to the following zone districts:

SUBURBAN NEIGHBORHOOD CONTEXT	URBAN EDGE NEIGHBORHOOD CONTEXT	URBAN NEIGHBORHOOD CONTEXT	GENERAL URBAN NEIGHBORHOOD CONTEXT	URBAN CENTER NEIGHBORHOOD CONTEXT	MASTER PLANNED CONTEXT
S-CC-3x	E-CC-3x	U-MX-2	G-MX-3	C-MX-3	M-MX-5
S-CC-5x	E-MX-2A	U-MX-3		C-MX-5	M-IMX-5
S-MX-2	E-MX-2	U-MS-2		C-MX-8	M-IMX-8
S-MX-3A	E-MX-3A			C-MX-12	M-IMX-12
S-MX-3	E-MX-3			C-MX-16	M-GMX
S-MX-5A	E-MS-2			C-MX-20	
S-MX-5					
S-MX-8A					
S-MX-8					
S-MX-12A					
S-MX-12					

10.10.11.2 Permanent Signs

Permanent signs shall comply with the following standards:

Contents	Identification by letter, numeral, symbol or design of the uses by right by name, use, hours of operation, services and products offered, events and prices of products and services.
Sign Types	Wall, window, ground, projecting, canopy, and arcade, except that projecting signs are prohibited for uses without direct street access on the Street Level.

Maximum Number	<p>Projecting Signs Only: Each user may display 1 projecting sign adjacent to every street upon which the user has frontage and an entry, or 1 projecting sign at the corner of a building where the user has 2 frontages, provided that the approval of the manager of the Department of Transportation and Infrastructure ("DOTI") has been given pursuant to the provisions of Section 49-436 of the Revised Municipal Code.</p> <p>All Other Signs, including a Mix of Projecting and Other Sign Types: Each use may have the greater number of the following: 5 signs; or 2 signs for each front line of the zone lot on which the use is located.</p> <p>Each use by right or conditional use may have the greater number of the following: 5 signs; or 2 signs for each front line of the zone lot on which the use by right or conditional use is located.</p>
Maximum Sign Area	<p>Lodging Accommodations: On zone lots having a linear street frontage of 100' or less, 100 square feet; on zone lots having a linear street frontage of more than 100', 1 square foot of sign for each linear foot of street front; provided, however, computations shall be made and sign area shall be determined on each street front separately, and provided, further, that in no event shall more than 300 square feet of sign area be applied to any 1 street front and no sign shall exceed 300 square feet in size.</p> <p>University or College: The following regulations shall apply to the campus. 2 square feet of sign area for each 5 linear feet of street frontage of the zone lot; provided, however, the total area of all signs along any 1 street front shall not exceed 150 square feet of sign area, and no sign over 50 square feet shall be located within 100' of the zone lot line or campus boundary.</p> <p>All Others: 50 square feet, or, the total permitted sign area of each use by right shall be determined by one of the following provisions; provided, however, that no sign shall exceed 200 square feet in area nor shall the total sign area of any use exceed 600 square feet:</p> <ul style="list-style-type: none"> • For a zone lot having but 1 use by right. 1 square foot of sign area for each linear foot of street front of the zone lot; provided, however, that in computing the area of such signs, the measurement of not more than 2 front lines, 1 contiguous with the other shall be used. • For a zone lot having 2 or more uses by right. For each use by right, 1.5 square feet of sign area for each linear foot of that portion of building frontage occupied by the use by right, for the first 200' of building frontage, then 1 square foot of sign area for each linear foot of building frontage thereafter.
Maximum Height Above Grade	<p>Arcade signs: 20'. Ground signs: 32'. Wall or window signs: The roof line of the building to which the sign is attached. Projecting signs: The bottom of any projecting sign must be at least 8' above the sidewalk or Street Level finished floor level, whichever is higher. The top of any projecting sign may be no higher than 15' above the sidewalk or Street Level finished floor level, whichever is higher.</p>
Location	<p>Projecting Signs:</p> <ul style="list-style-type: none"> • Projecting graphics may project no more than 5' out from a building. • Projecting signs shall not exceed the height of the parapet of the building on which mounted. • Projecting signs shall not be placed less than 8' apart. <p>All Other Signs: Shall be set in at least 5' from every boundary line of the zone lot in zone districts requiring structural setbacks; provided, however, wall signs may project into the required setback the permitted depth of the sign. In no case shall there be more than 5 signs applied to any street front.</p>
Illumination	<p>All Sign Types: May be illuminated and all direct illumination shall not exceed 25 watts per bulb. Flashing signs are prohibited.</p> <p>Additional Standards for Projecting Signs:</p> <ul style="list-style-type: none"> • Illumination of projecting signs shall be permitted by direct, indirect, neon tube, light emitting diode (LED), and fluorescent illumination for users with over 20 linear feet of frontage. Users with fewer than 20 linear feet of frontage may have direct external illumination only. • Fully internally-illuminated plastic sign boxes with internal light sources are prohibited. • Projecting signs may use a variety of illuminated colors.
Animation	<p>Animated signs are prohibited.</p>

10.10.11.3 Temporary Signs

Subject to the conditions hereinafter set forth and upon application to and issuance of a zoning permit therefore, signs identifying or advertising new construction, remodeling, rebuilding, development, sale, lease or rental of either a use by right or a designated land area; each such permit shall be valid for a period of not more than 12 calendar months and shall not be renewed for more than one successive period at the same location.

- A. Permitted sign types: Wall, window and ground.
- B. Permitted maximum number: 1 sign for each front line of the zone lot or designated land area on which the sign is located.
- C. Permitted sign area: 32 square feet for each front line of the zone lot or designated land area on which the sign is located. Computations shall be made and sign area shall be applied to each front line separately.
- D. Permitted maximum height above grade: 20 feet.
- E. Permitted location: Shall be set in at least 5 feet from every boundary line of the zone lot or designated land area in zone districts requiring structural setbacks.
- F. Permitted illumination: May be illuminated but only from a concealed light source; and shall not remain illuminated between the hours of 11:00 p.m. and 6:00 a.m.
- G. Prohibited: Flashing signs are prohibited and animated signs are prohibited.

10.10.11.4 Joint Identification Signs

Subject to the conditions hereinafter set forth and upon application to and issuance of a zoning permit therefore, joint identification signs are permitted for 3 or more uses by right on the same zone lot as the sign, excluding parking. The following joint identification signs are in addition to all other signs:

- A. Permitted sign types: Wall and ground.
- B. Permitted maximum number: 1 sign for each front line of the zone lot.
- C. Permitted area: The greater number of the following:
 - 1. 100 square feet; or
 - 2. 1 square foot of sign area for each 2 linear feet of street frontage of the zone lot, provided however, that the total area of all signs on each front line of the zone lot shall not exceed 200 square feet.
- D. Permitted maximum height above grade: 25 feet.
- E. Permitted location: Shall be set in at least 5 feet from every boundary line of the zone lot in zone districts requiring structural setbacks.
- F. Permitted illumination: May be illuminated and all direct illumination shall not exceed 25 watts per bulb.
- G. Prohibited: Flashing signs are prohibited and animated signs are prohibited.

SECTION 10.10.12 MIXED USE COMMERCIAL ZONE DISTRICTS-TIER 2 SIGN STANDARDS

10.10.12.1 General

- A. Signs may be erected, altered and maintained only for and by a use by right in the district in which the signs are located; shall be located on the same zone lot as the use by right and shall be clearly incidental, customary and commonly associated with the operation of the use by right.
- B. The sign standards contained within this Section apply to the following zone districts:

SUBURBAN NEIGHBORHOOD CONTEXT	URBAN EDGE NEIGHBORHOOD CONTEXT	URBAN NEIGHBORHOOD CONTEXT	GENERAL URBAN NEIGHBORHOOD CONTEXT	URBAN CENTER NEIGHBORHOOD CONTEXT	MASTER PLANNED CONTEXT
S-CC-3	E-CC-3	U-MS-3	G-MS-3	C-MS-5	M-CC-5
S-CC-5	E-MS-3	U-MS-5	G-MS-5	C-MS-8	
S-MS-3	E-MS-5			C-MS-12	
S-MS-5					

10.10.12.2 Permanent Signs

Permanent signs shall comply with the following standards:

Contents	Identification by letter, numeral, symbol or design of the use by right by name, use, hours of operation, services and products offered, events and prices of products and services; and/or any sign or signs that do not come within the definition of off-site commercial sign.
Sign Types	Wall, window, ground, projecting, canopy, and arcade, except that projecting signs are prohibited for uses without direct street access on the Street Level.
Maximum Number	<p>Projecting Signs Only: Each user may display 1 projecting sign adjacent to every street upon which the user has frontage and an entry, or 1 projecting sign at the corner of a building where the user has 2 frontages, provided that the approval of the manager of the Department of Transportation and Infrastructure ("DOTI") has been given pursuant to the provisions of Section 49-436 of the Revised Municipal Code.</p> <p>All Other Signs, including a Mix of Projecting and Other Sign Types: Each use by right or conditional use may have the greater number of the following: 5 signs; or 3 signs for each front line of the zone lot on which the use by right or conditional use is located.</p>
Maximum Sign Area	<p>Dwelling, Multiple Unit: One square foot of sign area for each dwelling unit in a multiple unit dwelling; not, however, to exceed 192 square feet of total sign area for any use and not more than 64 square feet of sign area to be applied to any 1 street frontage.</p> <p>University or College: The following regulations shall apply to the campus. 2 square feet of sign area for each 5 linear feet of street frontage of the zone lot; provided, however, that: The total area of all signs along any 1 street front shall not exceed 150 square feet of sign area; and no sign over 50 square feet shall be located within 100' of the zone lot line or campus boundary.</p> <p>All Others: 80 square feet, or the total permitted sign area for each use by right shall be determined by one of the following provisions; provided, however, that no sign shall exceed 200 square feet in area nor shall the total sign area of any use exceed 600 square feet:</p> <ul style="list-style-type: none"> •For a zone lot having 1 use by right. 1.5 square feet of sign area for each linear foot of front line of the zone lot for the first 100' of the front line and 1 square foot of sign area for each linear foot of zone lot front line thereafter; provided, however, in computing the area of such signs, the measurements of not more than 2 front lines, 1 contiguous with the other, shall be used. •For a zone lot having 2 or more uses by right. For each use by right 2.5 square feet of sign area for each horizontal linear foot of that portion of building frontage occupied by the use by right, for the first 100' of building frontage, then .5 square foot of sign area for each horizontal linear foot of building frontage thereafter.

Maximum Height Above Grade	Wall and window signs: The roof line of the building to which the sign is attached. Ground and arcade signs: 32'. Projecting signs: The bottom of any projecting sign must be at least 8' above the sidewalk or Street Level finished floor level, whichever is higher. The top of any projecting sign may be no higher than 15' above the sidewalk or Street Level finished floor level, whichever is higher.
Location	Projecting Signs: <ul style="list-style-type: none"> • Projecting graphics may project no more than 5' out from a building. • Projecting signs shall not exceed the height of the parapet of the building on which mounted. • Projecting signs shall not be placed less than 8' apart. All Other Signs: Shall be set back at least 5' from every boundary line of the zone lot in districts requiring a setback for structures; otherwise need not be set back from the boundary lines of the zone lot. Wall signs may project into the required setback the permitted depth of the sign. In districts not requiring a building setback, wall signs attached to walls which are adjacent to a street right-of-way line may project into the right-of-way in accordance with D.R.M.C. Section 49-436. In no case shall there be more than 5 signs applied to any street front.
Illumination	All Sign Types: May be illuminated and all direct illumination shall not exceed 25 watts per bulb. Flashing signs are prohibited. Additional Standards for Projecting Signs: <ul style="list-style-type: none"> • Illumination of projecting signs shall be permitted by direct, indirect, neon tube, light emitting diode (LED), and fluorescent illumination for users with over 20 linear feet of frontage. Users with fewer than 20 linear feet of frontage may have direct external illumination only. • Fully internally-illuminated plastic sign boxes with internal light sources are prohibited. • Projecting signs may use a variety of illuminated colors.
Animation	Animated signs are prohibited.

10.10.12.3 Temporary Signs

Subject to the conditions hereinafter set forth and upon application to and issuance of a zoning permit therefore, signs identifying or advertising new construction, remodeling, rebuilding, development, sale, lease or rental of either a use by right or a designated land area; each such permit shall be valid for a period of not more than 12 calendar months and shall not be renewed for more than one successive period at the same location.

- A. Permitted sign types: Wall, window and ground.
- B. Permitted maximum number: 2 signs for each front line of the zone lot or designated land area on which the signs are located.
- C. Permitted sign area: 64 square feet for each front line of the zone lot or designated land area on which located, but not more than 32 square feet per sign.
- D. Permitted maximum height above grade: 25 feet.
- E. Permitted location: No limitations.
- F. Permitted illumination: May be illuminated but only from a concealed light source; and shall not remain illuminated between the hours of 11:00 p.m. to 6:00 a.m.
- G. Prohibited: Flashing signs are prohibited and animated signs are prohibited.

10.10.12.4 Joint Identification Signs

Subject to the conditions hereinafter set forth and upon application to and issuance of a zoning permit therefore, joint identification signs are permitted for three or more uses by right on the same zone lot as the sign, excluding parking. The following joint identification signs are in addition to all other signs:

- A. Permitted sign types: Wall and ground.
- B. Permitted maximum number: 1 sign for each front line of the zone lot.
- C. Permitted area: The greater number of the following:
 - 1. 100 square feet; or

- 2. 1 square foot of sign area for each 2 linear feet of street frontage of the zone lot; provided, however, that the total area of all signs on the zone lot shall not exceed 200 square feet.
- D. Permitted maximum height above grade: 25 feet.
- E. Permitted location: Shall be set in at least 5 feet from every boundary line of the zone lot.
- F. Permitted illumination: May be illuminated and all direct illumination shall not exceed 25 watts per bulb.
- G. Prohibited: Flashing signs are prohibited and animated signs are prohibited.

