

Exhibit A

Document Review Guide

This cover page is intended to guide the reader through the proposed changes to the Unified Land Use Code (ULUC) text. Proposed code changes may appear in either red or blue. Examples of the different change methods are below.

Language proposed to be removed is struck through:

1. Minor changes to a PD or PDO may be granted through ~~an Administrative Adjustment or Minor Plan Amendment~~, as described in Chapter 9 of this Code, ~~depending upon the scope of the proposed change.~~
2. ~~Plot Plan. Permit applications for the establishment of an accessory building shall include submittal of a scaled plot plan.~~

Language proposed to be added have lines above the text:

- A. Generally.** Varied massing may be used to reduce the perceived scale of a building and to create an interesting building form. For example, in the DNR, DTR, DMU and DMS districts, stepping down the mass of a building adjacent to a pedestrian way or sensitive edge shall be used to provide a smooth transition.

Text in blue with dots underlining it means that there is a hyperlink:

- C. Relationship to Historic Preservation Code.** This special design district applies design standards and restrictions to the alteration, demolition, and relocation of properties noted as Tier 1 and Tier 2, and the demolition or relocation of properties noted as Tier 3 or Tier 4 in the report for the Greater West Littleton Boulevard Corridor. However, this design district differs from a historic district in the applicable design standards and guidelines that shall be utilized. Properties in this design district may also be designated as a Historic Landmark, but that process is separate from that for the Mid-Modern Design District. Properties in this District that are designated as a Landmark or within a Historic District shall be regulated by the regulations set out in CHAPTER 8, Historic Preservation.

Section 10-1-1.1 Base Districts

ACR LLR MLR SLR MFR NC CM DNR DTA DMS DMU BC IP

A. Applicability. This Section applies to all base zoning districts within the city.

1. **Zoning Districts.** The zoning districts (districts) are outlined in Table 10-1-1.1, *Base Zoning Districts*. The table shows the relationship of each district, the Future Land Use and Character Map designation, and the former zoning designations. The purpose of each district describes the unique characteristics that distinguish it from each of the other base districts.
2. **Types of Approval.** Depicted in Table 10-1-1.2, *Types of Approval*, is how each type of approval applies to the related sections requiring compliance.

B. Land Use, Lot, and Building Type Standards. The allowable [land uses](#), [lot](#) areas, building [setbacks](#), [height](#), lot [coverage](#), and [common open space](#) standards are set out in the following articles of this Code:

1. [ARTICLE 10-2-2](#), *DT Downtown Districts and Uses*;
2. [ARTICLE 10-3-2](#), *CMU Corridor Mixed-Use Districts and Uses*;
3. [ARTICLE 10-4-2](#), *NB Neighborhood Districts and Uses*; and
4. [ARTICLE 10-5-2](#), *BI Business and Industry Districts and Uses*.

**Table 10-1-1.1
Base Zoning Districts**

District		Future Land Use and Character Map Designation	Purpose	Former Zoning Designation(s) ^{1,2}
Name	Designation			
Downtown				
Downtown Neighborhood Residential	DNR	Urban Downtown Transition	This district is defined by its pedestrian-oriented street edge alongside modest front yards and reflects its existing low-density, single-family heritage while accommodating multi-family building forms.	DT-DNR
Downtown Transition Area	DTA	Urban Downtown Transition	This district is pedestrian-oriented and reflects historic residential form and usage while accommodating a moderately higher-density mix of commercial, restaurant, office, hotel, mixed-use, and residential uses in a variety of different building types.	DT-DTA
Downtown Main Street	DMS	Urban Downtown Main Street	This district establishes a small town feel through a consistent urban form of active, pedestrian-oriented street edge and the small scale and significant historical architecture of Main and Prince Streets. Buildings accommodate a mix of uses within multiple stories and support the walkable town-center character of the downtown. This district includes the locally designated Downtown Historic District and the Main Street National Register Historic District.	DT-DMS

Table Notes:

1. The former zoning district designations are from Title 10, *Zoning Regulations*, repealed and replaced on the effective date of this Code.
2. Council adopted the DT zoning districts by Ordinance 2020-34 on October 6, 2020. Council rezoned the downtown area by Ordinance 2020-43 on December 15, 2020. This table is not intended to amend, revise, or otherwise affect the DT zoning districts as created and applied by those ordinances.

Table 10-1-1.1.1
Base Zoning Districts







District		Future Land Use and Character Map Designation	Purpose	Former Zoning Designation(s) ^{1,2}
Name	Designation			
Downtown Mixed-Use		Urban Downtown Mixed-Use	This district consists of mixed use buildings with an active, pedestrian-oriented street edge. The predominant building form retains a traditional <u>urban scale</u> , design, and mix of uses which complements the Downtown Main Street (DMS) district.	DT-DMU
Corridor Mixed-Use				
Neighborhood Commercial		Corridor Mixed-Use	The NC district provides for continued use of single-family dwellings that may transition into business uses without substantially altering the exterior function or appearance of the <u>structure</u> . The district also provides for commercial land use in areas that are <u>adjacent</u> to or in near proximity to low-density neighborhoods where compatibility is assured through use limitations and good lot and building standards. Buildings are limited in <u>height</u> and scale and sites are designed to <u>mitigate</u> the impacts common to these uses.	T, B-1
Corridor Mixed		Corridor Mixed-Use; Auto-Oriented Commercial	The CM district provides for the broadest range of residential, commercial office, retail and service uses that may include single use sites and multi-tenant centers of varying scales, or horizontal or vertical mixed-use <u>development</u> . The locations of this district along major corridors are either distant to or buffered from low-density neighborhoods with transitions occurring at the rear of lots or with a street/alley separation. The impacts on the surrounding environs are managed by lot and building design.	B-2, B-3
Neighborhood				
Acreage Residential		Estate Residential	The ACR district provides for large, estate-sized <u>lots</u> for which the principal land use is single-family detached, <u>duplex, and multiplex</u> residential, although limited agricultural uses are also allowed.	A-1, R-S, R-L
Large Lot Residential		Suburban Residential	The LLR district provides for large lots for which the principal land use is <u>single-family detached, duplex, and multiplex</u> residential.	R-E, R-1
Multi-Family Residential		Suburban Residential Attached and Multi-Family; Auto-Oriented Residential Attached and Multi-Family; Residential Mix	The MFR district provides for <u>single-family attached duplex, including multiplex, rowhouse, and townhouse</u> , along with cottage <u>clusters-court communities</u> and <u>apartment</u> buildings and complexes. This district is intended to be of the highest residential density in the city, except for the Corridor Mixed (CM) district. The district may also accommodate <u>manufactured home parks, recreational vehicle parks, and tiny home communities</u> by conditional use.	R-3X, R-4, R-5, MH

Table Notes:

1. The former zoning district designations are from Title 10, *Zoning Regulations*, repealed and replaced on the effective date of this Code.
2. Council adopted the DT zoning districts by Ordinance 2020-34 on October 6, 2020. Council rezoned the downtown area by Ordinance 2020-43 on December 15, 2020. This table is not intended to amend, revise, or otherwise affect the DT zoning districts as created and applied by those ordinances.

Table 10-1-1.1
Base Zoning Districts

District		Future Land Use and Character Map Designation	Purpose	Former Zoning Designation(s) ^{1,2}
Name	Designation			
Medium Lot Residential	MLR	Suburban Residential; Auto-Oriented Residential	The MLR district covers a majority of the <u>community</u> , which provides for single-family detached, duplex, multiplex, limited townhome residential housing, along with cottage court communities in conventional neighborhoods.	R-2
Small Lot Residential	SLR	Auto-Oriented Residential; Mixed Character Core Neighborhood	The SLR district covers the residential areas nearest Downtown. Some neighborhoods in this district include alleys while other neighborhoods do not have alleys. The principal land use of this district is single-family detached, duplex, multiplex, limited townhome residential, along with cottage court communities.	R-3
Business and Industry				
Business Center	BC	Suburban Commercial	The BC district provides for office, research and technology use types with limited light industrial uses conducted within the confines of the buildings. This district provides for an upscale corporate office park setting with increased building and lot design standards.	PD-I, IP, B-P, STP
Industrial Park	IP	Suburban Business Park	The IP district provides for the most intensive heavy commercial and industrial land uses, including product assembly, fabrication, manufacturing, and warehousing, with outdoor storage, display and operations conducted outside the building.	I-1, I-2
Table Notes: 1. The former zoning district designations are from Title 10, <i>Zoning Regulations</i> , repealed and replaced on the effective date of this Code. 2. Council adopted the DT zoning districts by Ordinance 2020-34 on October 6, 2020. Council rezoned the downtown area by Ordinance 2020-43 on December 15, 2020. This table is not intended to amend, revise, or otherwise affect the DT zoning districts as created and applied by those ordinances.				

Table 10-1-1.2
Types of Approval

Symbol	Types of Approval	Required Compliance				
		Section 10-1-1.3, Land Use Matrix	Section 10-1-1.4, Land Use Standards	Section 10-9-5.1, Conditional Use Standards	Section 10-1-1.6, Accessory Uses, Buildings and Structures	Section 10-1-1.8, Temporary Uses and Structures
♦ Applicable o Not Applicable						
P	Permitted	♦	o	o	o	o
S	Specially Permitted	♦	♦	o	o	o
C	Conditional	♦	♦	♦	o	o
A	Accessory	♦	o	o	♦	o
T	Temporary	o	o	o	o	♦
--	Prohibited	o	o	o	o	o

(Ord. 18, Series of 2022; Ord. 20, Series of 2023)

Subsec. 10-1-1.2.A Planned Overlay District

A. Purpose. This Subsection is intended to facilitate development within existing Planned Developments (PDs) or Planned Development Overlays (PDOs) of parcels approved for development but dormant or otherwise undeveloped, by expanding options with respect to the development standards and regulations that may apply to such development.

B. Applicability. This Subsection applies to all land that, prior to the effective date of this Code, was subject to regulations previously established as part of a PD or PDO designated on the Official Zoning Map.

C. Overlay Established.

1. A planned overlay district, abbreviated as PL-O on the [Official Zoning Map](#), is established to allow for properties, previously entitled under a PD or PDO and rezoned to a new underlying zoning district designation in conjunction with the adoption of this Code, to develop under either the provisions of the entitled PD or PDO or, upon compliance with paragraph E, Development in Accordance with Underlying Zoning District, below, the standards of the applicable underlying zoning district.
2. The PL-O district shall overlay the base districts within the boundaries of the former PD and PDO districts. Any development standards not specifically described in graphic or written form within an approved PD or PDO are established by the underlying zoning district.

D. Developing in Accordance with Approved PD or PDO.

1. Minor changes to a PD or PDO may be granted through a Minor Plan Amendment, as described in Chapter 9 of this Code.
2. The following constitute major changes to a PD or PDO and are prohibited:
 - a. The addition of new land uses;
 - b. An increase in the density or gross floor area by more than 10 percent;
 - c. A decrease in common open space by more than five percent;
 - d. An increase in building height of more than one story than the previously approved PD regulations if the lot shares a common property line with, or the building is within 50 feet of, an ACR, LLR, MLR, or SLR district;
 - e. A substantial increase or decrease in public rights-of-way; or
 - f. Proposed changes to the distribution of land use types.
 - g. Exception. Accessory dwelling units as permitted per [Section 10-1-1.7, Accessory Dwelling Units \(ADUs\)](#).

E. Development in Accordance with Underlying Zoning District.

1. To utilize the standards and regulations of the underlying zoning district for non-residential or multi-family residential developments, written notice of such decision shall be provided to the Director, and any such development shall be subject to the requirements of [Section 10-9-5.7](#), Master Development Plans, and paragraph F below.
2. Single family residential properties may utilize the standards and regulations of the underlying zoning district by receiving approval of a Site Plan from the Planning Commission, in accordance with the Decision Criteria of 10-9-5.4, the additional Decision Criteria set forth below, and subject to the requirements of paragraph F below.
 - a. Decision Criteria. The Planning Commission may approve or deny a request to utilize the standards and regulations of the underlying zoning district based on the following criteria:
 1. *Compatibility*. The plan will be compatible with the properties in the immediate vicinity of the subject property;
 2. *Adequate Public Facilities*. Facilities and services are available to serve the subject property without compromising provisions for adequate levels of service to other properties; and
 3. *Zoning District Conformance*. The plan demonstrates compliance with the applicable zoning district and design principles.

3. Once the underlying zoning district is utilized for a specific property, the PL-O designation on the Official Zoning Map shall be removed.

F. No Abrogation. Nothing in this Subsection is intended to supersede or abrogate any requirements, obligations, limitations, or encumbrances applicable to a property within a PL-O district including, but not limited to, the governing documents of a common interest community established pursuant to C.R.S. 38-33.3-101 et seq. It shall be the responsibility of the owner of any property seeking to develop such property under the standards and regulations of the underlying zoning district (as opposed to the previously established PD or PDO), and/or to withdraw such property from a common interest community, to establish to the city's satisfaction, before proceeding, that such action will comply with all applicable requirements of C.R.S 38-33.3-101 and any governing documents to which the property is subject. The city may withhold further consideration of any necessary approvals including, but not limited to, plans, plats, amendments, and permits, until in the Director's discretion adequate assurance of such compliance has been provided.

G. Legal Status. Any use, property, building or other structure approved in accordance with either the standards and regulations of the entitled PD or PDO or the standards and regulations of the applicable underlying zoning district, and thereafter continued and, as applicable, constructed, maintained, and utilized in compliance with the standards and regulations to which such use, property, building or structure is subject shall be considered legal and conforming.

(Ord. [18, Series of 2022](#); Ord. [20, Series of 2023](#))

Table 10-1-1.3.1
Land Use Matrix

Category	Specific Use	Downtown (DT)				Corridor Mixed-Use (CM)		Neighborhood (NB)					Business and Industry (BI)		Open Space (OS)	Standards
		DNR	DTA	DMS	DMU	NC	CM	ACR	LLR	MLR	SLR	MFR	BC	IP		
	Animal-Oriented Uses (Other than listed)	--	--	--	--	--	--	A	A	--	--	--	--	--	--	--
Residential Uses																
Household Living	Cottage Court Community	--	--	--	--	--PS	PS--	--	--	PS	PS	PS	--	--	--	10-3-3.2 10-4-3.2.A
	Dwelling, Multi-Family (Apartment)	--	PS	--	PS	--	PS	--	--	--	--	PS	--	--	--	10-1-1.4.A 10-2-3.2.M 10-3-3.2 10-4-3.2.E
	Dwelling, Single-Family Attached / Duplex / Twin Home ³	PS	PS	--	PS	PS	P	--	--	--	GS	PS	--	--	--	10-2-3.2.J 10-3-3.2 10-4-3.2.B
	Dwelling, Single-Family Duplex / Twin Home Conversion ³	PS	PS	--	PS	PS	PS	--PS	--PS	--PS	GPS	PS	--	--	--	10-1-1.4.A 10-2-3.2.K 10-3-3.2 10-4-3.2.B
	Dwelling, Single-Family Detached	PS	PS	--	PS	P	--	P	P	P	P	--	--	--	--	10-2-3.2.I 10-3-3.2
	Live-Work	--	PS	--	PS	P	P	--	--	--	--	--	CS	--	--	10-2-3.2.N 10-3-3.2
	Manufactured Home Park	--	--	--	--	--	--	--	--	--	--	CS	--	--	--	4-4-11 10-4-3.2.D
	Mixed-Use Building (upper floor residential units)	--	PS	PS	PS	CS	P	--	--	--	--	PS	CS	--	--	10-2-3.2.O 10-3-3.2 10-3-3.2.B
	Multiplex	PS	PS	--	PS	--P	P	--PS	--PS	--PS	--PS	PS	--	--	--	10-2-3.2.K 10-3-3.2 10-4-3.2.B
	Slot Home	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
	Tiny Home Community	--	--	--	--	--	CS ²	--	--	--	--	CS	--	--	--	10-4-3.2.A
Group Living	Townhome	--	PS	--	PS	--P	P	--	--	--PS ³	--PS ³	PS	--	--	--	10-2-3.2.M 10-3-3.2 10-4-3.2.G
	Foster Family Care Home	P	P	P	P	P	P	P	P	P	P	P	--	--	--	--
	Group Home	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	--	10-1-1.4.A
	Independent Living Facility	P	P	--	P	P	P	--	--	--	C	P	--	--	--	--
	Nursing Home/Congregate Housing	P	P	--	P	P	P	--	--	--	--	P	C	C	--	--

Table Notes:

- Reserved. Detached Accessory Dwelling Unit (ADU) is permitted with alley access only and could require approval of a Conditional Use Permit, as set forth in Section 10-1-1.7 Accessory Dwelling Units (ADUs).
- A tiny home community may occupy up to 10 percent of a development subject to Master Development Plan approval.
- Duplex or twin home dwellings are not permitted in the SLR district south of W. Caley Avenue. Townhomes in MLR and SLR are only permitted to contain 3 or 4 primary dwelling units.

Table 10-1-1.3.1
Land Use Matrix

Category	Specific Use	Downtown (DT)				Corridor Mixed-Use (CM)		Neighborhood (NB)					Business and Industry (BI)		Open Space (OS)	Standards
		DNR	DTA	DMS	DMU	NC	CM	ACR	LLR	MLR	SLR	MFR	BC	IP		
Residential Accessory Uses	Accessory Dwelling Unit (ADU)	see below				see below		see below					see below		--	10-1-1.7
	- Attached ADU	AS	AS	--	AS	AS	AS	AS	AS	AS	AS	AS	--	--		
	- Detached ADU	AS	AS	--	AS	AS	AS	AS--	AS--	AS ¹	AS ¹	AS--	--	--		
	- Contained ADU	AS	AS	--	AS	AS	AS	AS	AS	AS	AS	AS	--	--		
	Beekeeping	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	AS	--	--	AS	10-1-1.6.A
	Chickens	AS	--	--	--	--	--	AS	AS	AS	AS	--	--	--	--	10-1-1.6.A
	Cottage Food Operation	AS	AS	--	AS	AS	AS	AS	AS	AS	AS	AS	--	--	--	10-1-1.6.A
	Family Child Care Home	A	A	--	A	A	A	A	A	A	A	A	--	--	--	10-1-1.6.A
	Home Occupation	A	A	A	A	A	A	A	A	A	A	A	--	--	--	10-1-1.6.A
	Pigeon Keeping	--	--	--	--	--	--	AS	AS	AS	AS	--	--	--	--	10-1-1.6.A
	Primary Short-Term Rental	A	A	A	A	A	A	A	A	A	A	--	--	--	--	10-1-1.6.A
Commercial and Office Uses																
Entertainment, Indoor	Adult Entertainment	--	--	--	--	--	--	--	--	--	--	--	--	CS	--	City Code Title 3, Chapter 14
	Bar, Brew Pub, or Tavern	--	PS	P	PS	C	PS	--	--	--	--	--	C	--	--	10-2-3.2
	Brewery, Distillery, and Winery	--	PS	PS	PS	PS	PS	--	--	--	--	--	PS	PS	--	10-1-1.4.D
	Convention Center	--	--	--	--	P	P	--	--	--	--	--	P	P	--	--
	Gymnastic, Dance Studio, or Martial Arts Facility	--	PS	PS	PS	--	P	--	--	--	--	--	P	--	--	--
	Health and Fitness Club	--	P	P	C	P	P	--	--	--	--	--	P	--	--	--
	Movie or Other Theater	--	PS	PS	PS	--	P	--	--	--	--	--	P	P	--	10-2-3.2
	Indoor Entertainment (Other than listed)	--	P	P	P	C	P	--	--	--	--	--	C	C	--	--
Entertainment, Outdoor	Amphitheater	--	--	--	--	--	P	--	--	--	--	--	--	--	C	--
	Ballfield or Stadium	--	--	--	--	--	P	C	C	C	C	C	C	--	C	--
	Campground	--	--	--	--	--	C	--	--	--	--	--	--	--	C	--
	Outdoor Entertainment (Other than listed)	--	A	A	A	--	P	--	--	--	--	--	C	C	C	--
Office	Bank or Credit Union (with drive-through)	--	--	--	--	PS	PS	--	--	--	--	--	PS	PS	--	10-3-3.2.B
	Bank or Credit Union (without drive-through)	--	P	P	P	P	P	--	--	--	--	--	P	P	--	--
	Office Uses (8,000 sq. ft. gross floor area or greater)	--	--	--	--	C	P	--	--	--	--	--	P	P	--	10-1-1.4.D 10-2-3.2.O
	Office Uses (Less than 8,000 sq. ft. gross floor area)	PS	PS	PS	PS	P	P	--	--	--	--	--	P	P	--	10-2-3.2.O
	Studio, Commercial	--	P	P	P	P	P	--	--	--	--	--	P	P	--	--
	Office Uses (Other than listed)	--	--	--	--	C	P	--	--	--	--	--	P	P	--	--
Overnight Accommodations	Hotel or Motel	--	P	P	P	C	P	--	--	--	--	C	P	P	--	--
	Overnight Accommodations (Other than listed)	--	P	P	P	C	P	--	--	--	--	C	P	P	--	--

Table Notes:

1. ~~Reserved. Detached Accessory Dwelling Unit (ADU) is permitted with alley access only and could require approval of a Conditional Use Permit, as set forth in Section 10-1-1.7 Accessory Dwelling Units (ADUs).~~
2. A tiny home community may occupy up to 10 percent of a development subject to Master Development Plan approval.
3. ~~Duplex or twin home dwellings are not permitted in the SLR district south of W. Caley Avenue.~~ Townhomes in MLR and SLR are only permitted to contain 3 or 4 primary dwelling units.

Table 10-1-1.3.1
Land Use Matrix

Category	Specific Use	Downtown (DT)				Corridor Mixed-Use (CM)		Neighborhood (NB)					Business and Industry (BI)		Open Space (OS)	Standards
		DNR	DTA	DMS	DMU	NC	CM	ACR	LLR	MLR	SLR	MFR	BC	IP		
Retail Repair, Sales, and Personal Services	Drug Store (without drive-through)	--	P	P	P	P	P	--	--	--	--	--	P	P	--	
	Drug Store or Other Use (with drive-through)	--	--	--	--	PS	PS	--	--	--	--	--	P	P	--	10-3-3.2.B
	Dry Cleaning Store or Laundromat	--	P	--	P	P	P	--	--	--	--	--	--	--	--	
	Food Market	--	P	P	P	P	P	--	--	--	--	--	--	--	P	
	Grocery Store	--	P	P	P	P	P	--	--	--	--	--	P	--	--	10-1-3.2.B-3
	Home Furnishing Store (Appliances and Electronics)	--	P	P	P	P	P	--	--	--	--	--	P	--	--	10-1-3.2.B-3
	Home Improvement Center (with garden center)	--	--	--	--	--	P	--	--	--	--	--	--	P	--	--
	Lumber Yard	--	--	--	--	--	CS	--	--	--	--	--	--	PS	--	10-1-1.4.D
	Nursery or Garden Center	--	--	--	--	--	P	--	--	--	--	--	P	P	--	--
	Repair-Oriented Uses (excluding vehicles)	--	P	P	P	P	P	--	--	--	--	--	--	P	--	
	Shopping Center	--	--	--	--	C	P	--	--	--	--	--	--	--	--	--
	Retail Repair, Sales, and Personal Service (Other than listed)	--	P	P	P	P	P	--	--	--	--	--	--	P	--	--
Restaurant	Cafeteria, Providing Service to On-Site Employees	--	A	A	A	A	A	--	--	--	--	--	A	A	--	--
	Coffee/Tea Shop	--	P	P	P	P	P	--	--	--	--	--	P	P	C	
	Restaurant, Drive-in, or Drive-Through	--	--	--	--	C	P	--	--	--	--	--	--	P	--	10-1-1.4.D 10-3-3.2.B
	Restaurant Uses (Other than listed)	--	P	P	P	P	P	--	--	--	--	--	P	P	--	
Vehicle Sales and Service	Car Wash	--	--	--	--	C	P	--	--	--	--	--	P	P	--	--
	Equipment and Machinery Sales and Rental	--	--	--	--	--	C	--	--	--	--	--	--	P	--	--
	Fuel Sales (Retail)	--	--	--	--	CS	CS	--	--	--	--	--	P	P	--	10-1-1.4.D
	Vehicle Accessories and Parts Sales	--	--	--	--	--	P	--	--	--	--	--	--	P	--	--
	Vehicle Sales, Rental, and Leasing	--	--	--	--	--	C	--	--	--	--	--	--	P	--	--
	Vehicle Service, Major	--	--	--	--	--	C	--	--	--	--	--	--	P	--	--
	Vehicle Service, Minor	--	--	--	--	P	P	--	--	--	--	--	--	P	--	--
	Vehicle Sales and Service Uses (Other than listed)	--	--	--	--	--	C	--	--	--	--	--	--	P	--	--
Special Uses	Recycling Collection Facility	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--

Table Notes:

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2. A tiny home community may occupy up to 10 percent of a development subject to Master Development Plan approval.
3. ~~Duplex or twin home dwellings are not permitted in the SLR district south of W. Caley Avenue.~~ Townhomes in MLR and SLR are only permitted to contain 3 or 4 primary dwelling units.

Table 10-1-1.3.1
Land Use Matrix

Category	Specific Use	Downtown (DT)				Corridor Mixed-Use (CM)		Neighborhood (NB)					Business and Industry (BI)		Open Space (OS)	Standards
		DNR	DTA	DMS	DMU	NC	CM	ACR	LLR	MLR	SLR	MFR	BC	IP		
Commercial Accessory Uses	Drive-Through ATM Dispenser and Vending Kiosk	--	A	--	A	--	A	--	--	--	--	--	A	--	--	10-1-1.6.A
	Eating and Drinking Places (Outdoor Seating, Sidewalk Café and Sidewalk Display)	--	A	A	A	A	A	--	--	--	--	--	A	--	CS	10-1-1.6.A
	Electric Vehicle (EV) Charging Station	--	AS	AS	AS	AS	AS	--	--	--	--	AS	AS	AS	AS	10-1-1.6.A
Civic and Institutional Uses																
Civic and Institutional	Adult Day Care	--	P	--	P	P	P	--	--	--	--	--	P	--	--	10-1-1.4.C
	Cemetery and Crematory	--	--	--	--	PS	PS	--	--	--	--	CS	--	--	P	10-1-1.4.C
	Child Care Center or Pre-School	PS	PS	PS	PS	P	P	--	--	--	--	P	--	A	--	10-1-1.4.C
	Funeral Home and Services	--	C	--	C	C	P	--	--	--	--	--	P	P	--	--
	Public Assembly Facility	P	P	--	P	P	P	P	P	P	P	P	P	P	--	10-1-1.4.C
	Public Park	--	--	--	--	--	--	P	P	P	P	P	--	--	P	
	Private Elementary/Secondary School	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	--	--	--	10-1-1.4.C
	Private College / University	--	--	--	--	--	P	--	--	--	--	--	P	--	--	--
	Private Trade or Vocational School	--	--	--	--	--	P	--	--	--	--	--	C	P	--	--
	Recreation Center/Clubhouse	--	--	--	--	--	--	P	P	P	P	P	--	--	--	--
	Transit System Facility	--	P	P	P	--	P	--	--	--	--	P	P	P	--	
	Civic and Institutional (Other than listed)	CS	PS	PS	PS	P	P	--	--	CS	CS	CS	P	P	C	10-2-3.2.Q
Medical Facilities	Ambulatory Surgical Care Facilities	--	--	A	A	P	P	--	--	--	--	--	P	--	--	--
	Ambulatory or Outpatient Services	--	C	--	C	C	P	--	--	--	--	--	P	P	--	--
	Drug, Alcohol or Psychiatric Treatment Center (outpatient)	--	C	--	C	C	P	--	--	--	--	--	--	--	--	--
	Hospital	--	C	--	C	--	P	--	--	--	--	--	P	--	--	--
	Medical Facilities (Other than listed)	--	P	P	P	P	P	--	--	--	--	--	P	P	--	--
Parking as a Principal Use	Fleet Storage	--	--	--	--	--	C	--	--	--	--	--	C	C	--	--
	Parking Structure	--	PS	PS	PS	--	AS	--	--	--	--	CS	PS	PS	--	10-2-3.2.R 10-1-3.8.B
	Parking Lot, Off-Site	--	AS	AS	AS	CS	AS	--	--	--	--	CS	AS	AS	C	10-1-1.4.C
Utilities	Utilities, Major	--	--	--	--	--	C	--	--	--	--	--	C	P	--	--

Table Notes:

- ~~Reserved. Detached Accessory Dwelling Unit (ADU) is permitted with alley access only and could require approval of a Conditional Use Permit, as set forth in Section 10-1-1.7 Accessory Dwelling Units (ADUs).~~
- A tiny home community may occupy up to 10 percent of a development subject to Master Development Plan approval.
- ~~Duplex or twin home dwellings are not permitted in the SLR district south of W. Caley Avenue.~~ Townhomes in MLR and SLR are only permitted to contain 3 or 4 primary dwelling units.

**Table 10-1-1.3.1
Land Use Matrix**

Category	Specific Use	Downtown (DT)				Corridor Mixed-Use (CM)		Neighborhood (NB)					Business and Industry (BI)		Open Space (OS)	Standards
		DNR	DTA	DMS	DMU	NC	CM	ACR	LLR	MLR	SLR	MFR	BC	IP		
	Utilities, Minor	A	A	A	A	A	A	A	A	A	A	A	A	A	A	--
Industrial and Manufacturing Uses																
Flex Industrial	Assembly of Prefabricated Parts	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--
	Assembly or Fabrication for Sale On Premises	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--
	Data Center	--	--	--	--	--	C	--	--	--	--	--	P	P	--	--
	Dry Cleaning, Commercial Operations (without drive-through)	--	--	--	--	--	--	--	--	--	--	--	C	P	--	--
	Distribution / Logistics Center	--	--	--	--	--	--	--	--	--	--	--	C	P	--	--
	Micro-Manufacturing	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--
	Parcel Service	--	--	--	--	--	C	--	--	--	--	--	--	P	--	--
	Printing and Publishing	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--
	Research and Testing Laboratory	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--
	Self-Service Storage	--	--	--	--	--	C	--	--	--	--	--	--	PS	--	10-1-1.4.E
	Wholesale Sales and Distribution	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--
	Flex Industrial (Other than listed)	--	--	A	A	A	A	--	--	--	--	--	P	P	--	--
General Industrial	Assembly of Finished Goods	--	--	--	--	A	A	--	--	--	--	--	P	P	--	--
	Fabrication	--	--	--	A	A	A	--	--	--	--	--	A	P	--	--
	Indoor Storage	--	--	--	--	--	C	--	--	--	--	--	--	P	--	--
	Outdoor Storage	--	--	--	--	--	--	--	--	--	--	--	--	PS	--	10-1-1.4.E
	Special Trade Contractor	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--
	Warehousing	--	--	--	--	--	--	--	--	--	--	--	A	P	--	--
Table Notes: 1. Reserved. Detached Accessory Dwelling Unit (ADU) is permitted with alley access only and could require approval of a Conditional Use Permit, as set forth in Section 10-1-1.7 Accessory Dwelling Units (ADUs). 2. A tiny home community may occupy up to 10 percent of a development subject to Master Development Plan approval. 3. Duplex or twin home dwellings are not permitted in the SLR district south of W. Caley Avenue. Townhomes in MLR and SLR are only permitted to contain 3 or 4 primary dwelling units.																

(There are no ordinances associated with this section.)

Subsec. 10-1-1.4.A Residential Land Uses

~~A. Duplex and Twin Home Conversion. See Subsection 10-4-3.2.B, Duplex and Twin Home Conversion Reserved.~~

B. Household Living.

1. Multi-Family.

- a. In the districts where permitted, multi-family shall be screened from adjoining non-residential land uses as set out in Subsection 10-1-3.6.F, Bufferyard Requirements.
- b. Multi-family buildings and developments shall comply with the standards in Subsection 10-4-3.2.E, Multi-Family Dwellings, and other applicable standards and requirements of this Code and other codes.