SECTION 10.10.13 INDUSTRIAL ZONE DISTRICTS SIGN STANDARDS

10.10.13.1 General

- A. Signs may be erected, altered and maintained only for and by a use by right in the district in which the signs are located; shall be located on the same zone lot as the use by right and shall be clearly incidental, customary and commonly associated with the operation of the use by right.
- B. The sign standards contained within this Section apply to the I-MX-3, -5, -8, -12; I-A, -B zone districts.

10.10.13.2 Permanent Signs

Permanent signs shall comply with the following standards:

	I-MX-3, -5, -8, -12	I-A AND I-B
Contents	Identification by letter, numeral, symbol or design of the uses by right by name, use, hours of operation, services and products offered, events and prices of products and services.	Identification by letter, numeral, symbol or design of the use by right by name, use, hours of operation, services and products offered, events and prices of products and services; and/or any sign or signs that do not come within the definition of off-site commercial sign.
Sign Types	Wall, window, ground, projecting, canopy, and arcade, except that projecting signs are prohibited for uses without direct street access on the Street Level.	Wall, window, ground, canopy and arcade.
Maximum Number	Projecting Signs Only: Each user may display 1 projecting sign adjacent to every street upon which the user has frontage and an entry, or 1 projecting sign at the corner of a building where the user has 2 frontages, provided that the approval of the manager of the Department of Transportation and Infrastructure ("DOTI") has been given pursuant to the provisions of Section 49-436 of the Revised Municipal Code. All Other Signs, including a Mix of Projecting and Other Sign Types: Each use by right may have the greater number of the following: 5 signs; or 2 signs for each front line of the zone lot on which the use by right or conditional use is located.	Each use by right may have the greater number of the following: 5 signs; or 3 signs for each front line of the zone lot on which the use by right or conditional use is located.

	I-MX-3, -5, -8, -12	I-A AND I-B
Maximum Sign Area	<p>Lodging Accommodations: On zone lots having a linear street frontage of 100' or less, 100 square feet; on zone lots having a linear street frontage of more than 100', 1 square foot of sign for each linear foot of street front; provided, however, computations shall be made and sign area shall be determined on each street front separately, and provided, further, that in no event shall more than 300 square feet of sign area be applied to any 1 street front and no sign shall exceed 300 square feet in size.</p> <p>University or College: The following regulations shall apply to the campus. 2 square feet of sign area for each 5 linear feet of street frontage of the zone lot; provided, however, that: The total area of all signs along any 1 street front shall not exceed 150 square feet of sign area; and no sign over 50 square feet shall be located within 100' of the zone lot line or campus boundary.</p> <p>All Others: 50 square feet, or, the total permitted sign area of each use by right shall be determined by one of the following provisions; provided, however, that no sign shall exceed 200 square feet in area nor shall the total sign area of any use exceed 600 square feet:</p> <ul style="list-style-type: none"> • For a zone lot having but 1 use by right. 1 square foot of sign area for each linear foot of street front of the zone lot; provided, however, that in computing the area of such signs, the measurement of not more than 2 front lines, 1 contiguous with the other shall be used. • For a zone lot having 2 or more uses by right. For each use by right, 1.5 square feet of sign area for each linear foot of that portion of building frontage occupied by the use by right, for the first 200' of building frontage, then 1 square foot of sign area for each linear foot of building frontage thereafter. 	<p>Dwelling, Multiple Unit: One square foot of sign area for each dwelling unit in a multiple unit dwelling; not, however, to exceed 192 square feet of total sign area for any use and not more than 64 square feet of sign area to be applied to any 1 street frontage.</p> <p>University or College: The following regulations shall apply to the campus. 2 square feet of sign area for each 5 linear feet of street frontage of the zone lot; provided, however, that: The total area of all signs along any 1 street front shall not exceed 150 square feet of sign area; and no sign over 50 square feet shall be located within 100' of the zone lot line or campus boundary.</p> <p>All Others: 80 square feet, or the total permitted sign area for each use by right shall be determined by one of the following provisions; provided, however, that no sign shall exceed 200 square feet in area nor shall the total sign area of any use exceed 600 square feet:</p> <ul style="list-style-type: none"> • For a zone lot having but 1 use by right. 1.5 square feet of sign area for each linear foot of front line of the zone lot for the first 100' of the front line and 1 square foot of sign area for each linear foot of zone lot front line thereafter; provided, however, in computing the area of such signs, the measurements of not more than 2 front lines, 1 contiguous with the other, shall be used. • For a zone lot having 2 or more uses by right. For each use by right 2.5 square feet of sign area for each horizontal linear foot of that portion of building frontage occupied by the use by right, for the first 100' of building frontage, then .5 square foot of sign area for each horizontal linear foot of building frontage thereafter.
Maximum Height Above Grade	<p>Arcade signs: 20'. Ground signs: 32'. Wall or window signs: The roof line of the building to which the sign is attached. Projecting signs: The bottom of any projecting sign must be at least 8' above the sidewalk or Street Level finished floor level, whichever is higher. The top of any projecting sign may be no higher than 15' above the sidewalk or Street Level finished floor level, whichever is higher.</p>	<p>Wall and window signs: The roof line of the building to which the sign is attached. Ground and arcade signs: 32'.</p>
Location	<p>Projecting Signs:</p> <ul style="list-style-type: none"> • Projecting graphics may project no more than 5' out from a building. • Projecting signs shall not exceed the height of the parapet of the building on which mounted. • Projecting signs shall not be placed less than 8' apart. <p>All Other Signs: Shall be set in at least 5' from every boundary line of the zone lot in zone districts requiring structural setbacks; provided, however, wall signs may project into the required setback the permitted depth of the sign. In no case shall there be more than 5 signs applied to any street front.</p>	<p>Shall be set back at least 5' from every boundary line of the zone lot in districts requiring a setback for structures; otherwise need not be set back from the boundary lines of the zone lot. Wall signs may project into the required setback the permitted depth of the sign. In districts not requiring a building setback, wall signs attached to walls which are adjacent to a street right-of-way line may project into the right-of-way in accordance with D.R.M.C. Section 49-436. In no case shall there be more than 5 signs applied to any street front.</p>

	I-MX-3, -5, -8, -12	I-A AND I-B
Illumination	<p>All Sign Types: May be illuminated and all direct illumination shall not exceed 25 watts per bulb. Flashing signs are prohibited.</p> <p>Additional Standards for Projecting Signs:</p> <ul style="list-style-type: none"> • Illumination of projecting signs shall be permitted by direct, indirect, neon tube, light emitting diode (LED), and fluorescent illumination for users with over 20 linear feet of frontage. Users with fewer than 20 linear feet of frontage may have direct external illumination only. • Fully internally-illuminated plastic sign boxes with internal light sources are prohibited. • Projecting signs may use a variety of illuminated colors. 	<p>May be illuminated and all direct illumination shall not exceed 25 watts per bulb. Flashing signs are prohibited.</p>
Animation	Animated signs are prohibited.	Animated signs are prohibited.

10.10.13.3 Temporary Signs

Subject to the conditions hereinafter set forth and upon application to and issuance of a zoning permit therefore, signs identifying or advertising new construction, remodeling, rebuilding, development, sale, lease or rental of either a use by right or a designated land area; each such permit shall be valid for a period of not more than 12 calendar months and shall not be renewed for more than one successive period at the same location.

- A. Permitted sign types: Wall, window and ground.
- B. Permitted maximum number:
 1. I-MX zone districts: 1 signs for each front line of the zone lot or designated land area on which the sign is located.
 2. I-A, -B zone districts: 2 signs for each front line of the zone lot or designated land area on which the signs are located.
- C. Permitted sign area:
 1. I-MX zone districts: 32 square feet for each front line of the zone lot or designated land area on which located. Computations shall be made and sign area shall be applied to each front lot line separately.
 2. I-A, -B zone districts: 64 square feet for each front line of the zone lot or designated land area on which located, but not more than 32 square feet per sign.
- D. Permitted maximum height above grade:
 1. I-MX zone districts: 20 feet
 2. I-A, -B zone districts: 25 feet
- E. Permitted location:
 1. I-MX zone districts: Shall be set at least 5 feet from every boundary line of the zone lot or designated land area in zone districts requiring structural setbacks.
 2. I-A, -B zone districts: No limitations
- F. Permitted illumination: May be illuminated but only from a concealed light source; and shall not remain illuminated between the hours of 11:00 p.m. to 6:00 a.m.
- G. Prohibited: Flashing signs are prohibited and animated signs are prohibited.

10.10.13.4 Joint Identification Signs

Subject to the conditions hereinafter set forth and upon application to and issuance of a zoning permit therefore, joint identification signs are permitted for three or more uses by right on the same zone lot as the sign, excluding parking. The following joint identification signs are in addition to all other signs:

- A. Permitted sign types: Wall and ground.
- B. Permitted maximum number: 1 sign for each front line of the zone lot.
- C. Permitted area: The greater number of the following:
 - 1. 100 square feet; or
 - 2. 1 square foot of sign area for each 2 linear feet of street frontage of the zone lot; provided, however, that the total area of all signs on the zone lot shall not exceed 200 square feet.
- D. Permitted maximum height above grade: 25 feet.
- E. Permitted location: Shall be set in at least 5 feet from every boundary line of the zone lot.
- F. Permitted illumination: May be illuminated and all direct illumination shall not exceed 25 watts per bulb.
- G. Prohibited: Flashing signs are prohibited and animated signs are prohibited.

SECTION 10.10.14 DOWNTOWN ZONE DISTRICTS SIGN STANDARDS

10.10.14.1 General

- A. Signs may be erected, altered and maintained only for and by a use by right in the district in which the signs are located; shall be located on the same zone lot as the use by right and shall be clearly incidental, customary and commonly associated with the operation of the use by right
- B. Provided, however, that off-site advertising devices may be allowed in the D-TD district pursuant to a district sign plan according to Section 10.10.15.
- C. The sign standards contained within this Section apply to the following zone districts: D-LD; D-CV; D-GT; D-AS; D-AS-12+; D-AS-20+; D-CPV-T; D-CPV-R; D-CPV-C; D-C; and D-TD.

10.10.14.2 Permanent Signs

Permanent signs shall comply with the following standards:

	D-LD; D-CV; D-GT; D-AS, D-AS-12+, D-AS-20+, D-CPV-T, D-CPV-R, D-CPV-C	D-C; D-TD
Contents	Identification by letter, numeral, symbol or design of the use by right by name, use, hours of operation, services and products offered, events and prices of products and services; and/or any sign or signs that do not come within the definition of off-site commercial sign.	Identification by letter, numeral, symbol or design of the use by right by name and use, hours of operation, services and products offered, events and prices of products and services.
Sign Types	Wall, window, ground, canopy, and arcade. Projecting signs are allowed only in compliance with Sections 10.10.16 and 10.10.17, as applicable.	Wall, window, ground, canopy, and arcade. Projecting signs are allowed only in compliance with Section 10.10.17.

	D-LD; D-CV; D-GT; D-AS, D-AS-12+, D-AS-20+, D-CPV-T, D-CPV-R, D-CPV-C	D-C; D-TD
Maximum Number	Each use may have the greater number of the following: 5 signs; or 3 signs for each front line of the zone lot on which the use by right or conditional use is located.	Ground level uses by right with street frontage for each separate building: Each use by right may have 3 for each street front of the use by right plus 1 additional sign for each 100' of street frontage in excess of 200'. All other uses by right combined for each separate building: 1 sign plus 1 sign for each front line of the zone lot on which the building is located.
Maximum Sign Area	Dwelling, Multiple Unit: One square foot of sign area for each dwelling unit in a multiple unit dwelling; not, however, to exceed 192 square feet of total sign area for any use and not more than 64 square feet of sign area to be applied to any 1 street frontage. Hospitals: 2 square feet of sign area for each 5 linear feet of street frontage of the zone lot not, however, to exceed 96 square feet of sign area to be applied to any 1 street front and not more than 2 street fronts, 1 contiguous with the other, shall be used. University or College: The following regulations shall apply to the campus. 2 square feet of sign area for each 5 linear feet of street frontage of the zone lot; provided, however, that: The total area of all signs along any 1 street front shall not exceed 150 square feet of sign area; and no sign over 50 square feet shall be located within 100' of the zone lot line or campus boundary. All Others: 80 square feet, or the total permitted sign area for each use by right shall be determined by one of the following provisions; provided, however, that no sign shall exceed 200 square feet in area nor shall the total sign area of any use exceed 600 square feet: <ul style="list-style-type: none"> • For a zone lot having but 1 use by right. 1.5 square feet of sign area for each linear foot of front line of the zone lot for the first 100' of the front line and 1 square foot of sign area for each linear foot of zone lot front line thereafter; provided, however, in computing the area of such signs, the measurements of not more than 2 front lines, 1 contiguous with the other, shall be used. • For a zone lot having 2 or more uses by right. For each use by right 2.5 square feet of sign area for each horizontal linear foot of that portion of building frontage occupied by the use by right, for the first 100' of building frontage, then .5 square foot of sign area for each horizontal linear foot of building frontage thereafter. 	Ground level uses by right with street frontage: Sign area shall be based on 1 or the other of the following provisions provided, however, that the total sign area of any use by right shall not exceed 600 square feet and the sign area permitted by this Section shall not be combined with the sign area permitted by any other Section of this chapter: Zone lot with 1 use by right: 2 square feet of sign area for each linear foot of the front line of the zone lot. All measurements shall be applied to each street front separately. Zone lot with more than 1 use by right: 4 square feet of sign area for each linear foot of that portion of the building frontage occupied by a ground level use by right. The resulting sign area is to be applied only to that portion of the building occupied by the use by right and all measurements shall be applied to each street front separately. Uses by right other than ground level uses by right with street frontage: 1 square foot of sign area for each foot of the front line of the zone lot on which the building is located or 3 percent of the exterior wall surface of the building whichever is greater. All measurements shall be applied to each building front separately.
Maximum Height Above Grade	Wall and window signs: The roof line of the building to which the sign is attached. Ground and arcade signs: 32'	Wall or window signs: The roof line of the building to which the sign is attached. Ground and arcade signs: 32'
Location	Shall be set back at least 5' from every boundary line of the zone lot in districts requiring a setback for structures; otherwise need not be set back from the boundary lines of the zone lot. Wall signs may project into the required setback the permitted depth of the sign. In districts not requiring a building setback, wall signs attached to walls which are adjacent to a street right-of-way line may project into the right-of-way in accordance with D.R.M.C. Section 49-436. In no case shall there be more than 5 signs applied to any street front.	No setback is required from any boundary line of the zone lot. Wall signs attached to walls which are adjacent to a street right-of-way line may project into the right-of-way in accordance with D.R.M.C., Section 49-436.