C. Group Living.

1. *Generally*. Unless otherwise expressly stated, all group homes shall meet the following standards:

- a. The applicant is licensed by the State of Colorado to operate such facility, or is not required to be licensed. If said license is pending, approval may be conditionally granted, but shall not take effect until licensing becomes final.
- b. The group home will not have an adverse effect on the residential character and quality of life in the particular neighborhood. The Director may not deny development approval for a proposed group home solely on the basis of neighborhood opposition, where no valid and substantive evidence has been offered to show that the proposed group home would have such adverse effect.
- c. Any proposed new structure or structural changes to an existing structure shall be consistent in architectural design and style with the character of the surrounding neighborhood.
- d. The Director shall have the authority to impose conditions upon the approval which are found necessary to operate the group home in a manner that does not negatively impact the neighborhood.
- e. No administrative activities of any private or public organization or agency other than those incidental to operation of the specific group home shall be conducted on the premises.

2. Group Home, FFHA.

- a. All group homes for developmentally disabled, elderly, or mentally ill persons shall be spaced from each other by the lesser of:
 1. 750 feet (linear distance from lot line to lot line); or
 2. A spacing that is such that no two group homes are located on the same block or take access from the same street.
- b. As authorized by 42 USC § 3604(f)(9), no group home for developmentally disabled, elderly, or mentally ill persons shall provide housing to any individual whose tenancy would constitute a direct threat to the health or safety of other individuals or whose tenancy would result in substantial physical danger to the property of others.
- c. If the group home is to be located in an existing building, the building shall comply with all applicable requirements of the Building and Fire Codes before the use is established.
- d. The group home shall not include more than one resident who is required to register as a sex offender pursuant to C.R.S. § 18-3-412.5, as amended.

3. Group Home for Juvenile Offenders.

- a. All group homes for juvenile offenders require a conditional use approval and shall be:
 1. Spaced from each other by at least 750 feet (linear distance from lot line to lot line);
 2. Located on a lot with a lot area that is at least 1,000 sf. per resident; and
 3. Provided with 24-hour on-site supervision and security, approved by the Director and the Chief of Police, with input from the placing agency.

- b.** As authorized by 42 U.S.C. § 3604(f)(9), no group home for juvenile offenders shall provide housing to any individual whose tenancy would constitute a direct threat to the health or safety of other individuals or whose tenancy would result in substantial physical danger to the property of others.
- c.** If the group home is to be located in an existing building, the building shall comply with all applicable requirements of the Building and Fire Codes before the use is established.
- d.** The group home shall not include more than one resident who is required to register as a sex offender pursuant to C.R.S. § 18-3-412.5, as amended.

4. Group Home (Not Specified).

- a.** All group homes that do not serve a class or group of residents protected by the Fair Housing Act shall be allowed only as a conditional use in all zoning districts, provided the number of residents does not exceed 12 persons, including resident supervisory personnel.
- b.** Conditional use approval for any group home may be granted for the term of the facility's license, or for such shorter period as the Council determines under the circumstances of the individual case, but in no event for a period greater than two years.
- c.** If active and continuous operations are not carried on for a period of 12 consecutive months in a group home approved as a conditional use, the group home shall be considered to be abandoned. The use may be reinstated only after obtaining a new conditional use approval.
- d.** At the expiration of its term, a conditional use approval for any group home shall automatically renew under the same conditions, including duration, as the original approval, unless the Director or the group home licensing agency has received written complaints concerning the operation of the group home during the term of the Conditional Use Permit. If any such complaint has been received, the application for renewal shall be heard by the Council under the same requirements for a new conditional use application.

Subsec. 10-1-1.6.A Accessory Uses

A. Purpose. This Subsection authorizes the establishment of [accessory uses](#) that are incidental and customarily subordinate to [principal uses](#), provided that the accessory use complies with all applicable standards in this Subsection.

B. Approval of Accessory Uses.

1. *Principal Uses Include Accessory Uses.* All principal uses allowed in a zoning district shall be deemed to include those accessory uses typically associated with the use unless specifically prohibited in this Code.
2. *Approval Process.* Unless otherwise specified in this Subsection, any accessory use shall be treated as a [permitted use](#) in the district in which it is located. An accessory use may be approved in conjunction with approval of the [principal use](#).

C. Standards that Apply to All Accessory Uses. All accessory uses shall comply with the following general standards:

1. *Compliance with this Code.*
 - a. All accessory uses shall be subject to the dimensional requirements of the district in which they are located. In the case of any conflict between the accessory use standards of this Subsection and any other requirement of this Code, the more restrictive standards shall control.
 - b. Accessory uses shall comply with all standards of this Code applicable to the principal use with which they are associated. If required by this Code, parking shall be provided for the accessory use, e.g., accessory dwelling unit.
2. *Location.* The accessory use shall be conducted or located on the same [lot\(s\)](#) as the principal use and to the rear of the principal [structure](#) unless otherwise approved by the Director. Within a mixed-use or multi-tenant development, the accessory use shall be located as approved by the Site Plan or Master Development Plan. If the accessory use is in an [accessory building](#), location requirements shall be met as set out in Subsection [10-1-1.6.B, Accessory Buildings](#).
3. *Non-Residential Uses in Residential Districts.* An accessory use in a residential district shall not be used to conduct a retail business, commercial business or repair business unless authorized as a [home occupation](#) with an approved business and sales tax license.

D. Standards Applicable to Specific Accessory Uses.

1. *Accessory Dwelling Units (ADUs).* Refer to Section [10-1-1.7, Accessory Dwelling Units \(ADUs\)](#).
2. *Animal Husbandry.* Animals, other than those being kept as pets, such as for animal husbandry, shall be kept in accordance with the following standards and other applicable standards of this Code:
 - a. *Permitted.* Activities that are permitted as an accessory use include the raising of horses, donkeys, mules, alpaca, llama, wool-bearing animals and associated enterprises, including commercial stables, riding academies, training and breeding, and any other animals and uses the Director interprets to be functionally similar.
 - b. *Prohibited.* Activities that are prohibited as an accessory use include:
 1. Raising of cattle, swine, fur-bearing animals raised for pelts and feathered animals, except chickens and ducks;
 2. Operation of hog ranches, commercial feedlots, agricultural processing industry or farms for the disposal of garbage or other waste; and
 3. Growing and harvesting of any types of cannabis, including hemp.
 - c. *Environmental Impact.* Animal husbandry operations which create noise and odors, attract insects or rodents, or be otherwise incompatible with surrounding residential uses or the intent of the zoning district, may be conditioned or denied by the Director.
 - d. *Minimum Lot Size.* The minimum lot size for animal husbandry within the city is one-half acre.
 - e. *Minimum Setback.* No portion of any structure used to house a domesticated farm animal shall be within 100 feet of any residence, other than a dwelling on the same lot.

- f. *Fencing*. Fencing adequate to contain the animals shall be provided and maintained.
- g. *Storage*. All vehicles, machinery and materials associated with animal husbandry shall be parked or stored on the property in a neat and orderly manner.

3. *Beekeeping*.

- a. *Secure*. *Bee colonies* shall be kept within a fenced area.
- b. *Hives*. All bee colonies shall be kept in hives with removable combs, which shall be kept in sound and usable condition.
- c. *Setback*. All hives shall be located at least five feet from any adjoining property with the back of the hive facing the nearest adjoining property.
- d. *Fencing of Flyways*. In each instance in which any colony is situated within 25 feet of a developed public or private property line of the tract upon which the apiary is situated, as measured from the nearest point on the hive to the property line, the beekeeper shall establish and maintain a flyway barrier at least six feet in height consisting of a solid wall or fence parallel to the property line and extending 10 feet beyond the colony in each direction so that all bees are forced to fly at an elevation of at least six feet above ground level over the property lines in the vicinity of the apiary.
- e. *Water*. Each property owner or beekeeper shall ensure that a convenient source of water is available at all times to the bees so the bees will not congregate at swimming pools, bib cocks, pet water bowls, birdbaths, or other water sources where they may cause human, bird or domestic pet contact. The water shall be maintained so as not to become stagnant.
- f. *Maintenance*. Each property owner or beekeeper shall ensure that no bee comb or other materials that might encourage *robbing* are left upon the grounds of the apiary site. Upon their removal from the hive, all such materials shall promptly be disposed of in a sealed container or placed within a building or other bee-proof enclosure.
- g. *Queens*. In any instance in which a colony exhibits unusually aggressive characteristics by stinging or attempting to sting without due provocation or exhibits an unusual disposition toward swarming, it shall be the duty of the beekeeper to requeen the colony. Queens shall be selected from stock bred for gentleness and non-swarming characteristics.
- h. *Colony Density*.
 - 1. It shall be unlawful to keep any colony on a multiple-family lot or to keep more than the following number of colonies on any tract within the city, based upon the size or configuration of the tract on which the apiary is situated:
 - i. Less than one-half acre lot size: Four colonies;
 - ii. One-half acre or more but less than one acre lot size: Six colonies;
 - iii. One acre or larger lot size: Eight colonies;
 - iv. Regardless of lot size, where all hives are situated at least 200 feet in any direction from all property lines of the lot on which the apiary is situated, there shall be no limit to the number of colonies.
 - 2. For each two colonies authorized, there may be maintained upon the same tract one nucleus colony in a hive structure not exceeding one standard nine and five-eighths inch depth by 10-inch frame hive body with no supers attached as required from time to time for management of swarms. Each such nucleus colony shall be disposed of or combined with an authorized colony within 30 days after the date it is acquired.
 - i. *Prohibited*. The keeping by any person of bee colonies in the city not in strict compliance with this Subsection is prohibited. Any bee colony not residing in a hive structure intended for beekeeping, or any swarm of bees, or any colony residing in a standard or homemade hive which, by virtue of its condition, has obviously been abandoned by the beekeeper, is unlawful and may be summarily destroyed or removed from the city by the City Manager, or a designee.

4. *Chickens and Ducks*.

- a. *Maximum Number Allowed.* A maximum of six chickens or six ducks or any combination thereof not to exceed six are permitted in the ACR, LLR, MLR, AND SLR districts.
- b. *Protection.* The chicken hens shall be provided with a covered predator-resistant chicken house that is properly ventilated and designed to be easily accessed, cleaned and maintained. The chicken house shall have a minimum of two square feet of floor space per bird with an attached outdoor enclosure. The outdoor enclosure shall have a minimum of 10 square feet per bird.
- c. *Setback from Property Line.* Neither the chicken house nor the outdoor enclosure may be located less than 15 feet from any abutting property line.
- d. *Roosters Prohibited.* No person may own or keep a rooster in any district.
- e. *Restriction.* The chicken hens may not be killed by or at the direction of the owner or keeper, except pursuant to lawful order of a state, county, or city official, or for the purpose of euthanasia when surrendered to a licensed veterinarian or the Humane Society for such purpose, or as otherwise expressly permitted by law.
- f. *Environmental Impacts.* Odor, dust, waste, and drainage shall be controlled so as not to constitute a nuisance, safety hazard or health problem to adjoining property or uses.

5. Community Garden. As a principal use, Community gardens are subject to the following regulations:

- a. On-site sale of community garden food products is prohibited in the residential districts;
- b. All equipment shall be stored in an enclosed building;
- c. The garden site shall be designed and maintained to prevent any chemical pesticide, fertilizer or other garden waste from draining onto adjacent properties or public rights-of-way;
- d. On-site trash, recyclable and compost containers shall be located and maintained as far as practicable from residential dwelling units located on adjoining lots;
- e. One sign is allowed on lots on which a community garden use is located, which shall not exceed four square feet in area and shall include the name and phone number of the property owner or the garden manager;
- f. The property shall be maintained free of tall weeds and debris;
- g. Dead garden plants shall be regularly removed and, in any instance, no later than December 1 of each year; and
- h. The perimeter of community gardens shall be fenced.

6. *Cottage Food Operation.*

- a. The operator of the cottage food operation shall be the individual who conducts the cottage food operation from the operator's private residential dwelling unit and is the owner of the cottage food operation. If the operator is not the owner of the property on or in which the cottage food operation will be conducted, the property/dwelling owner's written authorization shall be provided.
- b. The cottage food operation shall be clearly incidental to the use of the structure as a dwelling unit, and shall not create dust, noise or odors in excess of that normally associated with residential use.
- c. The cottage food operation shall not generate pedestrian or vehicular traffic in excess of that normally associated with residential use.
- d. The cottage food operation shall be conducted solely within a primary residence.
- e. No sign(s) identifying the cottage food operation shall be permitted to be posted or displayed on the premises, nor on or within anything located on the premises.
- f. Neither the dwelling nor the property shall be altered to appear other than a residence, either by color, materials, construction, lighting, sounds, vibrations or other characteristics.
- g. A maximum of one full-time employee, exclusive of family/household members, may be employed by the cottage food home occupation business at the residence.
- h. Direct sales from the home shall not be conducted from an attached garage, accessory residential structure, or any place outside of the residential dwelling.

7. Drive-Through ATM Dispensers and Vending Kiosks. Drive-Through ATM Dispensers and Vending Kiosks may be permitted subject to the following regulations:

- a. Placement shall be outside required landscape islands and stormwater management systems;
- b. Dispensers and service machines placed in parking lots shall have a finished exterior of brick, stucco, stone, stained wood, or similar materials to match or complement the principal use and shall not be shaped to resemble objects (animate and inanimate);
- c. A sloped roof with a peak or parapet roof shall be affixed to dispensers or kiosks placed in parking lots with shingle, tile, or other roof material to match the materials of the principal use;
- d. Advertising, other than signage with the logo and name of the item being dispensed or service provided, is prohibited;
- e. Parking for at least one space per each unmanned paid dispenser unit shall be provided; and
- f. Required parking for a commercial accessory use shall not occupy required parking for the principal use.

8. Eating and Drinking Places.

- a. *Outdoor Seating.* Eating and drinking establishments allowed by this Code may provide outdoor seating areas, including rooftop seating, for customers following plan review and issuance of a liquor license where applicable. Outdoor seating may be approved subject to the following criteria:
 1. The area of occupancy shall be contiguous or in near proximity to the restaurant in which food preparation, sanitation, and related services for the sidewalk café will be performed;
 2. An outdoor seating area shall not be enclosed by fixed walls, unless necessary to comply with requirements to serve alcohol, and shall be open to the air, except that it may have a canopy;
 3. Outdoor seating areas may not occupy required parking spaces or parking area access aisles unless permitted on a temporary basis by the Director;
 4. When outdoor seating is located on a lot abutting a residential use or district, noise emanating from any outdoor seating areas shall comply with Title 7, Health and Sanitation, Chapter 3, Noise Control, of the City Code;
 5. There shall be a minimum eight-foot width of unimpeded sidewalk for pedestrian flow from the face of the curb and the area of temporary occupancy;
 6. The sidewalk café shall be located a minimum of five feet from accessways and alleys, and 10 feet from intersections;
 7. All curbs, alleys, sidewalks, and public rights-of-way adjacent to such occupation shall be kept in a clean and orderly condition; and
 8. In approving outdoor seating, the Director or Commission may impose reasonable conditions relating to location, configuration, lighting, and other operational features of the use to ensure compatibility with surrounding uses, maintenance, sound, and compliance with other applicable city codes.

9. Electric Vehicle (EV) Charging Station.

- a. *Permit Required.* It shall be unlawful for any person to install, operate, or maintain an electric vehicle charging station in an NC, CM, DTA, DMS, DMU, BC or IP district without:
 1. A permit for such work, which shall be secured from the Chief Building Official by the electric vehicle charging station's owner or the owner's agent; and
 2. Submittal of a written statement from the electric utility provider that the installation will not negatively affect the electrical distribution system.
- b. *Compliance.* All electric vehicle charging stations erected, constructed, installed, altered, replaced, or to which additions are made shall comply with all of the provisions of all applicable health and safety standards and requirements of federal, state, and local law and the electrical utility provider.
- c. *Prohibited Uses.* If the owner of a plug-in electric motor vehicle charging station installs a sign that identifies the station, a person is prohibited from:

1. Parking in the space if the vehicle is not an electric vehicle; and
2. Using a dedicated charging station for parking if the electric vehicle is not charging.

10. Home Occupation. Home Occupations may be permitted subject to the following regulations:

- a. The home occupation shall not be more dangerous to life, personal safety, or property than any other activity ordinarily carried on with respect to a dwelling used solely for residential purposes;
- b. Mail-order, telephone, and internet sales, as well as distribution of sold merchandise, is permitted;
- c. The home occupation shall not create or cause any perceptible noise, odor, smoke, electrical interference, or vibrations that constitute a public or private nuisance to neighboring properties;
- d. Not more than two vehicles shall be parked at the location at any one time as the result of a home occupation;
- e. ~~There shall be no parking or storage of vehicle(s) with a weight greater than 7,000 pounds empty weight and/or commercial trucks to conduct the home occupation. Only one commercial vehicle of not over one ton rated capacity not more than two axles that is associated with the home occupation may be parked on the subject lot;~~
- f. There shall be no outdoor display or storage of goods, materials, merchandise, equipment, or signage related to the home occupation that is visible from the exterior of the principal dwelling;
- g. No alteration shall be made to the principal dwelling that changes its residential character nor shall there be any outward appearance of a home occupation;
- h. Employees shall be residents of the ~~principal dwelling lot~~; only one non-resident employee is allowed;
- i. The home occupation shall be operated only in a principal or accessory building;
- j. All of the home occupations combined shall not exceed 20 percent of the gross floor area of the principal dwelling and accessory structure combined;
- k. No more than two home occupations may operate indoors; and
- l. A home occupation shall not operate outdoors.

11. Family Child Care Home. Family Child Care Homes may be permitted subject to the following regulations:

- a. The principal use shall be a single-family detached or attached dwelling;
- b. Exterior yard space for child care use shall be enclosed by a fence at least 30" tall;
- c. The operator shall possess a current appropriate state license as set forth by the Colorado State Department of Human Services; and
- d. The family child care home shall not create parking or traffic congestion or otherwise unreasonably interfere with the peace and enjoyment of surrounding residences.

12. Pigeon Keeping. The keeping, breeding, maintenance, and flying of pigeons shall be permitted only in the ACR, LLR, MLR, AND SLR districts provided:

- a. The loft shall be of such sufficient size and design, and constructed of such material, that it can be maintained in a clean and sanitary condition;
- b. There shall be at least one square foot of floor space in any loft for each mature pigeon;
- c. The construction and location of the loft shall not conflict with the requirements of this Code or the Building Code;
- d. All feed for such pigeons shall be stored in such containers as to protect against intrusion by rodents and other vermin;
- e. The loft shall be maintained in a sanitary condition and in compliance with all applicable health regulations of the city and county;
- f. All pigeons shall be confined to the loft, except for limited periods necessary for exercise, training, and competition. At no time shall pigeons be allowed to perch or linger on the buildings or property of others;

- g. All pigeons shall be fed within the confines of the loft;
- h. No one shall release pigeons to fly for exercise, training, or competition except in compliance with the following rules:
 - 1. The owner of the pigeons shall be a member in good standing of an organized pigeon club, such as the American Racing Pigeon Union, Inc., the International Federation of Racing Pigeon Fanciers, the National Pigeon Association, the American Tippler Society, the International Roller Association, the Rare Breeds Pigeon Club, or a local club which has rules that will help preserve the peace and tranquility of the neighborhood; and
 - 2. Pigeons shall not be released for flying which have been fed within the previous four hours; and
- i. No owner may have more than 100 pigeons in a residentially zoned area.

13. Primary Short-Term Rental.

- a. *Use.* A primary short-term rental shall may be housed within either a conforming principal or an attached, detached, or contained accessory dwelling unit, permitted licensed where allowed by Title 3, Business Regulations; Chapter 23, Short-Term Rentals, of the City Code.
- b. *Inspection.* Each primary short-term rental shall be subject to inspection by the Director prior to the issuance of an annual business license, and upon all renewals.
- c. *Building and Property Maintenance.* All primary short-term rentals shall be in compliance with the city's building and property maintenance codes.
- d. *Prohibitions.* A primary short-term rental is not permitted on the same property as any of the following:
 - 1. Any Overnight Accommodations use type; or
 - 2. Any Group Living use type.
- e. *Registration and Licensing.* The primary short-term rental host shall obtain a business and sales/use tax license from the city in compliance with Title 3, Business Regulations; Chapter 23, Short-Term Rentals, of the City Code.

14. Roomers and Boarders. As an accessory to residential occupancy of a dwelling, a maximum of not more than two roomers and/or boarders are permitted, subject to the following standards:

- a. The use shall not have a separate outside entrance; rather, the entrance to the quarters occupied by a roomer/boarder shall be from within the principal structure; and
- b. No separate kitchen facilities, including stoves, refrigerators or ovens, shall be allowed or maintained for the benefit of roomers/boarders.

15. Household Pets.

- a. Household pets are permitted; provided, that not more than three pets are adult dogs, three pets are adult cats, or three rabbits or any combination of these species equals five or less.
- b. The numbers of these species younger than six months are not restricted. This does not preclude the legitimate use or keeping of any laboratory animals for scientific research or veterinarian purposes. The sale or offer for sale of a dog or cat as an accessory use is prohibited. This shall not be interpreted to prohibit the keeping of livestock in districts where permitted.

(Ord. 18, Series of 2022; Ord. 01, Series of 2024)

Section 10-1-2.4 Measurements and Allowances

Table 10-1-2.4.1, *Measurements*, below, provides the methods of measurement for the developmental standards in this Code. Standards related to each type of measurement in this Section are established in the tables in Chapters 2 through 5 of this Code.

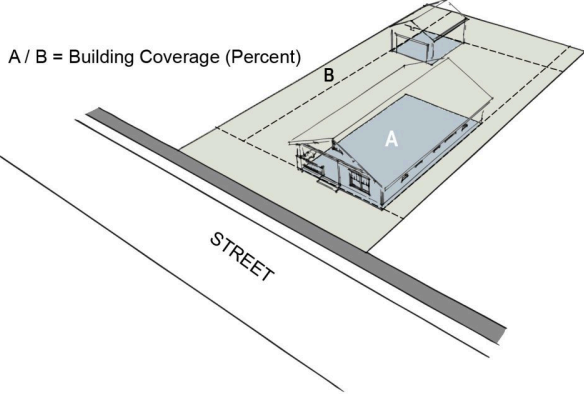
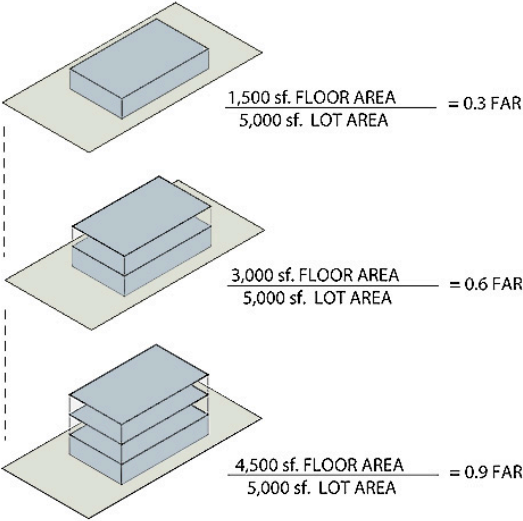
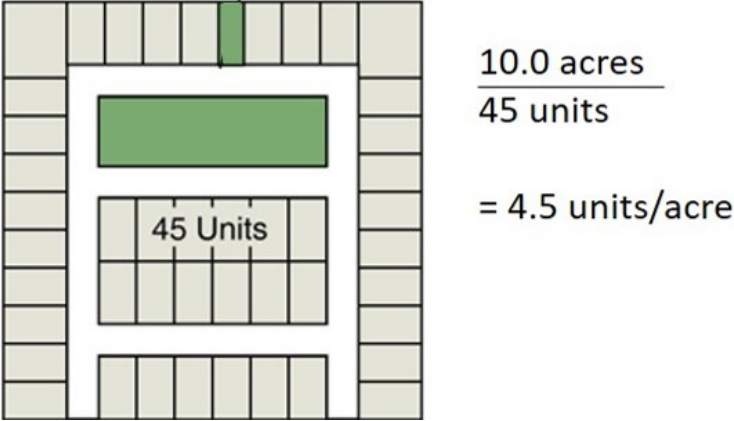
Table 10-1-2.4.1 Measurements		
Measurement	Methodology	Illustration
Building Coverage	The area of a lot occupied by the footprint of the principal and all accessory buildings.	
Floor Area Ratio	The gross floor area of all buildings on a lot, divided by the lot area.	
Gross Density	The number of dwelling units divided by gross acres.	

Table 10-1-2.4.1
Measurements

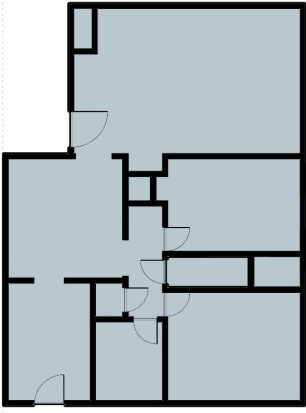
Measurement	Methodology	Illustration
Gross Floor Area	The area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, closets, the thickness of interior walls, columns, or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts.	

Table 10-1-2.4.1
Measurements

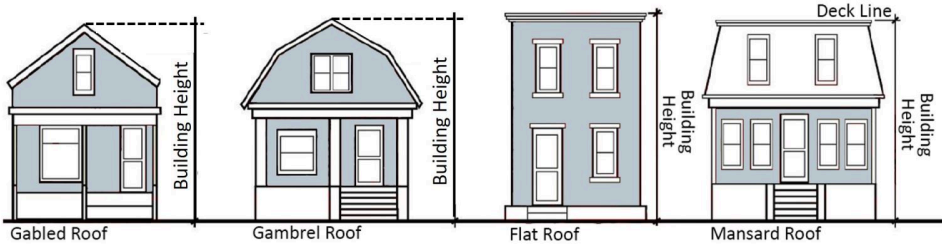
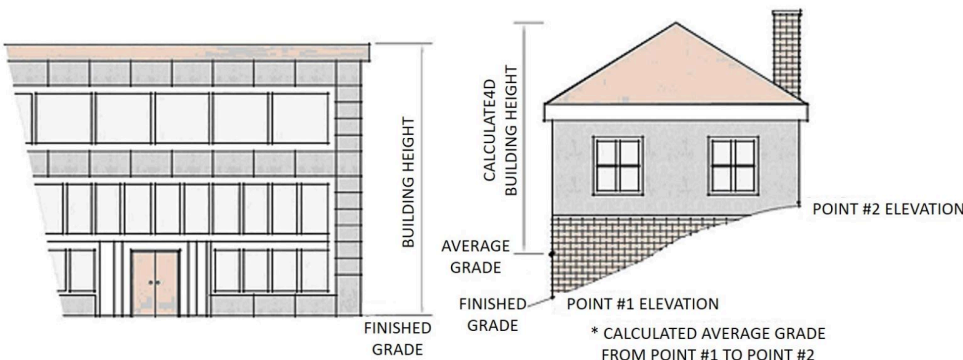
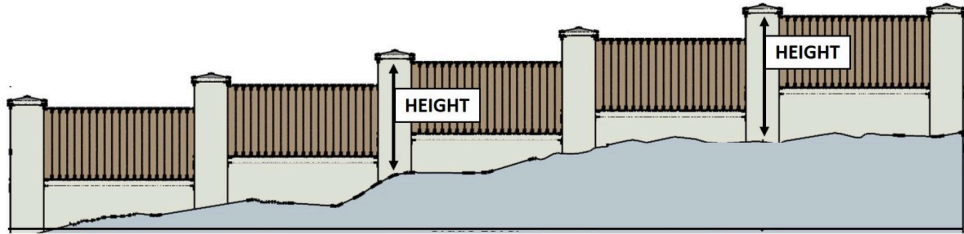
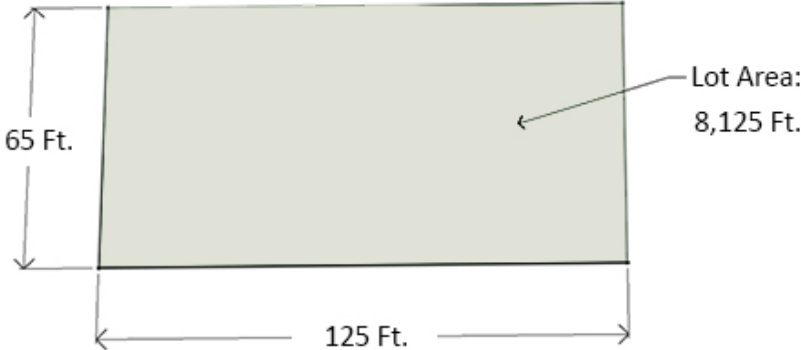
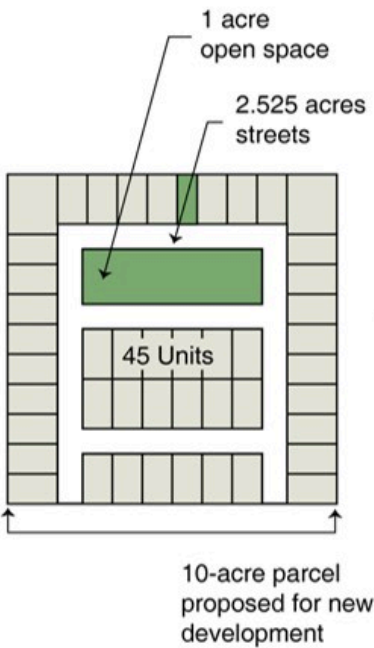
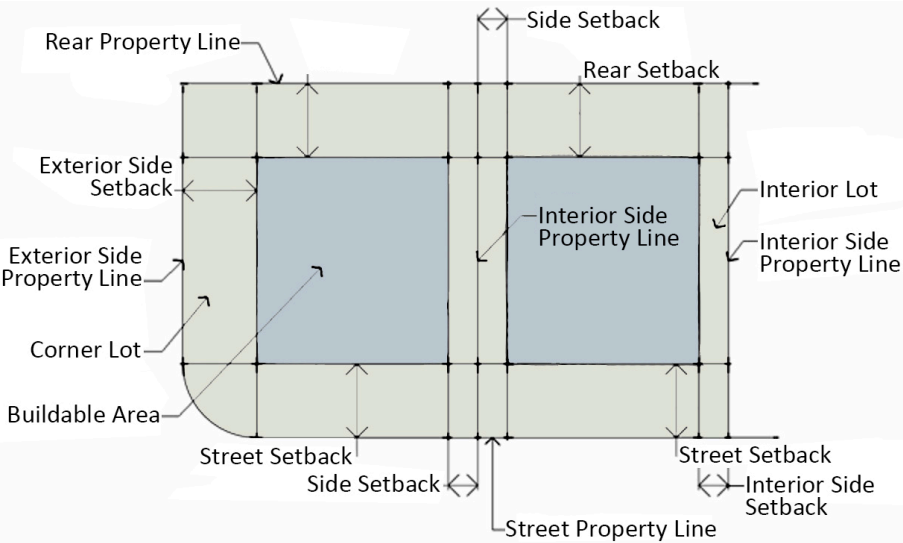
Measurement	Methodology	Illustration
Height	<p>Buildings: The vertical distance from the <u>grade</u> level of that portion of a parcel covered by the building to the highest point of the coping of a flat roof, the deck line of a mansard roof, or to the ridge of a gable, hip or gambrel roof the average height of the highest roof surface. (graphic to be updated)</p>	 <p>Gabled Roof Gambrel Roof Flat Roof Mansard Roof</p>
	<p>Buildings on Sloped Lots: The height shall be measured as the vertical distance from the average ground level to the topmost point of the roof. The average ground level shall be determined by adding the lowest and highest points at the building wall and dividing by two.</p>	 <p>FINISHED GRADE BUILDING HEIGHT CALCULATE BUILDING HEIGHT AVERAGE GRADE FINISHED GRADE POINT #1 ELEVATION POINT #2 ELEVATION</p> <p>* CALCULATED AVERAGE GRADE FROM POINT #1 TO POINT #2</p>
	<p>Walls or Fences: The vertical distance between the ground immediately <u>adjacent</u> to the fence and the highest point of the fence.</p>	 <p>HEIGHT</p>
Lot Area	<p>The total horizontal area included within lot lines.</p>	 <p>65 Ft. 125 Ft. Lot Area: 8,125 Ft.</p>