	D-LD; D-CV; D-GT; D-AS, D-AS-12+, D-AS-20+, D-CPV-T, D-CPV-R, D-CPV-C	D-C; D-TD
Illumination	May be illuminated and all direct illumination shall not exceed 25 watts per bulb. Flashing signs are prohibited except as may be authorized in Sections 10.10.16 and 10.10.17, as applicable.	May be illuminated and all direct illumination shall not exceed 25 watts per bulb. Flashing signs are prohibited except as may be authorized in Section 10.10.17.
Animation	Animated signs are prohibited except as may be authorized in Sections 10.10.16 and 10.10.17, as applicable.	Animated signs are prohibited except as may be authorized in Sections 10.10.16 and 10.10.17, as applicable.

10.10.14.3 Temporary Signs

Subject to the conditions hereinafter set forth and upon application to and issuance of a zoning permit therefore, signs identifying or advertising new construction, remodeling, rebuilding, development, sale, lease or rental of either a use by right or a designated land area; each such permit shall be valid for a period of not more than twelve (12) calendar months and shall not be renewed for more than 1 successive period at the same location.

- A. Permitted sign types: Wall, window or ground.
- B. Permitted maximum number: 2 signs for each front line of the zone lot or designated land area on which the signs are located.
- C. Permitted sign area:
 - 1. D-C and D-TD: 64 square feet for each front line of the zone lot or designated land area on which the signs are located. Computations shall be made and sign area shall be applied to each front line separately.
 - 2. D-LD, D-CV, D-GT, D-AS, D-AS-12+, D-AS-20+, D-CPV-T, D-CPV-R, and D-CPV-C: 64 square feet for each front line of the zone lot or designated land area on which located, but not more than 32 square feet per sign.
- D. Permitted maximum height above grade:
 - 1. D-C and D-TD: 20 feet.
 - 2. D-LD, D-CV, D-GT, D-AS, D-AS-12+, D-AS-20+, D-CPV-T, D-CPV-R, and D-CPV-C: 25 feet.
- E. Permitted location: No limitation.
- F. Permitted illumination:
 - 1. D-C and D-TD: May be illuminated but only from a concealed light source.
 - 2. D-LD, D-CV, D-GT, D-AS, D-AS-12+, D-AS-20+, D-CPV-T, D-CPV-R, and D-CPV-C: May be illuminated but only from a concealed light source; and shall not remain illuminated between the hours of 11:00 p.m. to 6:00 a.m.
- G. Prohibited: Flashing signs are prohibited and animated signs are prohibited.

10.10.14.4 Joint Identification Signs for D-C; D-LD; D-CV; D-GT; D-AS; D-AS-12+, D-AS-20+, D-CPV-T, D-CPV-R, and D-CPV-C

Subject to the conditions hereinafter set forth and upon application to and issuance of a zoning permit therefore, joint identification signs are permitted for three or more uses by right on the same zone lot as the sign, excluding parking. The following joint identification signs are in addition to all other signs:

- A. Permitted sign types: Wall and ground.
- B. Permitted maximum number: 1 sign for each front line of the zone lot.

- C. Permitted area: The greater number of the following:
 - 1. 100 square feet; or
 - 2. 1 square foot of sign area for each 2 linear feet of street frontage of the zone lot; provided, however, that the total area of all signs on the zone lot shall not exceed 200 square feet.
- D. Permitted maximum height above grade: 25 feet.
- E. Permitted location: Shall be set in at least 5 feet from every boundary line of the zone lot.
- F. Permitted illumination: May be illuminated and all direct illumination shall not exceed 25 watts per bulb.
- G. Prohibited: Flashing signs are prohibited and animated signs are prohibited.

SECTION 10.10.15 SIGN PLAN FOR D-TD

10.10.15.1 Signs Subject to a District Sign Plan

Notwithstanding more restrictive provisions of this Division 10.10, Signs, the D-TD district may have signs in accordance with a single approved district sign plan.

10.10.15.2 General Purpose

- A. Facilitate the creation and recognition of a unique downtown theater district and build on the character of the Denver Performing Arts Complex.
- B. Provide flexibility in the size, type and location of signs in exchange for a higher standard of design quality for signs within the district sign plan.
- C. Mitigate any possible adverse impacts of large format sign installations on surrounding uses.

10.10.15.3 Description of Qualifying Uses

These provisions shall apply to the D-TD district and signs may be erected, altered and maintained for a use by right in the district and may be used for outdoor general advertising devices, including, but not limited to, City of Denver services and events.

10.10.15.4 Permitted Sign Types

Wall, window, ground, arcade, canopy and projecting.

10.10.15.5 Permitted Maximum Number

There is no maximum number of signs within the district sign plan.

10.10.15.6 Permitted Maximum Sign Area

No maximum signage area within the district sign plan.

10.10.15.7 Permitted Maximum Height Above Grade

- A. Wall, window, projecting and arcade signs may extend above the roof line of the building to which the sign is attached and must be in conformance with the approved district sign plan.
- B. Ground signs: Maximum of 50 feet.

10.10.15.8 Permitted Location

No setback for signage is required from any boundary line of the zone lot. Signs attached to walls that are adjacent to a street right-of-way line may project into the right-of-way in accordance with D.R.M.C. Section 49-436.

10.10.15.9 Permitted Illumination

May be illuminated. Flashing signs are allowed.

10.10.15.10 Animation Allowed

Animated signs are allowed.

10.10.15.11 Process to Establish a District Sign Plan

- A. Plan submittal. The applicant will submit the following items to community planning and development to establish a district sign plan for the D-TD district:
 1. A site plan or improvement survey of the district drawn to scale showing existing and proposed buildings within the D-TD district, residential uses within existing and proposed buildings, Off-Street Parking Areas, landscaped areas, streets and alleys, and residential uses adjacent to the D-TD district boundary;
 2. The district sign plan will include all properties within the D-TD district and clearly identify all buildings which are and are not participating within the district sign plan.
 3. The district sign plan will address design review for signage subject to the plan.
 4. A map of the D-TD district clearly identifying all Historic Structures, landmark districts, and designated parkways.
 5. Scaled drawings or other images showing the elevations of existing and proposed buildings within the D-TD district.
 6. Design descriptions of all allowable sign types, including sign shape, size typography, lighting, exposed structure, colors, and materials, and any information on the frequency of changeable graphics.
 7. All information on allowable sign locations shall be provided: wall elevations or other images drawn to scale showing locations of wall, window, arcade, and projecting signs, and site plans drawn to scale showing locations and heights of ground signs.
 8. Calculations of total sign area per building face.
 9. Other items identified by community planning and development as necessary to establish the district sign plan consistent with the stated purposes of this Section.
- B. Information review. Community planning and development will review information received in the applicant's submittal and forward a recommendation to planning board within 21 days from submittal of a complete application for a district sign plan.
- C. Notice to others. The planning board shall send notice of the proposed plan to neighborhood organizations which are registered pursuant to the provisions of Section 12-94 of the Revised Municipal Code and whose boundaries are within 200 feet of the boundary line of the D-TD district. The planning board shall also send notices to council members whose boundaries are within 200 feet of the boundary of the D-TD district. Notices to registered neighborhood organizations and council members shall be sent at least 30 days prior to the hearing.
- D. Adoption or amendment of a district sign plan. The planning board shall review the community planning and development recommendation, public comment, the criteria for review, and make a final decision to approve, approve with conditions or deny the submittal for a district sign plan.

10.10.15.12 Criteria for Review

The criteria for reviewing the district sign plan are as follows:

- A. Signs shall be oriented or illuminated so that they do not adversely affect existing nearby residential uses or structures. Examples of adverse effects may include but are not limited to glare from intense illumination, and large signs or support structures that visually dominate an area to the detriment of existing or proposed land uses.
- B. Heights, scales and locations of all sign types for buildings within the district will be evaluated taking consideration of possible impacts on adjacent buildings and uses.
- C. Signage, as part of the district sign plan, shall not encroach closer than 240 feet of the centerline of 17th Street.
- D. Roof mounted signs are not allowed within the district sign plan.
- E. Freestanding outdoor general advertising devices may be limited in close proximity to Historic Structures, landmark districts, and designated parkways.
- F. Internally illuminated, translucent face box signs are not allowed within the district sign plan.
- G. All signage, subject to the district sign plan, shall be located above first floor commercial storefronts.
- H. All features of the sign, including the illumination, support structure, color, lettering, height, and location, shall be designed to be complementary to the architecture and architectural features of the building on which it is located, as applicable.
- I. Sign design should reflect the existing or desired character of the area. The intent of this subsection is to encourage exciting, iconographic, and inventively illuminated signage to enhance the theater district.
- J. Signs shall be designed and fabricated from quality, durable materials.
- K. Projecting signs must clear sidewalks by at least 8 feet in height and may project no more than 7 feet out from a building. There is no limit as to the number of projecting signs within the district sign plan.
- L. Signs for accessory uses, which are prohibited by other provisions of Division 10.10, are allowed as a part of an approved district sign plan.
- M. A maximum of one district sign plan may be adopted for the D-TD district.

10.10.15.13 Minor Deviations to the District Sign Plan

Sign proposals shall conform to an approved district sign plan, provided however, that community planning and development may authorize minor deviations from the district sign plan for individual signs when such deviations appear necessary in light of technical or engineering considerations, and provided that the council members and registered neighborhood organizations whose boundaries are within 200 feet of the boundary of the D-TD district are first notified. Minor deviations for individual signs shall not be permitted if any of the following circumstances result:

- A. Signs are oriented or illuminated so that they adversely affect existing nearby residential uses or structures.
- B. A change in allowable heights of signs greater than 2 feet above the maximum height above grade or 0 feet below the minimum height above grade.

- C. A projection greater than 6 inches of the maximum allowance.
- D. A change in signage type, illumination or animation allowed within the district sign plan.
- E. Signs exceeding the specifications of the district sign plan and not allowed according to Section 10.10.15.15, require an amendment to the district sign plan.

10.10.15.14 Other Permitted Signs

Signs described and regulated by Section 10.10.3.2.E, signs giving parking or traffic directions, and inflatables and balloons and/or streamers/pennants as described and regulated by Section 10.10.3.2.I, need not be included in the district sign plan. However, other signs permitted by Section 10.10.3.2, signs subject to a permit, must be included in the district sign plan.

10.10.15.15 Rules and regulations

The Planning Board has the authority to adopt rules and regulations concerning the review of the district sign plan.

SECTION 10.10.16 SPECIAL PROVISIONS FOR PROJECTING GRAPHIC SIGNS IN D-GT, D-AS-12+, D-AS-20+, D-CPV-T, D-CPV-R, AND D-CPV-C

10.10.16.1 Applicability

The provisions of this Section 10.10.16 shall apply to projecting signs allowed in the D-GT, D-AS-12+, D-AS-20+, D-CPV-T, D-CPV-R, and D-CPV-C districts, except that portion of the D-GT district north of 13th Avenue on Broadway and Lincoln Street. The other Sections of this Division 10.10 shall remain in full force and effect in the D-GT, D-AS-12+, D-AS-20+, D-CPV-T, D-CPV-R, and D-CPV-C districts.

10.10.16.2 Purpose

The purpose of this Section is to create the policy and minimum design standards for a system of projecting signs that project perpendicular to the face of the wall or building to which they are attached, or at a 45-degree angle to the corner of a building where the user occupies at least part of 2 building frontages.

10.10.16.3 Intent

To accomplish this purpose, it is the intent of this Section 10.10.16 to encourage and to authorize the use of signs and street graphics that are:

- A. Compatible with and an enhancement of the character of the surrounding district and adjacent architecture when considered in terms of scale, color, materials, lighting levels, and adjoining uses.
- B. Compatible with and an enhancement of the architectural characteristics of the buildings on which they appear when considered in terms of scale, proportion, color, materials and lighting levels.
- C. Appropriate to and expressive of the business or activity for which they are displayed.
- D. Creative in the use of unique 2 and 3 dimensional form, profile, and iconographic representation.
- E. Employ exceptional lighting design and represent exceptional graphic design, including the outstanding use of color, pattern, typography, and materials.
- F. Constructed of high quality, durable materials appropriate to an urban setting.

10.10.16.4 Permitted Maximum Sign Area

The other Sections of this Division 10.10 pertaining to the D-GT, D-AS-12+, D-AS-20+, D-CPV-T, D-CPV-R, and D-CPV-C districts are applicable, and the sign area allowable under this Section shall be deducted from the permitted maximum sign area for the subject zone district. For these purposes, a cubic foot of sign or graphic volume is considered to be equivalent to a square foot of sign area.

10.10.16.5 Supplemental Standards for Projecting Graphic Signs

For the purposes of this Section, a projecting graphic is a sign or street graphic attached to and projecting from the wall of a building at 90 degrees, or the corner of a building at 45 degrees. The projecting graphic may be two- or three-dimensional, and regular or irregular in form.