Table 10-1-2.4.1
Measurements

Measurement	Methodology	Illustration
<p><u>Lot Width</u></p>	<p>For an interior parcel, the horizontal distance between the <u>side lot lines</u>, measured at the required front <u>setback</u> line.</p> <p>For a cul-de-sac parcel, the horizontal distance between the side lot lines measured at the front setback line.</p>	

**Table 10-1-2.4.1
Measurements**

Measurement	Methodology	Illustration
Net Density	<p>The number of dwelling units divided by the net developable area. The net developable area excludes <u>common open space</u> and rights-of-way of publicly dedicated streets.</p>	 <p>1 acre open space</p> <p>2.525 acres streets</p> <p>45 Units</p> <p>10-acre parcel proposed for new development</p> <p>NET DENSITY</p> <p>10.000 Acres of Parcel - 2.525 Acres of Streets - 1.000 Acre Open Space 6.475 Net Acres</p> <p>45 Units 6.475 Gross Acres = 6.950 Units/Acre</p>
Setback	<p>The horizontal distance between the outer wall of a building and the lot lines. Other than allowable <u>yard</u> exceptions set out in Section 10-1-2.3, <i>Height and Yard Exceptions</i>, this space must be <u>unoccupied</u> and unobstructed by any portion of a building from the ground upward. As shown to the right, front and side setback lines extend the width of the lot whereas side setback lines extend only between the front and rear setback lines.</p>	 <p>Rear Property Line</p> <p>Rear Setback</p> <p>Exterior Side Setback</p> <p>Exterior Side Property Line</p> <p>Corner Lot</p> <p>Buildable Area</p> <p>Street Setback</p> <p>Side Setback</p> <p>Interior Side Property Line</p> <p>Interior Lot</p> <p>Interior Side Property Line</p> <p>Interior Side Setback</p> <p>Street Property Line</p>

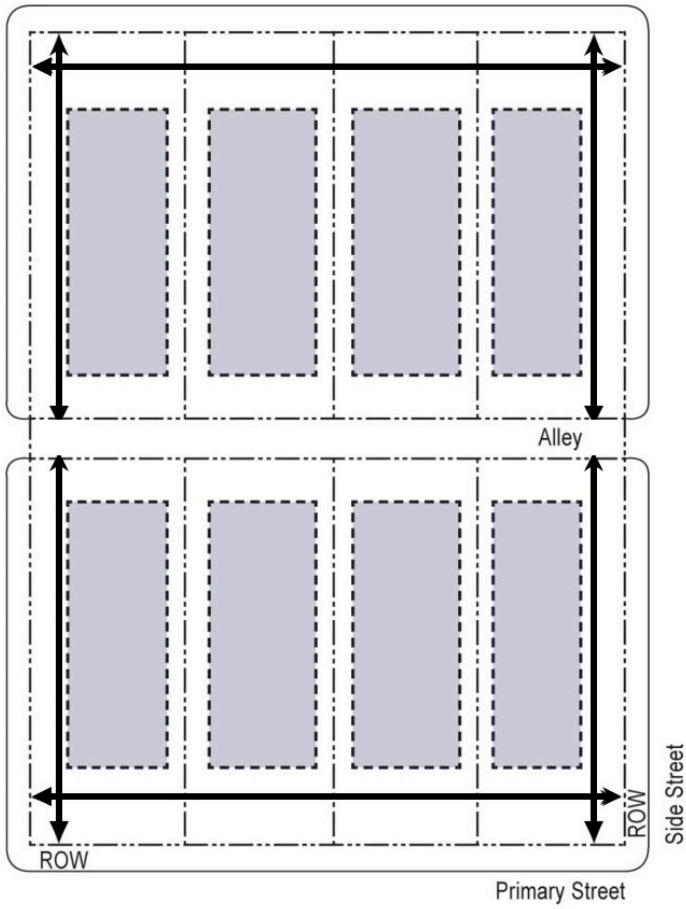
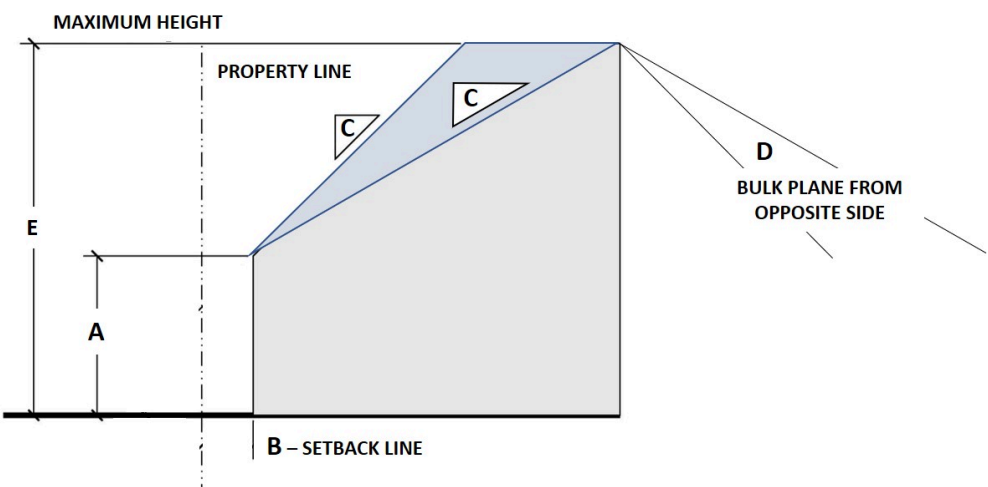
**Table 10-1-2.4.1
Measurements**

Measurement	Methodology	Illustration
Sight Triangle	<p>A triangular area that includes that portion of public right-of-way and any private property within a triangle formed by a diagonal line extending through points on the two lot lines 25 feet from the street corner intersection of the lot lines.</p> <p>The vertical dimensions of this triangle are two feet to six and one-half feet above finished grade.</p>	<p>$A = 25'$ $B = 25'$</p> <p>Street $A = 80''$ and $B = 24'''$</p>

Table 10-1-2.4.1
Measurements

Measurement	Methodology	Illustration
Frontage Buildout	<p>The minimum percentage of the lot width which shall be occupied by the building façade within the Build-To-Zone. For example, a lot that is 100 feet wide with a Frontage Buildout of 60% would require that at least 60 feet of façade length be constructed in the Build-To-Zone. Any additional length of front façade would be allowed to step back further from the Build-To-Zone if desired. The intent of this requirement is to encourage development to maximize their front façade exposure along the street.</p>	<p>Alley or Tertiary Street</p> <p>Frontage Buildout</p> <p>Property Line ROW</p> <p>Lot Width</p> <p>Primary Street</p> <p>Secondary or Side Street</p> <p>Key</p> <p>----- Property Line</p> <p>----- Setback Line</p> <p>Buildable Area</p>

**Table 10-1-2.4.1
Measurements**

Measurement	Methodology	Illustration
Block Perimeter	The sum of the lengths of the lot lines bordering the public right of way, not including the alley.	 <p>Key</p> <ul style="list-style-type: none"> Property Line Setback Line Buildable Area
Bulk Plane	The bulk plane begins at a specified height ("A") and slopes upward from the setback line ("B") at a defined angle ("C") until it intersects the bulk plane from the opposite side of the lot ("D") or the permitted maximum building height. ("E") The bulk plane defines the volume within which a building may be constructed.	 <p>MAXIMUM HEIGHT</p> <p>PROPERTY LINE</p> <p>E</p> <p>A</p> <p>B – SETBACK LINE</p> <p>C</p> <p>D</p> <p>BULK PLANE FROM OPPOSITE SIDE</p>

Subsec. 10-1-3.7.A Parking and Loading

A. Applicability.

1. *Minimum Parking Spaces.* The construction of any structure and the use or occupancy of a structure or land requires the minimum parking requirements for automobiles as required by this Subsection.
2. *Maximum Parking Spaces in Downtown.* The maximum number of off-street surface parking spaces that may be provided in the DTA, DMU, and DMS districts shall be no more than 125 percent of the minimum parking requirements.
3. *Change of Use.* Any area once designated as required [off-street parking](#) shall not be changed to any other use until equal parking facilities are provided and the approved Site Plan or [Master Development Plan](#) is amended to illustrate the change.
4. *Adaptive Reuse.* Refer to [TableSection 10-9-5.81-3.3](#), *Adaptive Reuse [Plan Incentives](#)*.
5. *Transit Shed.* The number of required parking spaces is reduced within defined transit sheds.

B. Computations.

This Subsection sets out the number of parking spaces required for each land use, which is based on one or more variables.

1. *Variables.* The variables for calculating required parking include:
 - a. *Net Floor Area.* The number of parking spaces is calculated based on the net floor area devoted to the use.
 - b. *Per Dwelling Unit (DU) or Bedroom (BR).* The number of parking spaces is calculated based on the number of dwelling units in principal and [accessory structures](#), as applicable, or on the number of bedrooms in a dwelling unit, as designated in Table [10-1-3.7.A.1, Required Off-Street Parking](#).
 - c. *Per Bed.* The number of parking spaces is based on the number of beds in a facility, which applies to uses that offer residential care or [overnight accommodations](#).
 - d. *Per Employee.* The number of parking spaces is based on the number of full-time and part-time-equivalent employees on the largest work shift plus a number of parking spaces equal to 50% of the number of employees on said shift.
 - e. *Per Seat / Per Seat Design Capacity.* The number of parking spaces is based on the number of seats provided to guests (patrons, members, etc.) or is based on the maximum seating capacity of the use as determined by applicable building and fire codes.
 - f. *Per Person Design Capacity.* The number of parking spaces is based on the maximum number of occupants pursuant to the applicable fire code.
 - g. *Others.* Other variables are measured according to their common meanings.
2. *Rounding.* When the calculation of required parking spaces results in a fractional parking space, the result is rounded up to the nearest whole number.

C. Required Parking.

1. *Generally.* All [development](#) shall provide sufficient parking as set out in this Subsection.
2. *Location.*
 - a. *On- or Off-Site.* Required [off-street parking](#) shall be located on the same [lot](#) as the [principal use](#), or on a [lot contiguous](#) or within a distance otherwise specified in this Subsection.
 - b. *Relative to Frontage and Building Types.* The location of parking on a lot or within a multi-tenant or mixed-use center shall be in accordance with the frontage type, as specified in Section [10-3-3.2, CMU Standards of Design](#).
3. *Off-Street Parking Spaces Required.*
 - a. *Requirements by Use.* The number of [off-street parking spaces](#) shall be provided as listed by use in Table [10-1-3.7.A.1, Required Off-Street Parking](#).
 - b. *Unlisted Uses.* The parking requirements for unlisted uses shall be determined as set out in Section [10-1-2.1, Unlisted and Functionally Similar Uses](#).

c. *Transit Sheds*. The parking requirements for development adjacent or in near proximity to fixed public transit improvements are as follows:

1. *Bus Routes*. Any portion of a lot that is within 1,320 feet of an operating transit stop may reduce the required number of parking spaces by 15 percent, provided no other parking reductions are granted through other provisions of this Code.

2. *Littleton - Downtown Station*.

i. *DTA, DMS, and DMU Districts*. Lots within these districts are subject to the Downtown Parking Credits and Reductions in Subsection 10-1-3.7.B, Parking and Access in the DT Districts; and

ii. *CM District*. A lot, in whole or in part, that is within 1,320 feet of a light rail transit station may reduce the required number of parking spaces by 25 percent, provided no other parking reductions are granted through other provisions of this Code.

3. *Mineral Station*. Any portion of a lot that is within 1,320 feet of the lot lines of the light rail station may reduce the required number of parking spaces by 25 percent.

4. *Accessible Parking Spaces*.

a. *Required*. Parking spaces that are accessible to disabled persons ("accessible parking spaces") shall be provided as required by federal regulations and will be counted toward the total number of spaces required by this Subsection, after any applicable reductions pursuant to the shared parking outlined in paragraph D, below.

b. *Residential Uses*. For all covered residential uses, accessible parking requirements shall follow the standards set forth in the Fair Housing Amendments Act.

c. *Non-Residential and Mixed-Uses*. For all non-residential and mixed-uses, accessible parking requirements shall follow the Americans with Disabilities Act (ADA).

Table 10-1-3.7.A.1
Required Off-Street Parking

Category	Specific Use	Minimum	Maximum
Agriculture and Animal-Oriented Uses			
<u>Agriculture-Oriented Uses</u>	Community Garden	1 / 5 garden lots	1 / 3.5 garden plots
	<u>Plant Nursery, Greenhouse, and Landscaping Business</u>	1 / 250 SF	1 / 200 SF
	<u>Agriculture-Oriented Uses</u> (other than listed)	--	--
<u>Animal-Oriented Uses</u>	Kennel, Indoor	1 / 300 SF	1 / 225 SF
	Veterinary Clinic or Hospital (with overnight stays)	1 / 300 SF	1 / 225 SF
	<u>Veterinary Clinic or Hospital</u> (without overnight stays)	1 / 300 SF	1 / 225 SF

Table Notes:

1. Refer to Section 10-1-2.310-1-1.7, *Accessory Dwelling Unit*, for additional restrictions. Parking for an ADU is not required within one-quarter mile of a transit station.

2. New off-street parking shall not be required for construction or conversion of an ADU, except that the city shall require off-street parking if:

a. An existing driveway, garage, tandem parking space, or other off-street parking for ADU parking is not available,

b. ADU is in a zone district that requires one or more parking spaces for the primary dwelling unit, and

c. ADU is located on a block that prohibits on-street parking.

Table 10-1-3.7.A.1
Required Off-Street Parking

Category	Specific Use	Minimum	Maximum
	Animal-Oriented Uses (other than listed)	--	--
Residential Uses			
Household Living	Cottage Court Community	0.75 / DU	1.2 / DU
	Dwelling, Multi-Family (Apartment)	1 / studio BR 1.5 / single and two BR 2 / three BR	1.5 / studio BR 2 / single and two BR 2.5 / three BR
	Dwelling, Single-Family Attached / Duplex / Twin Home	2 / DU	3 / DU
	Dwelling, Single-Family Duplex / Twin Home Conversion	2 / DU	3 / DU
	Dwelling, Single-Family Detached	2 / DU	N/A
	Live-Work	1.5 / DU	2 / DU
	Manufactured Home Park	1.5 / DU	2 / DU
	Mixed-Use Building	1 / studio BR 1.5 / single and two BR 2 / three BR	1.5 / studio BR 2 / single and two BR 2.5 / three BR
	Multiplex	1.5 / DU	2 / DU
	Slot Home	N/A	N/A
	Tiny Home Community	0.75 / DU	1.25 / DU
	Townhome	1.5 / studio BR 2 / single and two BR 2.5 / three BR	2 / studio BR 2.5 / single and two BR 3 / three BR
Group Living	Foster Family Care Home	Same as principal use	
	Group Home	1 / 2 beds + 1 / employee	1 / 2 beds + 1 / employee
	Independent Living Facility	0.75 / studio BR 1 / single and two BR 1.5 / three BR	1 / studio BR 1.5 / single and two BR 1.75 / three BR
	Nursing Home/Congregate Housing	1 / 8 beds	1 / 5 beds
Residential Accessory Uses	Accessory Dwelling Unit ¹	+1 / unit None Required ²	+1 / unit
	- Attached		
	- Detached		
	- Contained		
	Beekeeping	Same as principal use	
	Chickens	Same as principal use	
	Cottage Food Operation	Same as principal use	
	Family Child Care Home	+1 / unit	+2 / unit
	Home Occupation	Same as principal use	
	Pigeon Keeping	Same as principal use	

Table Notes:

- Refer to Section ~~10-1-2.3~~ 10-1-1.7, Accessory Dwelling Unit, for additional restrictions. ~~Parking for an ADU is not required within one-quarter mile of a transit station.~~
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 - An existing driveway, garage, tandem parking space, or other off-street parking for ADU parking is not available,
 - ADU is in a zone district that requires one or more parking spaces for the primary dwelling unit, and
 - ADU is located on a block that prohibits on-street parking.

Table 10-1-3.7.A.1
Required Off-Street Parking

Category	Specific Use	Minimum	Maximum
	Primary Short-Term Rental	1 / rental unit	2 / rental unit
Commercial and Office Uses¹			
<u>Entertainment, Indoor</u>	Adult Entertainment	1 / 300 SF	1 / 200 SF
	Bar, Brew Pub, or Tavern	1 / 250 SF	1 / 200 SF
	Brewery, Distillery, and Winery	1 / 300 SF tasting room + 1 / employee	1 / 50 SF tasting room + 1 / employee
	Convention Center	See Paragraph D.6, <i>Special Parking Study</i> , below	
	Gymnastic, Dance Studio, or Martial Arts Facility	1 / 300 SF	1 / 200 SF
	Health and Fitness Club	1 / 400 SF + 1 / employee	1 / 100 SF + 1 / employee
	Movie or Other Theater	1 / 250 SF	1 / 100 SF
	Indoor Entertainment (Other than listed)	1 / 250 SF	1 / 200 SF
<u>Entertainment, Outdoor</u>	Amphitheater	1 / 4 seats	1 / 2.5 seats
	Ballfield or Stadium	1 / 4 seats	1 / 2.5 seats
	Campground	1 / camping site	2 / camping site
	Farmers Market	1 / 500 SF of public area	1 / 250 SF of public area
	Outdoor Entertainment (other than listed)	Greater of 1 / 6 seats or 1 / 50 SF	Greater of 1 / 4 seats or 1 / 30 SF
<u>Office</u>	Bank or Credit Union (with or without drive-through)	1 / 300 SF	1 / 150 SF
	Office Uses (greater than 8,000 SF of GFA)	1 / 300 SF	1 / 175 SF
	Office Uses (less than 7,999 SF of GFA)	1 / 350 SF	1 / 300 SF
	Office Uses (Other than listed)	1 / 300 SF	1 / 250 SF
	Studio, Commercial	1 / 400 SF	1 / 350 SF
<u>Overnight Accommodations</u>	Hotel or Motel	0.8 per room + 1 / 800 SF of public meeting and restaurant area	1.5 per room + 1 / 650 SF of public meeting and restaurant area
	Overnight Accommodations (other than listed)	0.75 / room + 1 per 150 SF of meeting and restaurant area	1 / room + 1 per 100 SF of meeting and restaurant area

Table Notes:

- Refer to Section ~~10-1-2.3~~ 10-1-1.7, *Accessory Dwelling Unit*, for additional restrictions. ~~Parking for an ADU is not required within one-quarter mile of a transit station.~~
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 - An existing driveway, garage, tandem parking space, or other off-street parking for ADU parking is not available,
 - ADU is in a zone district that requires one or more parking spaces for the primary dwelling unit, and
 - ADU is located on a block that prohibits on-street parking.

Table 10-1-3.7.A.1
Required Off-Street Parking

Category	Specific Use	Minimum	Maximum
Retail Repair, Sales, and Personal Services	Drug Store (with or without drive-through)	1 / 250 SF	1 / 200 SF
	Dry Cleaning, Commercial Operations (without or without drive-through)	1 / 300 SF	1 / 250 SF
	Dry Cleaning Store or Laundromat	1 / 250 SF	1 / 150 SF
	Food Market	1 / 200 SF	1 / 150 SF
	Grocery Store	1 / 400 SF	1 / 100 SF
	Home Furnishings (Appliances and Electronics)	1 / 400 SF	1 / 250 SF
	Home Improvement Center (with garden center)	1 / 350 SF	1 / 200 SF
	Liquor Store	1 / 350 SF	1 / 200 SF
	Lumber Yard	1 / 1,750 SF	1 / 1,250 SF
	Repair-Oriented Uses (excluding vehicles)	1 / 300 SF	1 / 250 SF
	Shopping Center	1 / 250 SF	1 / 125 SF
	Retail Repair, Sales, and Service (other than listed)	1 / 300 SF	1 / 250 SF
Restaurant	Restaurant, Drive-in, or Drive-Through	1 / 250 SF	1 / 75 SF
	Coffee/Tea Shop	1 / 200 SF	1 / 75 SF
	Restaurant Uses, Sit Down	1 / 100 SF	1 / 50 SF
Vehicle Sales and Service	Car Wash	1 / employee	2 / employee
	Equipment and Machinery Sales and Rental	1 / 300 SF	1 / 250 SF
	Fuel Sales, Retail	1 / 300 SF Retail	1 / 200 SF retail
	Vehicle Accessories and Parts	1 / 400 SF	1 / 250 SF
	Vehicle Sales, Rental and Leasing	1 / 300 SF of showroom + 1 / employee	1 / 250 SF of showroom + 1 / employee
	Vehicle Service, Major	1 / 250 SF + 1 / employee	1 / 200 SF + 1 / employee
	Vehicle Services, Minor	1 / 200 SF + 1 / employee	1 / 200 SF + 1 / employee
	Vehicle Sales and Service Uses (other than listed)	1 / 400 SF	1 / 200 SF
Special Uses	Recycling Collection Facility	1.25 / employee	2.5 / employee
Commercial Accessory Uses	Cafeteria, Providing Service to On-Site Employees	Same as principal use	
	Drive-Through ATM Dispenser and Vending Kiosk	2 / dispenser/kiosk	3 / dispenser/kiosk
	Eating and Drinking Places (Outdoor Seating, Sidewalk Cafe and Sidewalk Display)	50 percent of the principal use	

Table Notes:

- Refer to Section 10-1-2.310-1-1.7, Accessory Dwelling Unit, for additional restrictions. ~~Parking for an ADU is not required within one-quarter mile of a transit station.~~
- New off-street parking shall not be required for construction or conversion of an ADU, except that the city shall require off-street parking if:
 - An existing driveway, garage, tandem parking space, or other off-street parking for ADU parking is not available,
 - ADU is in a zone district that requires one or more parking spaces for the primary dwelling unit, and
 - ADU is located on a block that prohibits on-street parking.

Table 10-1-3.7.A.1
Required Off-Street Parking

Category	Specific Use	Minimum	Maximum
	Electric Vehicle Charging Station	2 / station	
Public and Institutional Uses			
Civic and Institutional	Adult Day Care and Child Respite Care Facility	1 / 500 SF + 3 for drop-off / pick-up	1 / 350 SF + 5 for drop-off / pick-up
	<u>Cemetery</u> and Crematory	See Paragraph D.6, <i>Special Parking Study</i> , below	See Paragraph D.6, <i>Special Parking Study</i> , below
	<u>Child Care Center</u> or Pre-School	1 / 500 SF + 35 for drop-off / pick-up	1 / 125 SF + 5 for drop-off / pick-up
	Day Care Center or Pre-School	1 / 500 SF + 2 for drop-off / pick-up	1 / 350 SF + 3 for drop-off / pick-up
	<u>Funeral Home and Services</u>	1 / 4 seats	1 / 2 seats
	<u>Private</u> Elementary/ Secondary School	1.25 / employee	1.85 / employee
	<u>Private College / University</u>	0.20 / enrollment	0.60 / enrollment
	Public Assembly	1 / 100 SF	1 / 60 SF
	Trade or Vocational School	1 / 2 students + 1 / employee	1 / 1.5 students + 1 / employee
	<u>Transit System Facility</u>	See Paragraph D.6, <i>Special Parking Study</i> , below	See Paragraph D.6, <i>Special Parking Study</i> , below
	Civic and Institutional (other than listed)	Greater of 1 / 4 seats or 1 / 75 SF	greater of 1 / 2 seats or 1 / 50 SF
Medical Facilities	Ambulatory Surgical Care Facility	1 / 150 SF	1 / 75 SF
	Ambulatory or Outpatient Services	1 / 250 SF	1 / 200 SF
	Drug, Alcohol or Psychiatric Treatment Center (outpatient)	1 / 250 SF	1 / 200 SF
	<u>Hospital</u>	1 / 400 SF	1 / 250 SF
	<u>Medical Facilities</u> (Other than listed)	1 / 250 SF	1 / 150 SF
Parking, Free Standing, <u>Principal Use</u>	Fleet Storage	--	--
	<u>Parking Structure</u>	--	--
	<u>Parking Lot, Off-Site</u>	--	--
<u>Utilities</u>	<u>Utilities, Major</u>	--	--

Table Notes:

- Refer to Section ~~10-1-2.3~~ 10-1-1.7, *Accessory Dwelling Unit*, for additional restrictions. ~~Parking for an ADU is not required within one-quarter mile of a transit station.~~
- New off-street parking shall not be required for construction or conversion of an ADU, except that the city shall require off-street parking if:
 - An existing driveway, garage, tandem parking space, or other off-street parking for ADU parking is not available,
 - ADU is in a zone district that requires one or more parking spaces for the primary dwelling unit, and
 - ADU is located on a block that prohibits on-street parking.

**Table 10-1-3.7.A.1
Required Off-Street Parking**

Category	Specific Use	Minimum	Maximum
	Utilities, Minor	--	--
Industrial and Manufacturing Uses			
<u>Flex Industrial</u>	Assembly of Prefabricated Parts	Lesser of 1 / employee or 1 / 1,500 SF	Greater of 1 / employee or 1 / 1,500 SF
	Assembly or Fabrication for Sale On Premises	Lesser of 1 / employee or 1 / 1,000 SF	Greater of 1 / employee or 1 / 1,000 SF
	Data Center	1 / employee	2 / employee
	Distribution / Logistics	1 / 1,000 SF	1 / 750 SF
	<u>Flex Industrial</u> (other than listed)	1 / 800 SF	1 / 500 SF
	<u>Micro-Manufacturing</u>	1 / 300 SF	1 / 250 SF
	<u>Outdoor Storage</u>	1 / 500 SF	1 / 400 SF
	Parcel Service	1 / 500 SF	1 / 350 SF
	Printing and Publishing	1 / 1,000 SF	1 / 750 SF
	Research and Testing Laboratory	1 / 350 SF	1 / 250 SF
	<u>Self-Service Storage</u>	Lesser of 1 / 500 SF of office area or 1 / 25 storage units	Greater of 1 / 500 SF of office area or 1 / 25 storage units
	Wholesale Sales and Distribution	1 / 500 SF	1 / 400 SF
<u>General Industrial</u>	Assembly of Finished Goods	Lesser of 1 / employee or 1 / 1,500 SF	Greater of 1 / employee or 1 / 1,500 SF
	Fabrication	Lesser of 1 / employee or 1 / 1,500 SF	Greater of 1 / employee or 1 / 1,500 SF
	Indoor Storage	1 / 1,500 SF	1 / 1,000 SF
	<u>Outdoor Storage, Short and Long-Term</u>	<u>1 / 4,525,000 SF of land devoted to outside storage</u>	<u>1 / 15,000 SF of land devoted to outside storage</u>
	Special Trade Contractor	1 / 1,500 SF	1 / 1,000 SF
	Warehousing	1 / 2,000 SF	1 / 500 SF
<p>Table Notes:</p> <p>1. Refer to Section <u>10-1-2.310-1-1.7</u>, <i>Accessory Dwelling Unit</i>, for additional restrictions. Parking for an ADU is not required within one-quarter mile of a transit station.</p> <p>2. New off-street parking shall not be required for construction or conversion of an ADU, except that the city shall require off-street parking if:</p> <p style="margin-left: 20px;">a. An existing driveway, garage, tandem parking space, or other off-street parking for ADU parking is not available,</p> <p style="margin-left: 20px;">b. ADU is in a zone district that requires one or more parking spaces for the primary dwelling unit, and</p> <p style="margin-left: 20px;">c. ADU is located on a block that prohibits on-street parking.</p>			

5. ~~Reserved. Parking Credits and Reductions. Refer to Subsection 10-1-3.7.B, Parking and Access in the DT Districts, for provisions applicable to the DTA, DMS, and DMU districts.~~

6. Guest Parking.

a. Within a single-family attached, multi-family, or mixed-use development, up to 15 percent of the minimum required on-site parking may be met by guest parking.

b. *Parking Plan.* The applicant shall provide an on- and off-site parking plan at the time of application.

7. *Valet Parking.* Valet parking may be permitted as a means of satisfying the parking requirements if all of the following standards are met:

a. *Attendant.* At least one attendant is provided to park vehicles during business hours of the use utilizing the valet parking;

b. *Equivalent Spaces Provided.* An equivalent number of valet spaces are available to replace the number of required on-site parking spaces unless the space used for valet parking is shared with another land use; and

c. *Striping Not Required.* Valet spaces do not require individual striping and may provide for mass parking of vehicles.

8. **Tandem Parking.** Tandem parking may be permitted as a means of satisfying the parking requirements if all of the following standards are met:
 - a. *Single-Family Dwellings.* Tandem parking is permitted for single-family detached and attached dwellings;
 - b. *Minimum Dimensions.* Two parking spaces in tandem must have a combined minimum dimension of nine feet wide by 36 feet in length (9' X 36');
 - c. *Assignment of Spaces.* Both spaces in tandem shall be assigned to the same dwelling unit; and
 - d. *Guest Parking.* Tandem parking is prohibited for the use of guest parking.
9. **Commercial Parking in Residential Districts.** A commercial vehicle of not over one ton rated capacity may be parked on a lot whose principal use is residential and where the commercial vehicle is used by the resident of the premises.

D. Shared Parking.

1. **Generally.** Off-street parking for separate uses may be provided collectively if the total number of shared parking spaces is adequate to serve all uses.
2. **Location.** All parking spaces that serve uses must be located in the same district and within 330 feet of the lots that use the parking spaces. Shared and valet parking spaces in a DMS, DTA or DMU district may be within 1,320 feet, measured along a sidewalk or walkway from the nearest pedestrian entrance of the development or building to the nearest parking space within the shared parking lot.
3. **Reduction.** Parking that is required for a use may be used to fulfill the required parking of another use if their peak use periods do not overlap, as provided in Table 10-1-3.7.A.2, *Shared Parking*, below. The required number of parking spaces may be reduced as follows:
 - a. Determine the minimum required parking for each individual land use according to Table 10-1-3.7.A.1, *Required Off-Street Parking*.
 - b. Multiply the sum of required parking spaces for each individual use by the corresponding percentages for each time period set out in columns (B) through (F) of Table 10-1-3.7.A-2, *Shared Parking*, below.
 - c. Calculate the total number of spaces for each time period.
 - d. Select the column with the greatest number of required spaces, which is the required number of shared spaces.

Table 10-1-3.7.A.2 Shared Parking					
(A) Use Category	Weekday		Weekend		
	(B) Day (9 a.m. to 4 p.m.)	(C) Evening (6 p.m. to 12:00 a.m.)	(D) Day (9 a.m. to 4 p.m.)	(E) Evening (6 p.m. to 12:00 a.m.)	(F) Night (12:00 p.m. to 6 a.m.)
Office, Civic and Institutional	100%	10%	10%	5%	5%
General Retail	60%	90%	100%	70%	5%
Overnight Accommodations	75%	100%	75%	100%	75%
Restaurant	50%	100%	100%	100%	10%
Entertainment	40%	100%	50%	100%	10%
All Other Uses	100%	100%	100%	100%	10%

Table Notes: Refer to Table 10-1-1.3.1, *Land Use Matrix*, for the use categories.

4. **Calculation.** Displayed in Table 10-1-3.7.A.3, *Illustrative Shared Parking Credit Calculation*, is an example of how to calculate shared parking reductions.

Table 10-1-3.7.A.3
Illustrative Shared Parking Credit Calculation

EXAMPLE: A mixed-use building or site has 40,000 sf of general office space, 15,000 sf of home furnishings, a 5,500 sf sit-down restaurant, a 25,000 sf movie theater, and 300 hotel rooms with no public meeting space. Separately, these uses would require 566 parking spaces. In this example, the minimum number of parking spaces required is 442, a 22% reduction.

(A) Use Category	Weekday		Weekend		
	(B) Day (9 a.m. to 4 p.m.)	(C) Evening (6 p.m. to 12:00 a.m.)	(D) Day (9 a.m. to 4 p.m.)	(E) Evening (6 p.m. to 12:00 a.m.)	(F) Night (12:00 p.m. to 6 a.m.)
Office	133	13	13	7	7
General Retail	23	34	38	27	2
Hotel	180	240	180	240	180
Restaurant, Sit-Down	27	55	55	55	6
Movie Theater	40	100	50	100	10
Column Totals	403	442	336	429	205

5. Shared Parking Plan.

a. Generally.