A. Supplemental Standards for Projecting Signs

The following standards apply to projecting graphic signs in addition to the generally applicable standards stated in this Division 10.10 for projecting signs in the subject zone district:

1. Each user may display 1 projecting graphic adjacent to every street upon which the user has frontage and an entry or 1 projecting sign at the corner of a building where the user has 2 frontages, provided that the approval of the manager of the Department of Transportation and Infrastructure ("DOTI") has been given pursuant to the D.R.M.C.
2. Projecting graphics may project no more than 5 feet out from a building.
3. The bottom of any projecting graphic must be at least 8 feet above the sidewalk or ground floor finished floor level, whichever is higher while the top of any projecting graphics may be no higher than 15 feet above the sidewalk or ground level finished floor level, whichever is higher.
4. **Allocation of allowable sign volume.** For uses that are located at the Street Level and have entries with direct access to a public sidewalk, court or plaza, or uses located in the basement or on the second floor, that have entries at the Street Level with direct access to a public sidewalk, court or plaza, the allowable projecting sign volume will be allocated on the following basis:
 - a. Uses that occupy at least 8 feet but no more than 20 feet of linear building frontage may have up to 12 cubic feet of projecting sign volume.
 - b. Uses that occupy more than 20 but no more than 50 linear feet of building frontage may have up to 30 cubic feet of projecting sign volume.
 - c. Uses that occupy over 50 linear feet of building frontage may have up to 50 cubic feet of projecting sign volume.
 - d. Uses that occupy over 50 linear feet of building frontage, that are located in the D-GT zone district on either Broadway or Lincoln Streets and are south of 13th Avenue, may have up to 70 cubic feet of projecting sign volume.
 - e. Uses occupying corner locations may base the maximum allowable volume of their signage on the length of the actual building frontage on which the sign is placed, or on the length of either frontage if a corner location is chosen.
5. **Calculation of sign volume.** The volume of a projecting sign will be calculated as the volume within a rectilinear form constructed to enclose the primary form of the sign.
6. Minor sign elements may project beyond the primary boundaries of this volume at the discretion of the Zoning Administrator. Minor elements will be defined as those parts of the sign which add to the design quality without adding significantly to the perceived volume and mass of the sign.
7. No dimension (height, width, or depth) shall be considered to be less than 1 foot and 0 inches for the purposes of calculating sign volume.

8. Projecting signs are prohibited for uses without direct street access on the Street Level.
9. **Relationships to the building facade.** Maximum projecting sign dimensions, volumes and locations may additionally be restricted by the dimensions of the building facade on which signage is to be located and the relationship to other tenant signage on the same facade:
 - a. Signs shall not exceed the height of the parapet of the building on which mounted.
 - b. Signs shall not be placed less than 8 feet apart.

10.10.16.6 Illumination

Illumination of graphics as defined herein shall be permitted by direct, indirect, neon tube, light-emitting diode (LED), and fluorescent illumination for users with over 20 linear feet of frontage. Users with fewer than 20 linear feet of frontage may have direct external illumination only. The following additional provisions also apply to the illumination of street graphics:

- A. Color of light: Graphics as defined herein may use a variety of illuminated colors.
- B. Fully internally-illuminated plastic sign boxes with internal light sources are prohibited.
- C. Flashing signs are prohibited.
- D. Animated signs are prohibited.

SECTION 10.10.17 SPECIAL PROVISIONS FOR PROJECTING GRAPHIC SIGNS IN D-C, D-TD, D-LD, D-CV, AND D-AS

10.10.17.1 Applicability

The provisions of this Section 10.10.17 shall apply to projecting signs allowed in the D-C, D-TD, D-LD, D-CV, and D-AS districts. The other provisions of this Division 10.10, Signs, shall remain in full force and effect in the D-C, D-TD, D-LD, and D-AS districts.

10.10.17.2 Purpose

The purpose of this Section is to create the policy and design standards for a system of projecting signs and street graphics to facilitate the enhancement and improvement of the D-C, D-TD, D-LD, and D-AS districts through the encouragement of urban, innovative signs and street graphics that will aid in the creation of a unique downtown shopping and commercial area, facilitate an easy and pleasant communication between people and their environment, and avoid the visual clutter that is potentially harmful to traffic and pedestrian safety, property values, business opportunities, and community appearance. To accomplish these purposes, it is the intent of this Section to encourage and to authorize the use of signs and street graphics that are:

- A. Compatible with and an enhancement of the character of the surrounding district and adjacent architecture when considered in terms of scale, color, materials, lighting levels, and adjoining uses;
- B. Compatible with and an enhancement of the architectural characteristics of the buildings on which they appear when considered in terms of scale, proportion, color, materials and lighting levels;
- C. Appropriate to and expressive of the business or activity for which they are displayed;
- D. Creative in the use of unique 2 and 3 dimensional form, profile, and iconographic representation; employ exceptional lighting design and represent exceptional graphic design, including the outstanding use of color, pattern, typography and materials. Signage that simply maximizes allowable volume in rectangular form is strongly discouraged; and
- E. Constructed of high quality, durable materials appropriate to an urban setting.

10.10.17.3 Permitted Maximum Sign Area

The other provisions of this Division 10.10, Signs, pertaining to the D-C, D-TD, D-LD and D-AS districts are applicable, and the sign area allowable under this Section shall be deducted from the permitted maximum sign area. A cubic foot of sign or graphic volume is considered to be equivalent to a square foot of sign area.

10.10.17.4 Supplemental Standards for Projecting Graphic Signs

A projecting graphic sign is a sign or street graphic attached to and projecting from the wall of a building and not in the same plane as the wall.

A. Supplemental Standards for Projecting Signs

The following standards apply to projecting graphic signs in addition to the generally applicable standards stated in this Division 10.10 for projecting signs in the subject zone district:

1. Each use may display 1 projecting graphic adjacent to every street upon which the use has frontage, provided that the approval of the manager of the Department of Transportation and Infrastructure ("DOTI") has been given pursuant to the provisions of the D.R.M.C.
2. Projecting graphics must clear sidewalks by at least 8 feet in height and may project no more than 7 feet out from a building.
3. Projecting graphics shall be mounted no less than 6 inches and no more than 1 foot away from the building wall or the furthest projecting elements (belt courses, sills, etc.) which are adjacent to it on the building facade.
4. **Allocation of allowable sign volume.** For uses that are located at the Street Level and have entries with direct access to a public sidewalk, court or plaza the allowable projecting sign volume will be allocated on the following basis:
 - a. Uses that occupy up to 49 linear feet of building frontage may have up to 30 cubic feet of projecting sign volume. However, to avoid crowding of signage types, uses that occupy less than 30 linear feet of exterior building frontage will be limited to utilizing either a projecting sign as allowed under these regulations, or any other non projecting sign types as currently allowed.
 - b. Uses that occupy between 50 and 74 linear feet of building frontage may have up to 64 cubic feet of projecting sign volume.
 - c. Uses that occupy 75 linear feet or more of building frontage may have up to 96 cubic feet of projecting sign volume.
 - d. Uses occupying corner locations may base the maximum allowable volume of their signage on the length of the 1 actual building frontage on which it is placed.
5. **The calculation of sign volume.** The volume of a projecting sign will be calculated as the volume within a rectilinear form that could be constructed to enclose the primary form of the sign. Minor sign elements may project beyond the primary boundaries of this volume at the discretion of the review committee. Minor elements will be defined as those parts of the sign which add to the design quality without adding significantly to the perceived volume and mass of the sign. No dimension (height, width or depth) shall be considered to be less than 1 feet-0 inches for the purposes of calculating sign volume.
6. **Multiple projecting signs.** The total sign volume allowed for a single use may be broken into multiple projecting signs, not to exceed 1 per 25 linear feet of the actual building

frontage adjacent to a public walk, court or plaza only at the discretion of the review committee based on the following criteria:

- a. Multiple signs significantly enhance the creative impact of the signage concept.
- b. Multiple signs are not detrimental to the building, the surrounding context or the signage opportunities of adjoining uses.

7. Allocation of sign volume for buildings with multiple uses having direct street access. Total combined allowable sign volume for buildings with multiple uses with direct street access may be allocated among the uses based on the following:

- a. Total sign volume for uses with direct street access shall not exceed the total of individual sign allowances based on the criteria of 10.10.17.4.A.1, .2, .3, and .4.
- b. To accommodate uses without direct street access in addition to those with access (a. above), the total allowable sign volume determined by a. may be increased by the following amounts and apportioned among the uses by a comprehensive sign plan: 12 cubic feet for building frontage up to 49 lineal feet; 20 cubic feet for building frontage from 50 to 74 lineal feet; and 30 cubic feet for building frontage 75 lineal feet and over.
- c. **Power of attorney required.** In situations where maximum sign volumes must be allocated among several tenants, applicants other than the property owner will be required to provide evidence of power of attorney from the property owner authorizing the tenant to provide the comprehensive sign plan and to make application for the requested sign volume.

8. Buildings containing multiple uses without direct street access.

- a. In the case where a building contains multiple uses that do not have direct street access, a projecting sign for each individual use without direct access is prohibited. Entry features may contain multiple use identifications, however they must be designed with a unified program of graphics, materials, illumination, etc.

For example, the entrance to a multi-use space may utilize a unique entry canopy as a single design feature into which multi-use identification can be incorporated. A single projecting graphic identifying a common identity, such as the name of the building or a retail arcade is also permissible.

- b. Architectural entry canopies, defined as permanent structures that are fully supported by the building facade and are constructed of materials other than fabric or vinyl type materials, may incorporate signage for 1 or more tenants as part of their design, subject to these regulations and committee review. Signage may occur on canopy surfaces that are parallel, perpendicular, or at other angles to the building facade to which the canopy is attached. Because canopies are architectural features that may only incidentally incorporate signage, not all the area of the canopy will be counted as signage. The volume of the canopy to be calculated as signage will be confirmed by the review committee per the following criteria:
 - i. The face area of typography and graphics.
 - ii. The 2 maximum dimensions of iconographic three-dimensional sign figures.

9. Relationships to the building facade. Maximum projecting sign dimensions, volumes and locations may be additionally restricted by the dimensions of the building facade on which signage is to be located and the relationship to other tenant signage on the same facade.

- a. Signs shall not exceed the height of the parapet of single story buildings unless it is found by the review committee to meet the criteria in item d., below.
- b. Signs shall not extend more than 1 story above the building floor on which the use is located unless they are found by the review committee to meet the criteria in item d., below.
- c. Signs for uses located below the Street Level shall not be located or extend beyond the uppermost part of the second story without the approval of the review committee.
- d. The following conditions will be taken into account when considering exceptions to items a. and b. above:
 - i. The additional height is found to be a factor in the success of the sign's design.
 - ii. The additional height is not a detriment to overall design of the building facade or its immediate context.
 - iii. The additional height will not overshadow or create glare in adjoining properties.
- e. Signs shall not be placed less than 25 feet apart unless they are determined to meet the following criteria:
 - i. The signs work together to make a unified and compatible design that is stronger as a group than it would be as a single sign or multiple signs widely separated.
 - ii. The sign group is compatible with the building architecture, reinforcing the design intent of a significant building feature such as a primary entry.

10. Compatibility Required

An applications for a sign permit or comprehensive sign plan including projecting graphic signs may be approved only if the sign(s) is compatible with the theme and overall character to be achieved in the subject zone district. "Compatibility" shall be determined based on consideration of the following:

- a. The relationship of the scale and placement of the sign to the building or premises upon which it is to be displayed.
- b. The relationship of colors of the sign to the colors of adjacent buildings and nearby street graphics.
- c. The similarity or dissimilarity of the sign's size and shape to the size and shape of other street graphics in the area.
- d. The similarity or dissimilarity of the style of lettering on the sign to the style of lettering of nearby street graphics.
- e. The compatibility of the type of illumination, if any, with the type of illumination in the area.
- f. The compatibility of the materials used in the construction of the sign with the material used in the construction of other street graphics in the area.
- g. The aesthetic and architectural compatibility of the proposed sign to the building upon which the sign is suspended and the surrounding buildings.
- h. Whether the proposed signs are made from high quality, durable materials such as hardwoods, painted wood, metal, stainless steel, painted steel, brass or glass.

B. Auxiliary Graphics

Auxiliary graphics are elements which are complementary but subsidiary to principal graphics. The following auxiliary graphics are permitted, subject to the limitations set forth herein:

1. Awnings

Signage on fabric or vinyl type non illuminated awnings that is located on a surface of that awning which is perpendicular to the face of the building will not be considered a projecting sign under this ordinance, but will be allowed, subject to staff review, provided that the total area of typography and graphics does not exceed 2 square feet.

2. Banners

- a. Short term banners and flags, which provide information related to a specific, temporary event (not more than 60 days in any 365-day period) are permitted provided that they are no more than 64 square feet. Projection shall not exceed 7 feet-0 inches.
- b. Permanent banners and flags which are graphic in nature, providing color and design interest only and do not directly represent actual goods, services, brands or business names are permitted provided that they are no more than 32 square feet. These banners are not subtracted from the allowable sign area. Projection shall not exceed 7 feet-0 inches.

C. Illumination

Illumination of graphics as defined herein shall be permitted by direct, indirect, and neon tube illumination. The following additional provisions also apply to the illumination of street graphics:

- 1. **Color of light.** Graphics as defined herein may use a variety of illuminated colors, provided they do not conflict with traffic signals.
- 2. Flashing signs and animated signs are expressly limited to those properties that are contiguous to the 16th Street pedestrian and transit mall. All such signs must be readable from the 16th Street Mall.
 - a. The appropriateness of flashing signs, where otherwise allowed, will be based on the character and uses of the face block, existing uses within the building and the surrounding vicinity, and the protection of public safety.
 - b. Use of flashing signs shall be limited to entertainment uses such as, by way of example and not by way of limitation, theaters, movie houses, restaurants, and cabarets, and is limited to the times the business is open.
- 3. Fully illuminated plastic sign boxes with internal light sources are prohibited.

SECTION 10.10.18 OPEN SPACE AND O-1 ZONE DISTRICTS SIGN STANDARDS

10.10.18.1 General

- A. Signs may be erected, altered and maintained only for and by a use by right in the district in which the signs are located; shall be located on the same zone lot as the use by right and shall be clearly incidental, customary and commonly associated with the operation of the use by right.
- B. The sign standards contained within this Section apply to OS-B, OS-C and O-1 zone districts.

10.10.18.2 Permanent Signs

Permanent signs shall comply with the following standards:

Contents	Identification by letter, numeral, symbol or design of the use by right by name, use, hours of operation, services and products offered, events and price of products and services.
Sign Types	Wall, window, canopy, and ground signs.