1. The plan must bind the owner(s) and all parties having a legal interest in the applicable land and structures, as well as such owners' and other parties' heirs, successors, and assigns.
2. The shared parking plan shall control the issuance of permits and will restrict the use and operation of all land and buildings included within the shared parking plan.
3. The shared parking plan may be amended or withdrawn, either partially or completely, pursuant to the same procedure and subject to the same limitations and requirements by which the shared parking plan was approved. All land and buildings remaining under the plan shall comply with all the controls and restrictions of the plan and all land and buildings withdrawn from the plan shall comply with all applicable regulations of this Section.

b. Single ownership. A shared parking plan shall be filed as part of an application submission.

c. Separate ownership. A shared parking plan shall include:

1. A notarized statement identifying and signed by all property owners involved; indicating the use of each lot; the extent of the activities on each parcel and the demand for parking; and the times these parking demands will occur;
2. A shared parking agreement identifying the designated spaces that are subject to the agreement, including a statement indicating that the parties understand that these designated spaces cannot be counted to support any use other than that identified in the agreement. This agreement must also identify the current property uses, property owners, and the entity responsible for [maintenance](#) of the parking space area;
3. A contingency plan to provide sufficient parking if the shared parking agreement is violated by either party; and
4. An agreement providing for the shared use of parking, executed by the parties involved and filed with the Director or the Director's designee ~~on a form approved by the City Attorney~~. Such an agreement shall be filed of record with the County Clerk and Recorder, at the applicant's expense. Shared parking privileges will continue in effect only as long as the agreement, binding on all parties remains in force. If the agreement is no longer in force, then parking shall be provided as otherwise required by this Code.

6. Special Parking Study.

- a. As an alternative to the shared parking provisions, an applicant may submit a special study to demonstrate that the parking required to serve multiple uses is less than the cumulative parking

requirements for each individual use. The special study shall be conducted by a professional engineer and shall:

1. Review peak parking demand duration as approved by the city;
 2. Propose a required number of parking spaces based on the combined peak hour demand for parking; and
 3. Provide data on the following:
 - i. The sensitivity of the proposed uses to change;
 - ii. Similar mixtures of uses in other areas of the [community](#); and
 - iii. Degree of variability of parking for individual uses (average, range, and standard deviation).
- b. The city may require a set-aside area if warranted due to the risk of parking needs changing over time.

E. Loading.

1. Loading Facility Required.

- a. *Required Spaces.* An applicant shall provide loading spaces according to the gross floor area requirements in Table [10-1-3.7.A.4](#), *Required Off-Street Loading Facilities*.

Table 10-1-3.7.A.4	
Required Off-Street Loading Facilities	
Gross Floor Area (sq. ft.)	Minimum Number of Spaces
0 - 10,000	0
10,001 - 75,000	1
75,001 - 150,000	2
150,001 - 300,000	3
Over 300,000	1 for each 100,000

b. Common Spaces.

1. Multiple uses or occupancies located in a single building or on one site may be served by common [loading space](#) if the Director determines that the loading space can adequately serve each use.
2. For a common loading space, the Director, in making a determination, shall combine the gross floor areas of the buildings and uses served by the loading space.

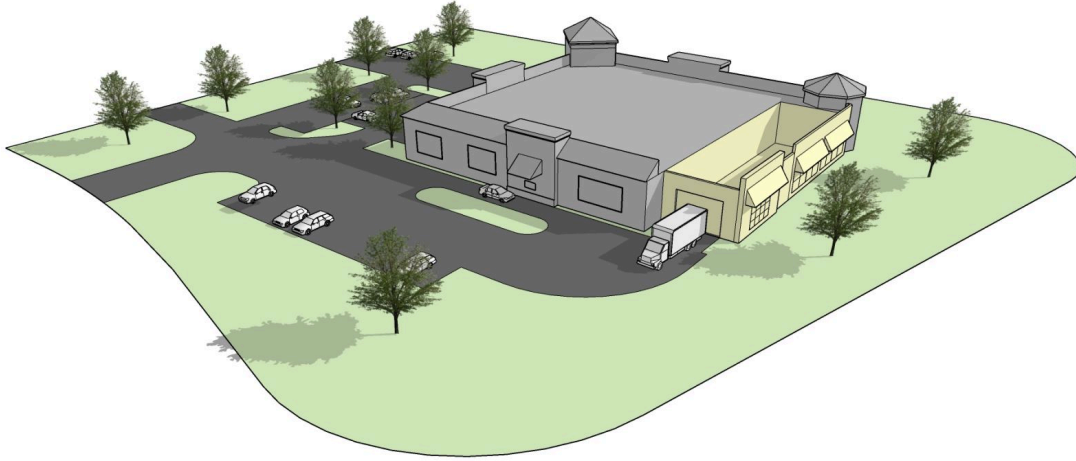
c. Gross Floor Area.

1. An off-street loading space requirement is based on the gross floor area, which does not include enclosed or covered areas used for off-street parking or loading.
2. Each two square feet of exterior site area used for a commercial or industrial use, such as outdoor display and storage, shall equal one square foot of gross floor area for the purpose of calculating the number of spaces.

2. Dimensional Requirements.

- a. The minimum dimensional requirements for loading facilities are 10 feet wide by 25 feet deep.
 - b. A required loading facility shall maintain a 14 feet minimum vertical clearance.
3. *Screening.* Loading facilities that adjoin or are adjacent to an ACR, LLR, MLR or SLR district shall be enclosed as depicted in Figure [10-1-3.7.A.1](#), *Enclosed Loading*, or shall be fully screened from the view of these districts by a building or solid screen wall.

Figure 10-1-3.7.A.1
Enclosed Loading



Subsec. **10-1-3.7.B** **Parking and Access in the DT Districts** DNR DTA DMS DMU

A. Purpose. The purpose of this Subsection is to ensure the following are achieved.

1. *Adequate Parking.* Adequate off-street vehicular and bicycle parking is provided for permitted uses in the Downtown (DT) districts to support various modes of transportation;
2. *Character.* The character and quality of life in residential neighborhoods experience limited on-street parking congestion;
3. *Impacts.* Indirect impacts on neighborhoods adjacent to the DMU, Downtown Mixed-Use, and DTA, Downtown Transition Area, districts are minimized;
4. *Loading.* Adequate loading areas are provided that do not interfere with the function of pedestrian activity and other vehicular use areas;
5. *Flexibility and Creativity.* Flexibility is promoted and creative redevelopment of small sites is encouraged;
6. *Efficiency and Environmental Benefits.* The number of parking spaces allowed or required for development is capped or allowed to be reduced in order to promote the efficient use of land and mitigate the heat island effect of expansive paved areas;
7. *Sustainability.* Parking areas are designed to facilitate pedestrian circulation, provide added vegetation, incorporate low-impact development design techniques, and use stormwater management systems as site amenities; and
8. *Comprehensive Plan.* The functionality of parking implements the goals and policies of the Comprehensive Plan, as amended from time to time.

B. Applicability.

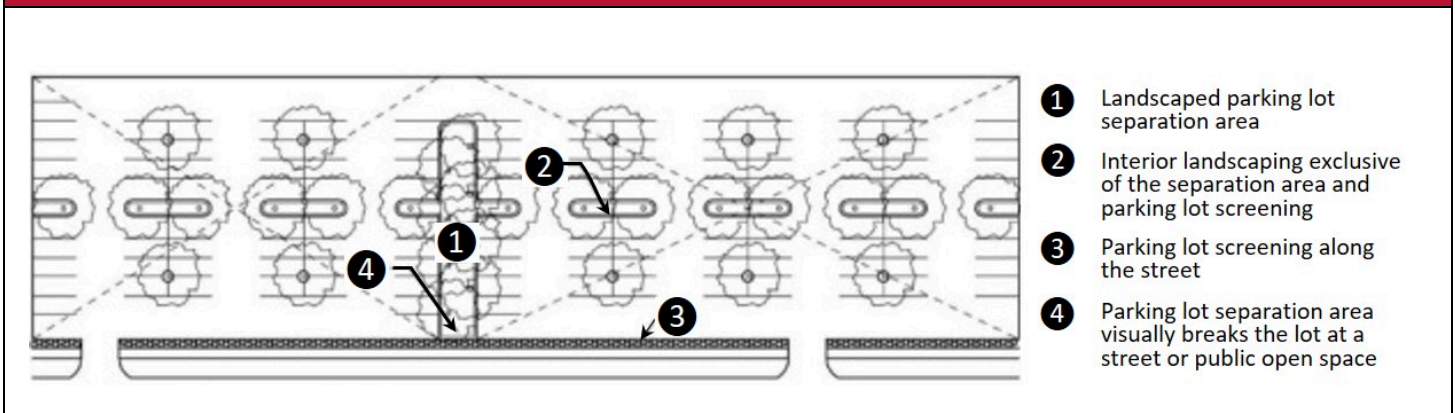
1. *Thresholds.* The standards of this Subsection apply to all development, redevelopment, significant improvement, or adaptive reuse of properties that meet or exceed the thresholds established in Section [10-9-5.4](#), *Site Plan*, or Section [10-9-5.7](#), *Master Development Plan*.
2. *Parking Ratios.* Except as otherwise provided in this Subsection, parking requirements for all uses shall be provided in accordance with Subsection [10-1-3.7.A](#), *Parking and Loading*.

C. Parking Areas.

1. *Generally.* Landscaping in parking areas shall be designed to reduce the scale, visibility, and urban heat island effect of surface parking lots as set out in this Subsection.
2. *Small Parking Lots.* Parking lots with fewer than 15 spaces are exempt from these regulations. Parking lots with 16 to 49 parking spaces shall be designed with the following requirements:
 - a. *Coverage.* At least five percent of the interior area of a parking lot shall be landscaped for which no less than 75 percent shall include living plant material.
 - b. *Islands.* Landscaped parking lot islands measuring 9' x 18' shall be delineated by a physical barrier, such as but not limited to, a concrete curb. All islands shall be planted with one shade tree per 162 square feet and with native, drought-tolerant shrubbery and groundcover. As determined by the Director, where practicable, landscaped islands shall be constructed as a vegetated bio-swale or rain garden.
3. *Large Parking Lots.* Parking lots shall be shaped and/or landscaped to reduce their scale and overall impact by one of the following approaches, as depicted in Figure [10-1-3.7.B.1](#), *Large Parking Lot Landscaping Examples*:
 - a. *Landscaping Increase.* Increase the interior parking lot landscaping requirement for parking lots containing 50 to 99 spaces to a minimum of 10 percent of the parking lot area (#2 in Figure [10-1-3.7.B.1](#)), excluding areas used for parking lot screening (#3 in Figure [10-1-3.7.B.1](#)).
 - b. *Visual Segmenting.* For parking areas containing 100 or more parking spaces, provide landscaping across 10 percent of the interior area of a parking lot by:

1. Breaking the lot into visually separate lots with at least a 20-foot-wide landscaped zone between them (these lots can be interconnected) so long as they appear separate when viewed from the street (#1 and #4 in Figure 10-1-3.7.B.1); or
 2. Creating divisions internal to the parking lot that visually divide it into segments through the provision of at least a 10-foot-wide landscape zone running the length of, at most, every third double-sided parking row (#1 in Figure 10-1-3.7.B.1).
- c. **Shade Trees.** All landscaped areas that divide large parking lots shall include shade trees consisting of 75 percent evergreen and non-deciduous trees and 25 percent deciduous trees at a maximum spacing of 30 feet on center. Additional shade trees shall also be provided in any increased landscaping percentage requirement.

Figure 10-1-3.7.B.1
Large Parking Lot Landscaping Examples



4. Parking Area Screening.

- a. **Surface Parking.** Where an allowed parking lot adjoins a street, screening shall occur by providing:
1. A minimum five-foot wide buffer with a solid row of hedges across 100 percent of the linear dimension parallel, or roughly parallel, to street rights-of-way;
 2. A masonry wall that is a minimum of 30 inches and a maximum of four feet in height; or
 3. A decorative fence and shrubbery across 50 percent of the linear dimension parallel, or roughly parallel, to street rights-of-way.
- b. **Tuck-Under Parking.** Tuck-under parking shall be screened from view from adjacent properties and non-alley rights-of-way by buildings or a buffer that screens 100 percent of the parking from public view.

5. Parking Structure Foundation Plantings.

- a. **Generally.** Parking structures shall have planting areas adjacent to the base of the building with a minimum width and radius as set out in Table 10-1-3.7.B.1, *Minimum Foundation Planting Width and Radius*. Where planting areas are required, they may be crossed with walkways of the minimum width required to provide access to the structure.
- b. **Street-Facing and Interior Side.** One evergreen or non-deciduous shade tree or three non-deciduous ornamental trees shall be planted within the street facing and interior side foundation planting areas for every 20 linear feet, measured parallel to the building. Remaining portions of the planting area shall be planted with groundcover. A maximum of 50 percent of the remaining portions of the planting area may consist of decorative pavers or stamped, dyed concrete. Vegetated rain gardens and/or naturalized, low-maintenance gardens may be used in lieu of or together with the required groundcover.

6. **Tree Canopy Credit.** Required trees in parking area landscaping count toward the tree canopy coverage requirements set out in Section 10-2-4.1, *DT Landscaping*.

Table 10-1-3.7.B.B.1**Minimum Foundation Planting Width and Radius**

Structure Side	Planting Width and Radius
Street-Facing	6'
Interior Side	5'

D. Parking Minimums and Maximums.

1. *Parking Ratio Adjustment.* The minimum parking ratios in Table [10-1-3.7.A.1, Required Off-Street Parking](#), shall apply to the DT districts with the following modifications:

- a. *Multi-Family Dwellings* (not including single-family attached). For multi-family and mixed-use developments (for example, a stand-alone apartment building type or buildings), one space shall be required per unit.
- b. *Office.* For single-use developments (for example, a stand-alone office building type or building), one space shall be required per 300 square feet of gross leasable area.
- c. *Retail Sales, Service, and Repair.* One space shall be required per 500 square feet of gross floor area.
- d. *Restaurants.* One space shall be required per 150 square feet of gross floor area.

2. *Off-Street Surface Parking Maximums.* The maximum number of off-street surface parking spaces that may be provided in the DT districts shall be no more than 125 percent of the minimum parking requirements established in this Subsection and Table [10-1-3.7.A.1, Required Off-Street Parking](#). This maximum shall not apply to structured parking.

E. Downtown Parking Credits and Reductions. Upon approval of the City Manager or the City Manager's designee and with consideration based on current parking usage, an applicant may utilize one of the following parking credits and reductions of required parking in order to reduce the minimum required off-street surface parking spaces by up to 50 percent of required spaces. The credits and reductions shall not be cumulative.

- 1. *Electric Vehicle Charging Station.* Each off-street electric vehicle charging station with a rating of 240 volts or higher shall count as 1.5 off-street parking spaces toward satisfaction of the minimum required off-street parking requirements, for a maximum credit of 10 percent of required spaces.
- 2. *Proximity to RTD Station.* The minimum number of off-street surface parking spaces required may be reduced by 20 percent if the proposed development is located within 1,000 feet of a Regional Transportation District (RTD) light rail station, measured along a sidewalk or walkway from the pedestrian entrance of the development to the nearest parking space within the off-street parking area of the station. New development shall coordinate with the Denver Council of Regional Government's Metropolitan Planning Organization during the review and subsequent city building permit processes to implement transportation demand management strategies.
- 3. *RTD Pass.* With authorization of the City Manager, on a legal affidavit approved by the City Attorney, reauthorized on a bi-annual basis, required off-street surface parking spaces may be reduced by 30 percent when, according to Table [10-1-1.3, Land Use Matrix](#), a commercial or office business, apartment, or a mixed-use building (upper floor residential units) with 50 or more employees or dwelling units provides RTD passes for all part- and full-time employees and/or residences.
- 4. *Ride Sharing.*
 - a. *Designated Space.* Each drop-off/pick-up space, measuring 10 feet wide by 22' deep, up to a maximum of three, allocated and marked for ride sharing services shall count as 1.5 off-street parking spaces toward satisfaction of the minimum required off-street parking requirements. Ride sharing spaces shall be posted as "Reserved for Ride Sharing." Such spaces shall be located in a pick-up and drop-off area abutting the building and shall not be counted toward any required stacking spaces related to drive-in or drive-through operations.