Maximum Number	1 sign for each front line of the zone lot on which the use by right is located.
Maximum Sign Area	Each use by right shall be permitted a sign area of 20 square feet or the total permitted sign area for any use by right may be determined by 1 or the other of the following provisions provided, however, that the total sign area of any use by right shall not exceed 600 square feet, and no single sign area shall exceed 300 square feet in area: 1 square foot of sign area for each foot of street frontage of the zone lot on which the use by right is located. 1 square foot of sign area for each acre of the zone lot on which the use by right is located.
Maximum Height Above Grade	Wall and window signs: The roof line of the building to which the sign is attached. Ground signs: 25'.
Location	Wall and window signs: Shall be set back from the boundary lines of the zone lot on which it is located the same distance as a structure containing a use by right provided, however, wall signs may project into the required setback the permitted depth of the sign. Ground signs: Any location provided that the sign is at least 10' from any boundary line of the zone lot on which the use by right is located.
Illumination	May be illuminated but only from a concealed light source. Flashing signs are prohibited.
Animation	Animated signs are prohibited.

10.10.18.3 Temporary Signs

Subject to the conditions hereinafter set forth and upon application to and issuance of a zoning permit therefore, signs identifying or advertising new construction, remodeling, rebuilding, development, sale, lease or rental of either a use by right or a designated land area; each such permit shall be valid for a period of not more than 12 calendar months and shall not be renewed for more than 1 successive period at the same location.

- A. Permitted sign types: Wall and ground.
- B. Permitted maximum number: 1 sign for each front line of the zone lot or designated land area on which the signs are located.
- C. Permitted sign area: 32 square feet of sign area for a land area up to 5 acres and 64 square feet of sign area for a land area of 5 acres or more, provided that no sign shall exceed 100 square feet.
- D. Permitted maximum height above grade: 25 feet.
- E. Permitted location: Shall be set back at least 25 feet from all boundary lines of the zone lot or designated land area on which the signs are located.
- F. Permitted illumination: May be illuminated but only from a concealed light source.
- G. Prohibited: Flashing signs are prohibited and animated signs are prohibited.

SECTION 10.10.19 CHERRY CREEK NORTH ZONE DISTRICTS SIGN STANDARDS

10.10.19.1 Purpose

The purpose of this Section is to create a comprehensive and balanced system of signs and street graphics, to facilitate the enhancement and improvement of the Cherry Creek North zone districts (C-CCN) through the encouragement of innovative signs and graphics which will aid in the creation of a unique mixed-use neighborhood, facilitate an easy and pleasant communication between people and their environment and avoid the visual clutter that is potentially harmful to traffic and pedestrian safety, property values, business opportunities and community appearance.

10.10.19.2 General

Signs may be erected, altered and maintained only for and by a use by right in the C-CCN zone districts; shall be located on the same zone lot as the use by right; and shall be clearly incidental, customary and commonly associated with the operation of the use by right.

10.10.19.3 Comprehensive Sign Plan

Projecting signs shall be permitted only after a comprehensive sign plan for the entire building containing a use or uses by right has been approved. Such plan shall indicate how signs are allocated among all the individual uses, approximate designated sign locations, and allowable types of sign construction and illumination.

10.10.19.4 Design Review

In adopting the rules and regulations governing signage, the following criteria shall be utilized. These criteria shall also be the basis of all findings and recommendations regarding signage that the design advisory board shall forward to the Zoning Administrator. Signage shall be:

- A. Compatible with the character of the surrounding district and adjacent architecture when considered in terms of scale, color, materials, lighting levels, and adjoining uses;
- B. Compatible with the architectural characteristics of the buildings on which the signs are placed when considered in terms of scale, proportion, color, materials and lighting levels;
- C. Expressive of the business or activity for which they are displayed;
- D. Creative in the use of two- and three-dimensional forms, iconographic representations, lighting and graphic design, including the use of color, pattern, typography and materials; and
- E. Constructed utilizing high quality, durable materials that meet the physical demands of an urban setting.

10.10.19.5 Signs Subject to a Permit

Section 10.10.3.2 (signs subject to a permit) shall be in full force and effect in the C-CCN zone districts. All signs shall be subject to any additional requirements or standards contained within this Section and shall be subject to review by the Cherry Creek North (CCN) Design Advisory Board.

10.10.19.6 Permitted Contents

Identification by letter, numeral, symbol or design of the use or uses by right by name, use, hours of operation, services and products offered, events and prices of products and services.

10.10.19.7 Permitted Sign Types

Wall, window, ground, projecting, canopy and arcade.

10.10.19.8 Permitted Maximum Number

Each use by right may have the greater number of the following:

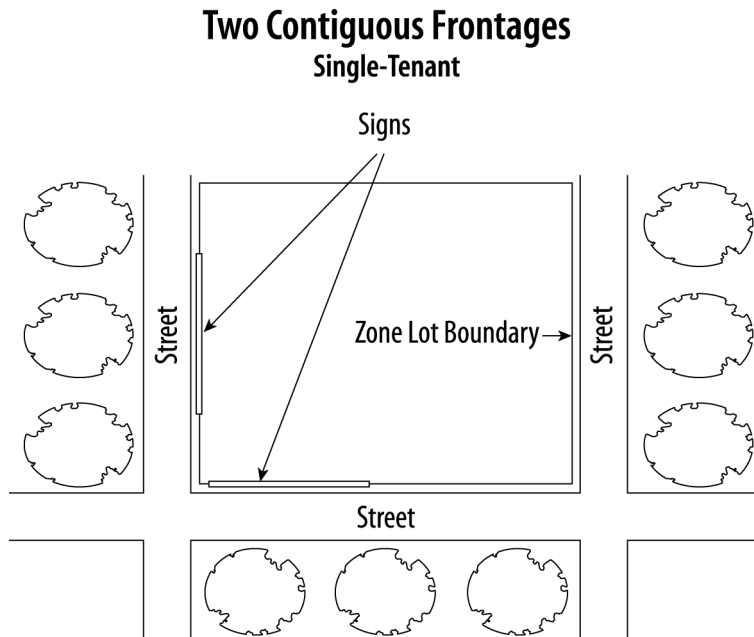
- A. 5 signs; or
- B. 2 signs for each front line of the zone lot on which the use by right is located.

10.10.19.9 Permitted Maximum Sign Area

The permitted maximum sign area for each individual use by right is 50 square feet or the total permitted sign area determined by one of the following provisions, whichever is the greater; provided, however, that no sign shall exceed 200 square feet in area nor shall the total permitted sign area of any single use by right exceed 600 square feet:

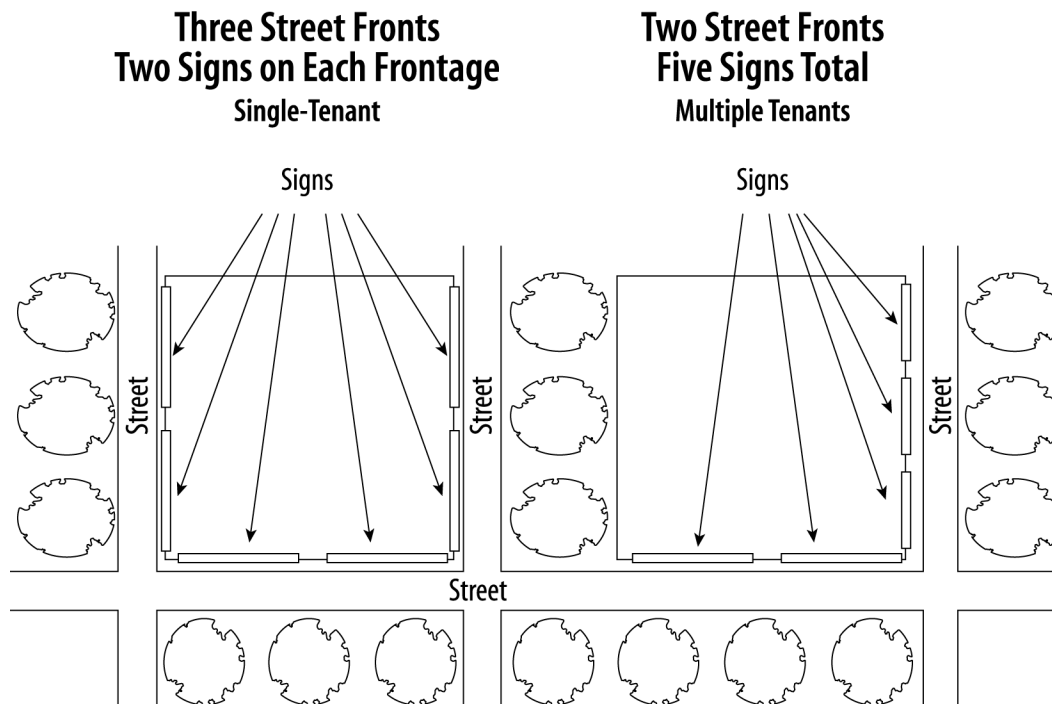
For a zone lot containing only 1 use by right. 1 square foot of sign area for each linear foot of street front of the zone lot; provided, however, that in computing the area of such signs, the measurement of not more than 2 front lines, 1 contiguous with the other, shall be used. (See Figure 10.10-1)

Figure 10.10-1



- A. For a zone lot having 2 or more uses by right. For each use by right, 1.5 square feet of sign area for each linear foot of that portion of building frontage occupied by the use by right, for the first 200 feet of building frontage, then 1 square foot of sign area for each linear foot of building frontage thereafter. (See Figure 10.10-2)

Figure 10.10-2

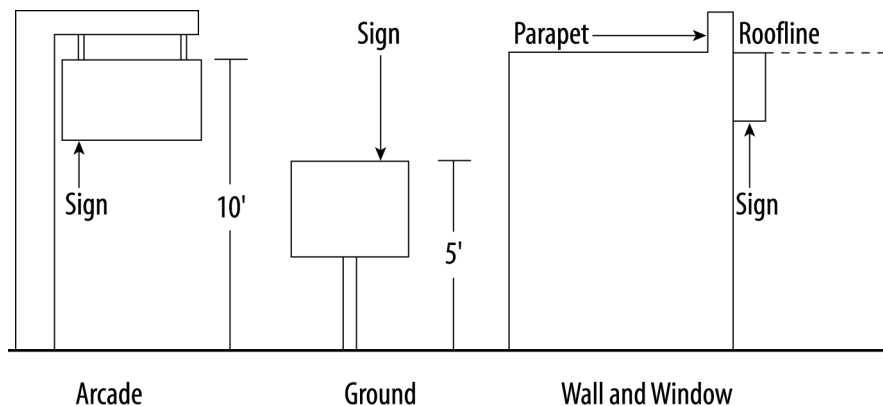


10.10.19.10 Permitted Maximum Height Above Grade

(See Figure 10.10-3)

- A. Arcade signs: 10 feet.
- B. Ground signs: 5 feet.
- C. Wall and window signs: The roof line of the building to which the sign is attached.

Figure 10.10-3



10.10.19.11 Permitted Location

Shall be set in at least 5 feet from every boundary line of the zone lot; provided, however, wall or projecting signs may project into the required setback the permitted depth of the sign.

10.10.19.12 Permitted Illumination

May be illuminated. Neon lighting is permitted, subject to design review as specified in Section 10.10.19.4, Design Review, above. Flashing signs are prohibited.

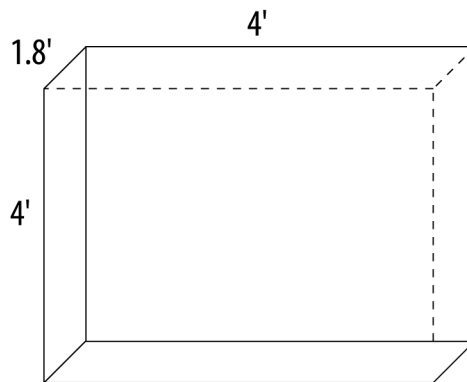
10.10.19.13 Animation Prohibited

Animated signs are prohibited.

10.10.19.14 Projecting Signs and Graphics

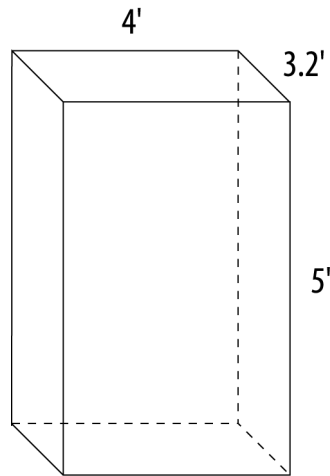
- A. Projecting sign volume. This volume is determined by a calculation using the smallest regular rectilinear geometrical shape encompassing the entire perimeters of the projecting sign. Minor sign elements may project beyond the primary boundaries of this volume subject to design review approval. Minor sign elements are those parts of the projecting sign that add to the design quality without adding significantly to the perceived volume and mass of the projecting sign.
 - 1. The minimum dimension used in calculating projecting sign volume is 1 foot.
 - 2. The maximum sign dimension shall be 4 feet.
- B. Permitted maximum projecting sign area. The permitted projecting sign area under this Section shall be deducted from the total permitted maximum sign area for each use as calculated in Section 10.10.19.9, Permitted Maximum Sign Area, above. For the purposes of this Section, 1 cubic foot of projecting sign or graphic volume shall be considered equivalent to 1 square foot of sign area.
- C. Calculation of permitted maximum projecting sign volume. The maximum allowable size of individual projecting signs shall be based upon the horizontal linear feet of exterior building frontage facing directly upon the public right-of-way by the use by right. Buildings containing more than 1 use by right may be limited by the total allowable projecting sign volume for the building as allocated in a required comprehensive sign plan.
 - 1. Single uses located at the Street Level having entries and/or windows facing onto a public sidewalk, court or plaza. The total permitted projecting sign volume shall be determined by one of the following provisions:
 - a. Uses by right occupying less than 50 linear feet of building frontage may be permitted up to 30 cubic feet of projecting sign volume, however not to exceed 4 feet in projecting sign height. (See Figure 10.10-4)

Figure 10.10-4



- b. Uses by right occupying more than 50 linear feet or more building frontage may utilize up to 64 cubic feet of projecting sign volume, however not to exceed 5 feet in projecting sign height. (See Figure 10.10-5)

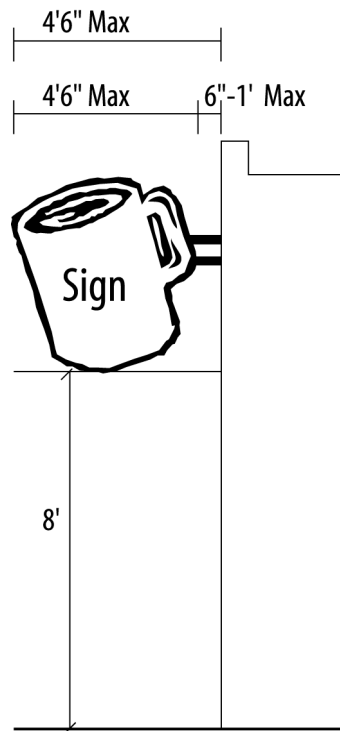
Figure 10.10-5



- c. For corner locations the maximum permitted volume of the projecting sign shall be calculated using only the length of the building front on which the projecting sign is attached.
 - d. For projecting signs attached directly on the corner of the building the maximum permitted volume of the projecting sign shall be calculated using the length of the longest building front of the 2 building fronts of the building to which the projecting sign is attached.
2. Total maximum permitted projecting sign volume for multiple use buildings. The sum total permitted projecting sign volume of all the uses in a building shall be limited by the following provisions:
- a. Uses by right with building frontage. The maximum total volume of projecting signs allowed on the exterior of any building frontage facing onto a public street, court or plaza shall not exceed the sum total volume permitted for all the individual uses occupying that frontage and having direct exposure to the street, court or plaza.
 - b. Uses by right without building frontage. In order to accommodate projecting signs for all tenants including those located without direct Street Level exposure, the sum total volume of permitted projecting sign volume as determined in Section 10.10.19.14.C.1 may be increased by the following amounts, and apportioned among the building tenants through a comprehensive sign plan:
 - i. 12 cubic feet for building frontages less than 75 linear feet.
 - ii. 20 cubic feet for building frontages 75 linear feet or greater.
- D. Permitted numbers of projecting signs.
- 1. Permitted numbers of projecting signs for buildings containing a single use by right. Limited to 1 projecting sign for every 25 linear feet of exterior building frontage.
 - 2. Permitted numbers of projecting signs for buildings containing multiple uses by right. Uses occupying less than 30 linear feet of exterior building frontage are limited to either 1 projecting sign as permitted under these regulations or other non projecting signs as allowed under this Section. For uses occupying 30 or more linear feet of exterior building frontage, the permitted number of projecting signs or graphics in Section 10.10.19.14.D shall apply.

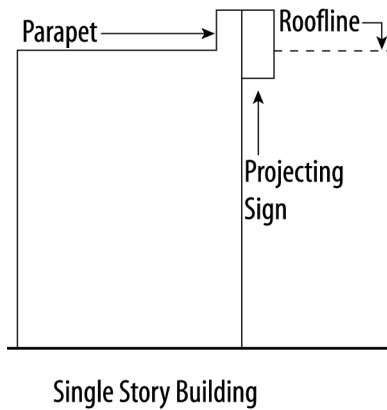
- E. Projecting sign location and building attachment. The following limitations shall apply to the location and attachment of projecting signs and graphics to the building wall:
1. Each use by right may display 1 projecting sign or graphic on each building front occupied by the use, provided all other criteria for approval are satisfied as required by Code;
 2. All projecting signs or supporting structures shall be located at least 8 feet above the sidewalk below;
 3. Each projecting sign shall extend not more than 1 foot away from the building wall or the furthest projecting elements (belt courses, sills, etc.) adjacent to such projecting sign on the building facade; and
 4. The maximum projection of signs from the building wall to which it is attached, including all mounting accessories, shall not exceed 4 feet 6 inches as measured perpendicularly from the building wall. (See Figure 10.10-6)

Figure 10.10-6



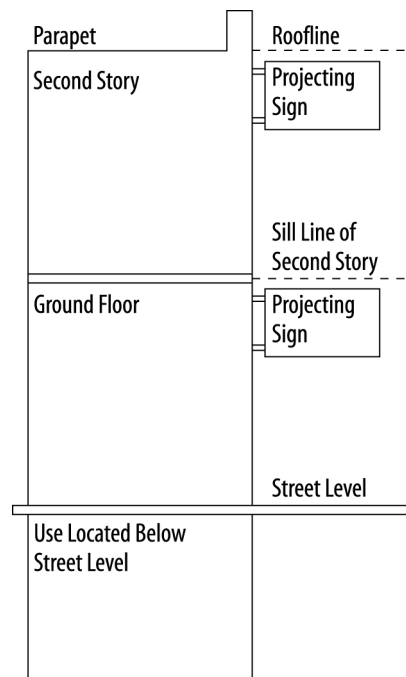
5. Maximum height of projecting signs. Maximum height of projecting signs dimensions, volumes and locations are restricted by the dimensions of the building facade on which projecting signs are located and the separations from other tenant projecting signs on the same building front. Projecting signs shall conform to the criteria in Section 10.10.19.14.E.6 below unless modified by design review in accordance with the criteria described in Section 10.10.19.14.E.7 below:
6. Projecting signs shall not exceed the height of the parapet of single story buildings (See Figure 10.10-7);

Figure 10.10-7



7. Projecting signs shall not extend above the sill line of the story above the building floor on which the use is located. Projecting signs for uses located below the Street Level shall not be located or extend above the sill line of the second story (See Figure 10.10-8); and

Figure 10.10-8



8. The following criteria will be considered by the design advisory board in making its recommendation to the Zoning Administrator who shall determine whether to grant an exception to Section 10.10.19.14.E.6 above:
 - a. The additional height is integral to the projecting sign's design;
 - b. The additional height is compatible with the overall design of the building facade; and
 - c. The additional height does not cast shadows or glare on adjoining properties.

- F. Separations between projecting signs. Projecting signs shall be placed not less than 25 feet apart without design review approval. In making its findings and recommendations for approval the design advisory board shall consider the following criteria for determining the location of multiple projecting sign groups:
 - 1. The projecting signs form a unified and compatible design that is stronger as a group than as a single projecting sign or multiple projecting signs widely separated; and
 - 2. The projecting sign group is compatible with the building architecture and/or reinforces a significant building feature such as a primary entry.
- G. Permitted illumination. Illumination of projecting signs and graphics is restricted as follows:
 - 1. Shall be illuminated by indirect sources, including, but not limited to, incandescent fixtures on the projecting sign mounting bracket, on the building face;
 - 2. Shall be subject to review and recommendation of the design advisory board to the Zoning Administrator as to compatibility with the building, surrounding district and adjoining uses;
 - 3. Flashing signs are prohibited and animated signs are prohibited.

10.10.19.15 Banners

In addition to all other permitted signs, temporary commercial banners and flags, projecting perpendicularly from a building wall, and providing information related to a specific, temporary event are permitted subject to the following limitations:

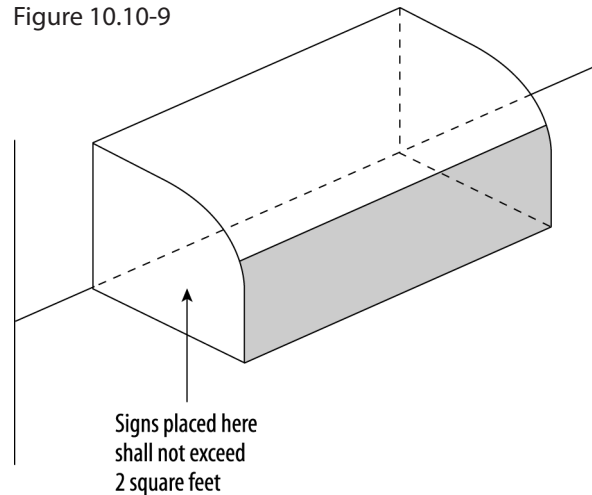
- A. Subject to review and permit;
- B. Displayed for a specifically designated period not exceeding 60 days in aggregate within a specifically designated 365 day period;
- C. Shall not exceed 12 square feet in area per face;
- D. Shall not exceed 1 such banner and/or flag for each 25 linear feet of building frontage.

10.10.19.16 Awnings and Entry Canopies

Signs on the ends of awnings and entry canopies, that are perpendicular to the wall to which such awnings and entry canopies are attached, are projecting signs and graphics if they include text and/or graphics intended to promote an on site use. Such signs and graphics may be permitted subject to the following limitations:

- A. Signs on fabric or vinyl type non illuminated awnings located on a surface perpendicular to the face of the building (side panels) not exceeding 2 square feet, subject to staff review. (See Figure 10.10-9)

Figure 10.10-9



- B. Architectural entry canopies, which are permanent structures that are fully supported by the building facade and constructed of materials other than fabric or vinyl type materials, may incorporate signs for 1 or more tenants as part of their design. The calculation of the volume of signs on canopies uses the following areas:
 - 1. The face area of typography and graphics.
 - 2. The volume of iconographic three-dimensional sign figures.
- C. Awnings shall be opaque and shall not be backlit.

10.10.19.17 Joint Identification Signs

Subject to the conditions hereinafter set forth and upon application to and issuance of a zoning permit therefore, joint identification signs are permitted for 3 or more uses by right on the same zone lot as the sign, excluding parking. The following joint identification signs are in addition to all other signs permitted by this Section 10.10.19:

- A. Permitted sign types: Wall and ground.
- B. Permitted maximum number: 1 sign for each front line of the zone lot.
- C. Permitted area: The greater number of the following:
 - 1. 100 square feet; or
 - 2. 1 square foot of sign area for each 2 linear feet of street frontage of the zone lot; provided, however, that the total area of all signs on each front line of the zone lot shall not exceed 200 square feet.
- D. Permitted maximum height above grade: 25 feet.
- E. Permitted location: Shall be set in at least 5 feet from every boundary line of the zone lot.
- F. Permitted illumination: May be illuminated.
- G. Prohibited: Flashing signs are prohibited and animated signs are prohibited.

10.10.19.18 Temporary Signs

Signs identifying or advertising new construction, remodeling, rebuilding, development, sale, lease or rental of either a use by right or a designated land area not exempted from permitting under Section 10.10.19.19, Signs Not Subject to a Permit, below, shall be subject to the conditions hereinafter set forth and upon application to and issuance by the Zoning Administrator of a permit

therefore. Each such permit shall be valid for a period of not more than 12 calendar months and shall not be renewed for more than one successive period at the same location.

- A. Permitted sign types: Wall, window and ground.
- B. Permitted maximum number: 1 sign for each front line of the zone lot or designated land area on which the sign is located.
- C. Permitted sign area: 32 square feet for each front line of the zone lot or designated land area on which the sign is located. Computations shall be made and sign area shall be applied to each front line separately.
- D. Permitted maximum height above grade: 20 feet.
- E. Permitted location: Shall be set in at least 5 feet from every boundary line of the zone lot or designated land area.
- F. Permitted illumination: May be illuminated but only from a concealed light source; and shall not remain illuminated between the hours of 11:00 p.m. and 6:00 a.m.
- G. Prohibited: Flashing signs are prohibited and animated signs are prohibited.

10.10.19.19 Signs Not Subject to a Permit

- A. Section 10.10.3.1, Signs Not Subject to a Permit, Sections A through E and G through J shall be in full force and effect in the C-CCN zone districts.
- B. Temporary commercial signs which identify, advertise or promote a temporary activity and/or sale of merchandise or service of a business use located on the same zone lot provided however that nothing in this Section 10.10.19.19.B shall allow the use of portable signs or the use of parked motor vehicles and/or trailers as advertising devices. Temporary commercial signs shall be limited as follows:
 - 1. Limited to placement for 45 days;
 - 2. Placed behind or are attached to the inside face of a window;
 - 3. 1 per building frontage for each use facing a public street, walk, plaza or court;
 - 4. Not more than 5 square feet in sign area;
 - 5. Not more than 6 feet in height above grade;
 - 6. Not animated; and
 - 7. Illuminated only from a concealed light source.
- C. Signs that identify or advertise the sale, lease or rental of a particular structure or land area and limited to:
 - 1. Wall, window, and ground signs;
 - 2. No more than 1 sign per zone lot;
 - 3. No more than 5 square feet in area per face;
 - 4. No more than 6 feet above grade;
 - 5. Not illuminated or animated; and
 - 6. Placed within the zone lot and not in the public right-of-way.

SECTION 10.10.20 SPECIAL PROVISIONS FOR SIGNS IN CIVIC CENTER AREA

10.10.20.1 Civic Center Area

Notwithstanding the other provisions of this Division 10.10, the provisions of this Section 10.10.20 shall apply to the Civic Center Area which is described as follows:

Lots 20--32, Block 206, East Denver, including Out Lot 5;

All of Block 233, East Denver, including Out Lot 4;

All of Block 232, East Denver, including Out Lot 3;

All of vacated Cleveland Place abutting Block 232, a.k.a. "Kenneth M. MacIntosh Park";

Lots 17--23, Block 231, East Denver;

Lots 7--26, Block 244, East Denver, and Side Lot 2 except the N 125 feet of Side Lot 2;

All of Block 267, East Denver, including Out Lot 1;

Lots 9--32, Block 5, Cheesman & Kasslers Addition, together with vacated alley abutting such lots;

Lots 6--40, Block 28, H.C. Browns Addition;

Lots 10--31, Block 37, H.C. Browns Addition;

Lots 10--21, Block 68, H.C. Browns Addition;

Lots 1--20, Block 67, H.C. Browns Addition;

Lots 1--11, Block 66, H.C. Browns Addition;

Lots 1--20 and Lots 31--40, Block 39, H.C. Browns Second Addition;

All of Block 25; Lots 1--8 and 30--40, Block 26, all in H.C. Browns Second Addition;

Lots 1--4 and 37--40, Block 42, H.C. Browns Second Addition;

All of Blocks 21, 22, 23 and 24, Evans Addition, Subdivision of Blocks 43, 44, 45, 57, 58, 59 and 60 Evans Addition;

Lots 1--4 and 37--40, Block 43, Lots 1--4 and 37--40, Block 44, Lots 1--4 and 37--40, Block 45,

Lots 1--4, Block 46, all in Evans Addition, Subdivision of Blocks 43, 44, 45, 57, 58, 59 and 60, Evans Addition;

Lots 1--4, Block 22, Lots 37--40, Block 23, Lots 1--20, Block 21, all in Witters First Addition;

Lots 21--32, Block 20, Evans Subdivision of part of Block 20, Witters First Addition;

The E 125 feet of N 200 feet of Block 20, E 125 feet of Block 11, all in Witters First Addition;

Block 10, Evans and Eberts Subdivision of Block 10, Evans Addition and Block 10 in Witters First Addition; all of Block 9, Evans Subdivision;

Civic Center Park, bounded on the north by West Colfax Avenue, on the east by Broadway Street, on the south by West 14th Avenue and on the west by Bannock Street;

The State Capitol and grounds bounded by East Colfax Avenue on the north, Grant Street on the east, East 14th Avenue on the south and Broadway Street on the west.

10.10.20.2 General

Signs may be erected, altered and maintained only for and by a use by right in the district in which the signs are located; shall be located on the same zone lot as the use by right and shall be clearly incidental, customary and commonly associated with the operation of the use by right.

10.10.20.3 Purpose

The purpose of this Section is to provide for a required design review of all signs in the Civic Center Area, excluding window signs and temporary signs, and to provide design guidelines and recommended sign limitations. The intent of this design review for signs in the Civic Center Area is to prevent major visual intrusions into the Civic Center Area, to keep signage subordinate to the architecture and to provide information which will assist visitors.

10.10.20.4 Permitted Sign Types and Recommended Limitations on Each

- A. **Ground sign.** 30 square feet per face, double face is permitted; 15 feet maximum height; if the zone lot has 125 feet or more, excluding parking lots, of street frontage, 1 ground sign is recommended and 2 are permitted; if there are 2 or more uses on the zone lot, no ground sign is permitted; and a ground sign must be set in a distance of not less than 5 feet from each front line. The proliferation of ground signs is intended to be avoided in the Civic Center Area.

- B. Wall sign.** If non internally illuminated, 100 square feet of sign area is permitted for each sign with 2 signs per building frontage permitted; and if internally illuminated, 50 square feet of sign area is permitted for each sign with 1 sign per building frontage permitted. A wall sign may be larger if integrated into the architecture.
- C. Projecting graphics.** Projecting graphics are permitted on land in the Civic Center Area which is located within the D-CV zone district, and the provisions of Section 10.10.17 shall be in full force and effect with respect to these projecting graphics.
- D. Window sign.** 1 sign per use by right and no more than 5 square feet of sign area.
- E. Temporary signs.** The provisions of Section 10.10.3.1.F, Temporary Commercial Signs, shall be in full force and effect except that streamers are allowed for special events only, and the sign area must be less than 25 percent of maximum allowed sign area plus 30 percent of unused sign area allowed or 30 percent of the ground level window area with neither to exceed 50 square feet.

10.10.20.5 Additional Limitations on Signs

Backlit awnings are not permitted on the Civic Center Area. The total sign area of all ground signs, wall signs and projecting graphics should not exceed 400 square feet.

10.10.20.6 Review by Downtown Design Advisory Board

The Downtown Design Advisory Board shall review all applications for sign permits and comprehensive sign plans for compliance with this Section 10.10.20 and other applicable standards in Division 10.10, Signs, and make a recommendation to the Zoning Administrator for approval, approval with conditions, or denial.

10.10.20.7 Compatibility Required

The Downtown Design Advisory Board may recommend approval of a sign permit or comprehensive sign plan if the sign(s) is compatible with the theme and overall character to be achieved in the Civic Center Area. A determination of "compatibility" shall be based on the following criteria:

- A. The aesthetic and architectural compatibility of the proposed sign to the building upon which the sign is placed.
- B. The compatibility of the type of illumination, if any, with the type of illumination in the area.
- C. The relationship of the scale, shape, placement and colors of the sign to the building or premises upon which it is to be displayed.
- D. The similarity or dissimilarity of the signage to other signage within the Civic Center Area and the compatibility of the materials used in the construction of the signs with other signage in the Civic Center Area.
- E. The quality and durability of the materials used in the signs such as steel, aluminum, bronze, and wood.
- F. The impacts of the proposed signs upon adjacent districts or properties.

SECTION 10.10.21 OUTDOOR GENERAL ADVERTISING DEVICES IN THE BILLBOARD USE OVERLAY ZONE DISTRICT

10.10.21.1 Purpose and Applicability

A. Purpose

Upon consideration of a recommendation that an ordinance be enacted for the purpose of preserving and protecting the health, safety and general welfare of the people of the city and their property therein situate, the council finds:

1. That the regulation of outdoor general advertising devices within the city is required in the interests of the economic prosperity, civic pride, quality of life and general welfare of the people;
2. That it is desirable to preserve and perpetuate uncluttered and natural views for the enjoyment and environmental enrichment of the citizens of the community and visitors hereto;
3. That the regulation of outdoor general advertising devices will foster civic pride in the beauty of the city, will enhance the aesthetic values of the city and its economic vitality, will protect property values, will protect and enhance the city's attraction to tourists and visitors and promote good urban design;
4. That the regulation of outdoor general advertising devices will strengthen and preserve the municipality's unique environmental heritage and enhance the quality of life of its citizens; and
5. That the regulation of outdoor general advertising devices within the city is necessary for the promotion of safety upon the streets and highways in the City and County of Denver.

B. Applicability

1. This Division shall govern and control the erection, remodeling, enlargement, moving, operation and maintenance of all outdoor general advertising devices, also known as "billboards", as they are permitted in the Billboard Use Overlay District (UO-2) in accordance with Section 9.4.4.7 and may be erected or maintained on a zone lot occupied by a structure containing a use by right; provided, however, it shall be unlawful to erect or remodel within 660 feet of the edge of the right-of-way of a freeway any outdoor general advertising device the face of which is visible from the main-traveled way of the freeway.
2. Section 10.10.3.K, Relocated Business Signs, of this Code provides a limited allowance for off-premises identification signs related to a public facility. For such off-premises identification signs, where permitted, the provisions of this Section 10.10.21 regulating outdoor advertising devices shall not apply.
3. Outdoor advertising devices may be erected and maintained in the D-TD zone district but only as permitted by a district sign plan authorized pursuant to Section 10.10.15. For such outdoor advertising devices in the D-TD zone district, the provisions of this Section 10.10.21 shall not apply.
4. Outdoor advertising devices may be erected and maintained in the DO-6 zone district but only as permitted by a district plan authorized under Section 9.4.5.10. For such outdoor advertising devices in the DO-6 zone district, the provisions of this Section 10.10.21 shall not apply.
5. Except in the DO-6 Overlay District, outdoor advertising devices may be erected and maintained in the DIA zone district as permitted by the Manager of Aviation pursuant

to Section 9.5.2.2. For such outdoor advertising devices in the DIA zone district, the provisions of this Section 10.10.21 shall not apply.

6. Nothing herein contained shall be deemed a waiver of the provisions of any other ordinance or regulation applicable to such devices; however, the provisions of Sections 10.10.1 through 10.10.20 of this Division 10 shall not apply to such devices, except, Section 10.10.2.2, Substitution of Messages Allowed, shall apply to all such devices.

10.10.21.2 Permits

A. Devices Subject to a Permit

Except as provided in Section 10.10.21.2.B., every outdoor general advertising device in existence in the City shall have a zoning permit on file with the Zoning Administrator and no outdoor general advertising device shall be erected without a zoning permit issued by the zoning administrator. Failure to obtain a permit when required shall be a violation of this Code.

1. Permit Required for New Devices.

Prior to the erection of a new general outdoor advertising device a permit shall be required.

2. Annual Permit Required

All permits for outdoor general advertising devices shall be renewed annually prior to March 31 of each successive year. Permits shall be issued without proration for periods of less than one (1) year.

3. City Registration Number

Each permitted device shall be issued a city registration number which shall be displayed on the device in a size, location and manner as prescribed by the Zoning administrator; provided, however, that outdoor general advertising devices existing prior to March 1, 2010, shall have 180 days to be brought into compliance with this requirement. The permittee shall be responsible to ensure that such number is maintained in a readily visible condition.

4. Fees

Outdoor general advertising devices shall be charged a fee at the time of application for a permit for

- a. A new device;
- b. Each annual renewal of a permit that has been previously issued; or
- c. Modification of a device.

5. Permit to Modify an Existing Device

Permits shall be required for any modification of an existing outdoor general advertising device; provided, however, that a permit for modification shall not be issued to or obtained by any party other than the current permit holder. "Modification" shall mean any change to the structure or message surface of the device other than as excepted below in Sections 10.10.21.2.A.5.a., b., and c. No permit shall be required for the following actions by the permit holder for an existing general outdoor advertising device:

- a. Replacing or changing advertising copy including, without limitation: the addition of an extension as allowed in Section 10.10.21.6; and wrapping the message surface(s) of a device, including the perimeter edge of the message surface(s)' frame, with advertising copy, provided that the advertising copy faces the same direction as the existing message surface(s) and the total area of advertising copy does not exceed the total message surface allowed by the current permit for the device plus the addition of an extension as allowed in Section 10.10.21.6, Permitted Maximum Height;

- b. Replacing or relocating a message surface on an existing device within 1 foot of the previous message surface; and
- c. Customary maintenance and repair including, without limitation: replacing a part with a like part; any repairs necessary to meet current safety standards; replacing electrical wiring and bulbs; painting and routine replacement of bolts, framing, border and trim.

6. Creation of a New Device

The following shall be treated as creating a new outdoor general advertising device:

- a. Replacing or relocating an existing message surface to a location that is more than 1 foot from the location of the previous message surface;
- b. Adding an additional message surface to an existing device except, however, adding extensions allowed pursuant to Section 10.10.21.6.

7. Additional Requirements

No permit for a new outdoor general advertising device shall be issued until an existing device or a combination of devices with at least equal square footage of message surface are removed by the applicant from the following areas in the following order:

- a. Those areas described in Sections 10.10.21.7.K, 10.10.21.7.L, 10.10.21.7.Q, 10.10.21.7.R, 10.10.21.7.S, 10.10.21.7.T, and 10.10.21.7.U, and any area restricted by the provisions of Section 3-23 of the Revised Municipal Code;
- b. After all of the nonconforming outdoor general advertising devices are removed from the areas listed in Section 10.10.21.2.A.7.a, above, then the exchange area shall be any area within 400 feet of a park or a structure or district designated for preservation pursuant to the provisions of Article I of Chapter 30 of the Revised Municipal Code; and
- c. After all of the nonconforming outdoor general advertising devices are removed from the areas listed in Sections 10.10.21.2.A.7.a and 10.10.21.2.A.7.b, above, then the exchange area shall be any area subject to the compensatory provisions of the Federal Highway Beautification Act.

B. Devices Not Subject to a Permit

The following outdoor general advertising devices may be erected in all districts without a permit:

- 1. Outdoor general advertising devices required or specifically authorized for a public purpose by any law, statute or ordinance; may be of any type, number, area, height above grade, location, illumination or animation, authorized by the law, statute or ordinance under which the devices are required or authorized.
- 2. Outdoor general advertising devices in the nature of decorations, clearly incidental and customary and commonly associated with any national, local or religious holiday or public health, safety or welfare campaign; provided that such devices shall be displayed for a period of not more than 60 consecutive days nor more than 60 days in any 1 year; and may be of any type, number, area, height, location or illumination.

10.10.21.3 Permitted Types

Ground signs or wall signs are permitted types.

10.10.21.4 Permitted Maximum Number

Only 1 outdoor general advertising device will be permitted in 1 location; provided, however, that:

- A. Two outdoor general advertising message surfaces may be placed in 1 location if they are placed on only 1 structure, have their message surfaces facing opposite directions and the message surfaces are not separated by more than 4 feet.

- B. Three outdoor general advertising message surfaces may be placed in 1 location if 1 of the message surfaces is at least 600 square feet in size and neither of the other 2 message surfaces are more than 300 square feet in size, if all 3 such surfaces are placed on only 1 structure, the 2 smaller surfaces face in the opposite direction from the larger surface, the 2 smaller surfaces are not separated from the larger surface by more than 4 feet and no part of either of the smaller surfaces extends beyond the outer edge of the larger surface by more than 3 feet.
- C. Four outdoor general advertising message surfaces may be placed in 1 location in an I-A or I-B zone district, provided the location is in the Billboard Overlay Use District and provided they are placed on 1 structure, consist of two 300 square foot message surfaces placed side-by-side with two 300 square foot message surfaces placed immediately to the back of the first surfaces, facing the opposite direction, and none of the message surfaces are separated by more than 4 feet.

10.10.21.5 Permitted Maximum Area Per Message Surface

No outdoor general advertising device shall have any single message surface more than 672 square feet in area plus up to an additional 80 square feet for extensions.

10.10.21.6 Permitted Maximum Height

- A. Except as permitted in Section 10.10.21.6.B, no outdoor general advertising device shall exceed a height of 45 feet above grade.
- B. Outdoor general advertising devices which are located within 200 feet of an elevated street or viaduct and whose messages are oriented to that elevated street or viaduct may have a maximum height not to exceed 25 feet above the roadway of such elevated street or viaduct. This measurement shall be made at the point nearest on the elevated street or viaduct from the outdoor general advertising device. Any outdoor general advertising device having a height in excess of 45 feet above grade which device is located within 200 feet of an elevated street or viaduct and whose message is oriented to that elevated street or viaduct shall be lowered or reconstructed to comply with the 45 feet height limitation as set forth in Section 10.10.21.6.A above or shall be lowered or reconstructed to a height not to exceed 25 feet above the roadway of the elevated street or viaduct if the street or viaduct is still elevated within 1 year after such elevated street or viaduct is lowered or removed.

10.10.21.7 Permitted Location

- A. No outdoor general advertising device with a message surface in excess of 79 square feet shall be located less than 500 feet from any other outdoor general advertising device which has a message surface in excess of 79 square feet on the same or opposite side of the street to which the message is oriented.
- B. No outdoor general advertising device with a message surface less than 80 square feet shall be located less than 300 feet from any other outdoor general advertising device which has a message surface less than 80 square feet on the same or opposite side of the street to which the message is oriented nor less than 200 feet from any other outdoor general advertising device which has a message surface in excess of 79 square feet on the same or opposite side of the street to which the message is oriented.
- C. In addition to the provisions of Subsections 10.10.21.7.A and 10.10.21.7.B, no outdoor general advertising device whose message is oriented to an elevated street or viaduct shall be located less than 500 feet from any other outdoor general advertising device on the same or opposite side of the elevated street or viaduct to which the message is oriented.
- D. No outdoor general advertising device shall be erected within a distance of 400 feet of any public park measured from the inner curb line of the street which bounds the park or from the property line of the park, whichever is closer to the outdoor general advertising device.

- E. No outdoor general advertising device shall be erected within 400 feet of any Historic Structure.
- F. No outdoor general advertising device shall be located less than 125 feet from a residential district or a single or multiple unit dwelling.
- G. No outdoor general advertising device shall be located within 100 feet of the edge of the right-of-way of Speer Boulevard from Grove Street to I-25.
- H. No outdoor general advertising device shall be located within 660 feet of the edge of the right-of-way of Speer Boulevard/Cherry Creek Channel from I-25 to Wazee Street.
- I. No outdoor general advertising device shall be located within 100 feet of the edge of the right-of-way of Speer Boulevard/Cherry Creek Channel from Wazee Street to Colorado Boulevard.
- J. No outdoor general advertising device shall be located within 100 feet of the edge of the right-of-way of Park Avenue/23rd Street from Colfax Avenue to Welton Street.
- K. No outdoor general advertising device shall be located within 100 feet of the edge of the right-of-way of Park Avenue/23rd Street from Welton Street to Blake Street.
- L. No outdoor general advertising device shall be located within 660 feet of the edge of the right-of-way of 23rd Street/Fox Street from Blake Street to I-25.
- M. No outdoor general advertising device shall be located within 660 feet of the edge of the right-of-way of 22nd Street from its intersection with Delgany Street to Blake Street.
- N. No outdoor general advertising device shall be located within 100 feet of the edge of the right-of-way of 22nd Street from Blake Street to Glenarm Place.
- O. No outdoor general advertising device shall be located within 100 feet of the edge of the right-of-way of 20th Street from Broadway Street to the center line of vacated Wewatta Street.
- P. No outdoor general advertising device shall be located within 100 feet of the edge of the right-of-way of 21st Street from Broadway Street to Blake Street.
- Q. No outdoor general advertising device shall be located within 660 feet of the edge of the right-of-way of West Colfax Avenue from Federal Boulevard to Osage Street.
- R. No outdoor general advertising device shall be located within 100 feet of the edge of the right-of-way of West and East Colfax Avenue from Osage Street to Park Avenue.
- S. No outdoor general advertising device shall be located within 660 feet of the edge of the right-of-way of Walnut Street viaduct and Auraria Parkway from Colfax Avenue to Speer Boulevard.
- T. No outdoor general advertising device shall be located within 100 feet of the edge of the right-of-way of Lincoln Street from Speer Boulevard to Colfax Avenue.
- U. No outdoor general advertising device shall be located within 100 feet of the edge of the right-of-way of Alameda Parkway from Knox Court to Sheridan Boulevard.
- V. Outdoor general advertising devices shall be oriented to only 1 specific street or highway through the construction of 1 or more message surfaces which shall be aligned at a perpendicular angle to the specific street or highway. Outdoor general advertising devices shall not be oriented to local streets with an average daily traffic volume of less than 3,000 vehicles, parking lots, frontage roadways or access ramps to limited access highways.

10.10.21.8 Permitted Structures

The structural members, bracing and frame shall be constructed of noncombustible materials, and no ground outdoor general advertising device shall have more than 2 vertical structural members or poles.

10.10.21.9 Permitted Illumination

No outdoor general advertising device shall fit the definition of “Flashing Sign” in this Code; outdoor general advertising devices may be illuminated, but only from a concealed light source and shall not be illuminated between the hours of 1:00 a.m. and 6:00 a.m. Outdoor general advertising devices shall not have message surfaces made entirely or partly of light emitting diodes (LEDs). Any general outdoor advertising device with one or more LED message surfaces that was permitted prior to March 1, 2010, shall be considered a nonconforming outdoor general advertising device and shall be allowed to continue in operation and maintained in accordance with the provisions of Section 12.9.2, Nonconforming Outdoor General Advertising Devices. The LEDs on any such device may not flash, blink or fluctuate, or change in any manner more frequently than once per hour, must be dimmed at dusk, and may not be lit between the hours of 1:00 a.m. and 6 a.m.

10.10.21.10 Animation Prohibited

No outdoor general advertising device shall fit the definition of “animated sign” in this Code.

10.10.21.11 Nonconforming Devices

See Section 12.9.2., Nonconforming Outdoor General Advertising Devices.

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DIVISION 10.11 LIMITATIONS ON EXTERNAL EFFECTS OF USES

SECTION 10.11.1 NOISE, VIBRATIONS, AIR POLLUTION / ODORS, & RADIOACTIVITY

All land uses shall comply with the following limitations, which are subject to administration and enforcement by agencies and departments other than Community Planning and Development:

10.11.1.1 Noise

The regulations of Chapter 36 of the Denver Revised Municipal Code, Noise Control, as administered by the Department of Environmental Health, shall apply to all properties.

10.11.1.2 Vibration

Every use shall be so operated that the ground vibration inherently and recurrently generated is not perceptible, without instruments, at any point of any boundary line of the zone lot on which the use is located. Vibrations from temporary construction and vehicles which leave the zone lot (such as trucks, trains, airplanes and helicopters) are excluded. This limitation on vibrations is administered by the Department of Environmental Health.

10.11.1.3 Air Pollution and Odors

The emission of any air contaminant or odor shall be regulated by the provisions of Chapter 4, Denver Revised Municipal Code, Air Pollution, as administered by the Department of Health and Hospitals.

10.11.1.4 Radioactivity

The airborne emission of radioactive material shall comply with the latest provisions of the State of Colorado Rules and Regulations pertaining to radiation control.

SECTION 10.11.2 OTHER EMISSIONS

Emissions of electromagnetic radiation, heat, or glare shall comply with applicable standards adopted by city regulatory agencies; and in no case shall such emissions endanger human health, cause damage to vegetation or property, interfere with the normal operation of equipment or instruments, or interfere with the reasonable use and enjoyment of property located outside the zone lot on which a use is operated.

SECTION 10.11.3 CHANGE IN DRAINAGE PATTERNS

10.11.3.1 Proper Drainage

Every zone lot shall provide and maintain proper drainage. Proper drainage is a system of drainage that:

- A. Provides for adequate drainage of water away from foundations in order to prevent dampness in basements, walls, ceilings or floors;
- B. Controls erosion; and
- C. Provides for natural or artificial drainage to adjacent public right-of-way, roadways or drainage infrastructure that have adequate drainage capacity to accept such flow or, when such drainage outlets are not available, provides drainage consistent with the historic and natural drainage patterns in a reasonable manner that will not adversely impact adjacent property.

10.11.3.2 Drainage to Public Infrastructure

Drainage directed to the public right-of-way, roadways, or drainage infrastructure shall be conveyed in a manner that complies with Article XV, Chapter 49, and Chapter 56 of the Denver Revised Municipal Code, and is administered by the Department of Transportation and Infrastructure.

SECTION 10.11.4 TRUCK AND RAIL LOADING OPERATIONS

Truck or railroad loading or unloading operations located within 200 feet of and abutting to a Residential Zone District shall not be conducted between the hours of 10:00 p.m. and 6:00 a.m., or else shall be conducted entirely within an enclosed structure.

DIVISION 10.12 INCENTIVES FOR AFFORDABLE HOUSING

SECTION 10.12.1 HEIGHT INCENTIVES

10.12.1.1 Enhanced Affordable Housing

A. Intent

To encourage additional affordable housing beyond mandatory requirements by providing flexibility in building height.

B. Applicability

This Section 10.12.1.1 shall apply to the Apartment, General, and Shopfront primary building forms in the following zone districts.

1. Suburban Context (S-)

- a. Multi Unit (MU) zone districts: S-MU-3, S-MU-5, S-MU-8, S-MU-12, S-MU-20
- b. Commercial Corridor (CC) zone districts: S-CC-3, S-CC-3x, S-CC-5, S-CC-5x
- c. Mixed Use (MX) zone districts: S-MX-3, S-MX-3A, S-MX-5, S-MX-5A, S-MX-8, S-MX-8A, S-MX-12, S-MX-12A
- d. Main Street (MS) zone districts: S-MS-3, S-MS-5

2. Urban Edge Context (E-)

- a. Residential Mixed Use (RX) zone districts: E-RX-3, E-RX-5
- b. Commercial Corridor (CC) zone districts: E-CC-3, E-CC-3x
- c. Mixed Use (MX) zone districts: E-MX-3, E-MX-3A
- d. Main Street (MS) zone districts: E-MS-3, E-MS-5

3. Urban Context (U-)

- a. Residential Mixed Use (RX) zone districts: U-RX-3, U-RX-5
- b. Mixed Use (MX) zone districts: U-MX-3
- c. Main Street (MS) zone districts: U-MS-3, U-MS-5

4. General Urban Context (G-)

- a. Multi Unit (MU) zone districts: G-MU-3, G-MU-5, G-MU-8, G-MU-12, G-MU-20
- b. Residential Office (RO) zone districts: G-RO-3, G-RO-5
- c. Residential Mixed Use (RX) zone districts: G-RX-3, G-RX-5
- d. Mixed Use (MX) zone districts: G-MX-3
- e. Main Street (MS) zone districts: G-MS-3, G-MS-5

5. Urban Center Context (C-)

- a. Residential Mixed Use (RX) zone districts: C-RX-5, C-RX-8, C-RX-12
- b. Mixed Use (MX) zone districts: C-MX-3, C-MX-5, C-MX-8, C-MX-12, C-MX-16, C-MX-20
- c. Main Street (MS) zone districts: C-MS-5, C-MS-8, C-MS-12

6. Industrial Context (I-)

- a. Mixed Use (MX) zone districts: I-MX-3, I-MX-5, I-MX-8, I-MX-12

C. Exceptions

1. This Section 10.12.1.1 shall not apply to a Primary Structure where the total square footage of Parking Spaces and Parking Aisles comprises 50% or more of the total gross square footage of all Uses.
2. This Section 10.12.1.1 shall not apply to the Downtown Arapahoe Square 12+ and 20+ (D-AS-12+, D-AS-20+) zone districts or the Downtown Central Platte Valley - Auraria (D-CPV-T, D-CPV-R, D-CPV-C) zone districts. Refer to Article 8 for specific height incentive applicability and standards.

D. Standards

1. A Structure that qualifies for the incentives for enhanced on-site compliance as set forth in D.R.M.C. Chapter 27, Article X Mandatory Affordable Housing and any applicable Rules and Regulations may develop to the maximum height with incentives set forth in the applicable building form table and summarized below.

MAXIMUM HEIGHT WITH INCENTIVES IN STORIES AND FEET			
ZONE DISTRICT	APARTMENT BUILDING FORM	GENERAL BUILDING FORM	SHOPFRONT BUILDING FORM
3-story zone districts	4/50'	4/55'	4/55'
5-story zone districts	7/90'	7/95'	7/95'
8-story zone districts	12/140'	12/150'	12/150'
12-story zone districts	16/185'	16/200'	16/200'
16-story zone districts	22/250'	22/275'	22/275'
20-story zone districts	30/340'	30/375'	30/375'

2. Maximum height with incentives may be limited if the Primary Structure is located near a Protected District per the rules set forth in the applicable building form standards and in Section 13.1.3.4, Height in Feet.

10.12.1.2 Enhanced Linkage Fees

A. Intent

To encourage additional affordable housing linkage fee payments beyond mandatory requirements by providing flexibility in building height for nonresidential projects near high-capacity transit.

B. Applicability

This Section 10.12.1.2 shall apply to the General and Shopfront primary building forms on Zone Lots that have their nearest point within 1/2 mile of the outer boundary of a Rail Transit Station Platform and are located in Urban Center Residential Mixed Use (C-RX), Mixed Use (C-MX), or Main Street (C-MS) zone districts.

C. Standards

1. Notwithstanding the applicability of D.R.M.C. Chapter 27, Article X, Division 2, a Primarily Nonresidential Structure may be developed to the maximum height with incentives set forth in the applicable building form table, if the applicant provides payment of a linkage fee, as set forth in D.R.M.C. Chapter 27, Article V Dedicated Funding for Affordable Housing equal to two (2) times the current applicable rate. If the Primarily Nonresidential Structure contains 10 or more Dwelling Units, it must also provide income restricted units in an amount that complies with D.R.M.C. Sec. 27-224(a). For the purposes of this section, a Structure that is primarily nonresidential shall mean that Primary Residential Uses comprise 50% or less of the total gross floor area excluding parking.

MAXIMUM HEIGHT WITH INCENTIVES IN STORIES AND FEET		
ZONE DISTRICT	GENERAL BUILDING FORM	SHOPFRONT BUILDING FORM
3-story zone districts	4/55'	4/55'
5-story zone districts	7/95'	7/95'
8-story zone districts	12/150'	12/150'
12-story zone districts	16/200'	16/200'
16-story zone districts	22/275'	22/275'
20-story zone districts	30/375'	30/375'

2. Maximum height with incentives may be limited if the Primary Structure is located near a Protected District per the rules set forth in the applicable building form standards and in Section 13.1.3.4 Height in Feet.

SECTION 10.12.2 FLOOR AREA PREMIUMS OR INCENTIVES

10.12.2.1 Intent

To encourage additional affordable housing beyond mandatory requirements by providing flexibility in building floor area where applicable in Downtown Neighborhood Context (D-) zone districts.

10.12.2.2 Applicability

This Section 10.12.2 shall apply to the Downtown Core and Downtown Theater District (D-C/D-TD), Downtown Golden Triangle (D-GT), and Downtown Arapahoe Square (D-AS) zone districts.

10.12.2.3 Standards

Refer to Article 8 for specific floor area premium or incentive applicability and standards.

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