- b. *Rideshare Program*. Required off-street surface parking spaces may be reduced by 30 percent when a development initiates and maintains the Denver Regional Council of Government's "Way To Go" ridesharing program for its residents and/or employees.
- c. *Study*. The Director may require an applicant to provide a traffic impact study to determine peak period demands and stacking requirements if the type of use or its operation appears to warrant more or less stacking area.
- d. *Use*. No vehicle shall park or stand in a drop-off/pick-up zone other than while actually engaged in the loading or unloading of passengers or materials. In no event shall any vehicle be parked or stand in a drop-off/pick-up zone for more than 15 minutes.

5. On-Street Parking.

- a. *Applicability*. In the DMS and DTA districts, on-street parking may count toward satisfaction of the minimum required off-street parking on any property that is directly adjacent to and abutting a street where on-street parking is permitted, with written approval of the Director.
 - b. *Location and Availability*. On-street spaces shall be located on a public street and directly adjacent to and abutting the subject property. Only those spaces adjacent to and on the same side of the street as the subject property may be counted, as authorized.
 - c. *Prohibited Parking*. Bus stops, clear zones adjacent to curb cuts, and other areas where parking is prohibited shall not be included in the calculation of available on-street parking spaces.
 - d. *Dimensions*. An on-street parking space shall be a minimum of eight feet in width and 22 feet in length and shall be fully adjacent to the subject property. For example, a lot with 60 linear feet of street frontage could receive credit for a maximum of two on-street parking spaces.
- 6. Shuttle to RTD Station.** With authorization of the Director, on a legal affidavit approved by the City Attorney, reauthorized on a bi-annual basis, public and institutional uses and those in the Office use category that provide regularly scheduled shuttle transit to an RTD station may receive up to a five percent reduction in the number of required off-street parking spaces, as follows:
- a. *Peak-Hour Service*. A five percent reduction is allowed for shuttle service taking place at the use's peak hour(s) of traffic to an RTD station.
 - b. *Documentation*. As warrant for authorization, documentation approved by the City Attorney shall be provided that demonstrates the commitment of the business or institutional establishment to provide regularly scheduled shuttle transit to an RTD station.
- 7. Tuck-Under Parking.** Each two on-site tuck-under parking spaces shall count as three off-street parking spaces toward satisfying the minimum required off-street parking. Refer to Section [10-2-4.1](#), *DT Landscaping*, for screening standards related to tuck-under parking.
- 8. Bicycle Parking.** An approved bicycle parking facility may be substituted for off-street vehicle parking on a ratio of one bicycle parking space per 20 vehicle parking spaces; provided, that such substitution shall not replace more than 10 percent of the total vehicle parking required by Subsection [10-1-3.7.A](#), *Parking and Loading*.

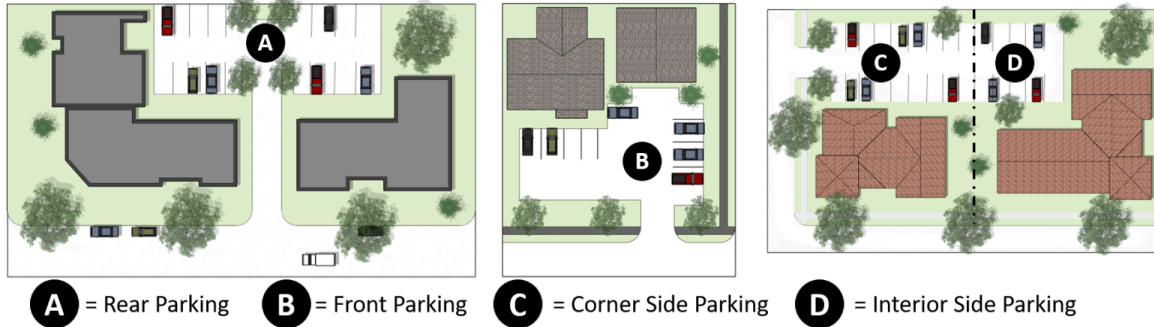
F. Vehicle Access and Parking Design Standards.

1. Surface Parking Location.

- a. *Generally*. Off-street surface parking shall be located on the subject property in relation to the principal building in accordance with Figure [10-1-3.7.B.1](#), *Vehicle Surface Parking Location*.
- b. *Tuck-Under Parking*. Tuck-under parking with required screening set out in Section [10-2-4.1](#), *DT Landscaping*, is exempt from these surface parking location requirements.

Figure 10-1-3.7.B.1

Vehicle Surface Parking Location¹



Parking Locations	Districts			
	DNR	DTA	DMS	DMU
Rear Parking	P	P	P	P
Front Parking	--	--	--	--
Corner Side Parking	P	P	--	P
Interior Side Parking ³	P ²	P ²	P ²	P ²

Table Notes:

P = Parking Location Permitted
 "--" = Parking Location Prohibited

1. Illustrations are conceptual only and are intended to show parking area locations in relation to buildings. They are not intended to show amount of parking required for any particular land use or any other required features or characteristics.
2. A buffer in accordance with this Subsection shall be required between the interior side parking area and a single- or two-family residential use. Otherwise, the buffer type required in Section [10-2-4.2, DT Bufferyards](#), applies.
3. Interior side parking that does not have access from a public right-of-way may require the owner to obtain a cross access easement together with the adjacent property in accordance with this Subsection.

2. Vehicular Access to Off-Street Parking.

a. Generally.

1. Except as modified by this paragraph, vehicular access shall be reviewed for:

- i. Sight distance;
- ii. Proximity to intersection;
- iii. Traffic control condition (signs, signals, etc.); and
- iv. Proximity to existing accessways.

2. In all DT districts, if a dedicated 12-foot wide alley is adjacent to the property, then new vehicular access points shall take access from the alley. If the alley is unimproved, then the applicant shall improve the alley to the satisfaction of the City Engineer.

3. If an adequate alley for vehicular passage is not available, then new vehicular access points shall access a secondary street. If neither an alley nor a secondary street is available, then new vehicular access points may access a primary street.

b. Access. Direct vehicular access to a Mixed-Use/Downtown Main Street corridor by a private access is prohibited unless no viable alternative is available. Access to abutting property will be confined to local streets. Corner lots abutting an intersection of a Mixed-Use/Downtown Main Street corridor and local street shall take access from the local street, provided the access meets the requirements of this Code.

c. Number. There may be only one connection permitted per lot on a Mixed-Use/Downtown Main Street corridor, which may not be greater than 24 feet in width for every 100 feet of street frontage.

- d. *Maximum Width.* Residential accessways shall be a maximum of 12 feet wide. Residential accessways that access an alley and accessways for non-residential and mixed-use shall be a maximum of 24 feet wide.
- e. *Double-Track Accessways.* Double-track/wheel strip accessways are permitted in the DNR district in association with a single-family detached or ~~single-family attached~~/duplex dwelling, provided each wheel strip is a minimum of 18 inches, and a maximum of 36 inches in width and the area between the wheel strips is planted with living groundcover. However, within the public right-of-way, the accessway shall be fully paved along its total width, from the property line to the curb line.

Figure 10-1-3.7.B.2
Wheel Strip Driveway Example



3. *Parking Structures.* Refer to Section [10-2-3.2](#), *DT Standards of Design*, for parking structure design standards.
4. *Parking Lot Lighting.*
- a. *City Code.* All lighting shall comply with [Title 10, Chapter 15, Lighting Requirements](#), of the City Code.
 - b. *Pedestrian and Temporary Lighting.* On-site pedestrian bollard lights and lights mounted on buildings or poles not taller than 15 feet above grade shall be provided. The required minimum illumination for walkways and other pedestrian areas is 0.25-foot candles, or as determined by Illumination Engineering Society (IES) Standards. The required minimum illumination for walkways and other pedestrian areas shall be designed in accordance with IES Standards. Holiday and other styles of temporary rope lighting shall not be used to highlight features of a principal building. All temporary lighting is required to meet [Title 10, Chapter 15, Lighting Requirements](#), of the City Code.
 - c. *Pole Lights.* Free-standing, on-site pedestrian pole lights and parking lot lights that are within 20 feet of a residential use or district shall be a maximum of 15 feet tall. Other free-standing light poles shall be a maximum of 18 feet tall.
5. *Paving Materials for Surface Parking and Accessways.*
- a. *Generally.* All off-street surface parking areas and accessways shall be paved with one or a combination of concrete, asphalt, porous asphalt, concrete pavers, paving blocks, permeable or porous pavers, brick, or similar materials approved by the City Engineer. Permeable pavement shall be limited to pedestrian areas, areas with low vehicular traffic volumes, smaller axle loads, and low speeds such as parking stalls, smaller parking lots, overflow parking areas of larger parking lots, and other areas with little or no traffic.

- b. *Differentiation*. Special paving patterns and materials shall be utilized to delineate building entries and provide interest and variation.
 - c. *District-Specific Standard*. In the DNR and DTA districts, an extension of the sidewalk paving shall be provided on private property to allow enough space to plant street trees adjacent to the curb, as determined by the Director.
6. **Shared and Cross Access**. Shared and cross access, as depicted in Figure 10-1-3.7.B.3, *Shared and Cross Access*, shall be provided for multiple-family, non-residential, and mixed-use developments according to the following:
- a. **Shared Access**.
 - 1. Access that is shared by abutting properties, whether under single or separate ownership, shall be preserved using a shared access easement that is acceptable to the City Attorney and recorded in the office of the appropriate Clerk and Recorder's Office, at the applicant's expense. The obligation to provide and maintain shared access shall run with the land.
 - 2. If there is an existing shared access for which there is no recorded legal documentation, the shared access shall continue, and legal documentation shall be executed and recorded.
 - b. **Cross Access**.
 - 1. Cross access between off-street surface parking areas shall be provided, where feasible, based on lot shape, size, and configuration. The Director may deem improved alleys (either already improved or improved by the applicant) as an acceptable way to provide cross access or, if an improved or improvable alley is not available, may require a cross access easement at the rear of the property, or may require the subject property to connect to an existing adjoining cross access easement.
 - 2. Where connections to abutting parcels are possible with a cross access easement but do not exist at the time of development, the parcel proposed for development shall stub-out drive aisles and sidewalks to allow for two-way vehicular and pedestrian connections on the abutting parcel.
 - 3. The applicant shall record a cross access easement in a form acceptable to the City Attorney to allow for future connection of the stub-out(s) to the adjoining property.

**Figure 10-1-3.7.B.3
Shared and Cross Access**

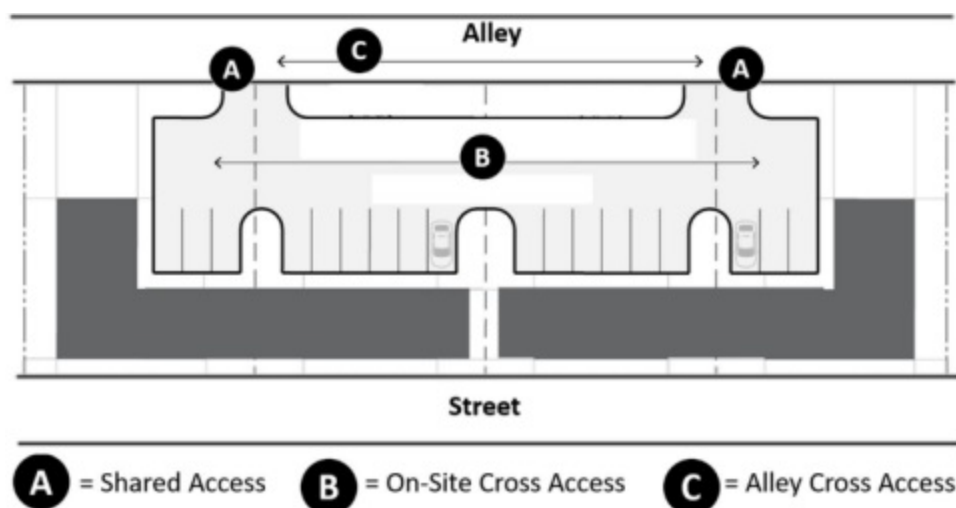


Figure Note: This graphic depicts both on-site cross access and alley cross access. A minimum of one type of access is required according to Subsection (f), *Shared and Cross Access*, above.

G. Pedestrian Circulation.

- 1. *Connectivity*.

- a. **Connection to the Street.** The on-site pedestrian circulation system must connect all adjacent public rights-of-way to the main building entrance. The connection must follow a direct route and not involve significant out-of-direction travel for system users.
 - b. **Connection to Abutting Properties.** The on-site pedestrian circulation system must provide at least one connection to existing paths and sidewalks on abutting properties or to the likely location of future paths or sidewalks on those properties. When the Director determines that no paths or sidewalks exist on a neighboring property or it is not possible to determine the likely location of future path or sidewalk connections or extending a connection would create a safety hazard on either property, no such connection is required.
 - c. **Internal Connections.** The on-site pedestrian circulation system must connect all buildings on the site and provide connections to other areas of the site likely to be used by pedestrians and non-motorized travel, such as parking areas, bicycle parking, recreational areas, common outdoor areas, plazas, and similar amenity features.
2. **Design.** Required on-site pedestrian circulation facilities must be designed and constructed in accordance with the following requirements:
 - a. The on-site pedestrian circulation system must be paved and be at least five feet in width.
 - b. When the on-site pedestrian circulation system crosses accessways, parking areas, or loading areas, it must be clearly differentiated through the use of elevation changes, a different paving material, or other equally effective methods. Striping does not meet this requirement.
 - c. When the on-site pedestrian circulation system is parallel and adjacent to a vehicle travel lane, it must be a raised path at least six inches above the vehicle travel lane surface or be separated from the vehicle travel lane by a raised curb, bollards, landscaping, or another physical barrier. If a raised path is used, the ends of the raised portions must be equipped with accessible curb ramps.
 - d. The on-site pedestrian circulation system must be illuminated to ensure that it can be used safely at night by employees, residents, and customers. Lighting shall be placed at a height to have an average illumination level of one foot-candle.
3. **Plan.** A pedestrian circulation plan that includes walkways, crosswalks, and traffic control devices that create safe and convenient pedestrian paths from all parking areas and other internal pedestrian walkways shall be provided on a Site Plan or Master Development Plan. The pedestrian circulation plan shall accomplish the following:
 - a. Minimize points of conflict between pedestrians and moving vehicles;
 - b. Channelize pedestrian flows to crossing areas, and provide well-defined paths across major drive aisles with measures such as alternative paving materials, pavement colorized (not painted) in contrasting or complementary hues and signage; and
 - c. Connect internal pedestrian walkways to existing and future external walkways.

Subsec. 10-1-3.8.B Bicycle Parking

A. Applicability.

1. *Outside of the DTA, DMU, and DNR Districts.* Bicycle parking is required for new development, redevelopment, or substantial improvement of land for which there are at least 50 vehicle parking spaces required.
2. *DTA, DMU, and DNR Districts.* Short-term bicycle parking shall be required for properties that have surface or structured parking with 15 or more parking spaces. Long-term bicycle parking shall be provided for all mixed-use buildings that have 50 or more dwelling units, at a rate of one long-term bicycle parking space per each 10 dwelling units.
3. *DMS District.* Bicycle parking shall be provided if there are fewer than six spaces present on the same block.

B. Exemptions. Uses that are exempt from the provisions of this Subsection include:

1. *Low Density Uses.* Agricultural and single-family detached and attachedduplex dwellings as set out in Section 10-1-1.3, Land Use Matrix; and
2. *Small Land Uses.* Buildings with less than 5,000 square feet of gross floor area.
3. *DMS, Downtown Main Street District.* Properties in the DMS district are exempt from the standards of this Subsection where a minimum of six short-term bicycle parking spaces are present on the same block.

C. Number of Spaces.

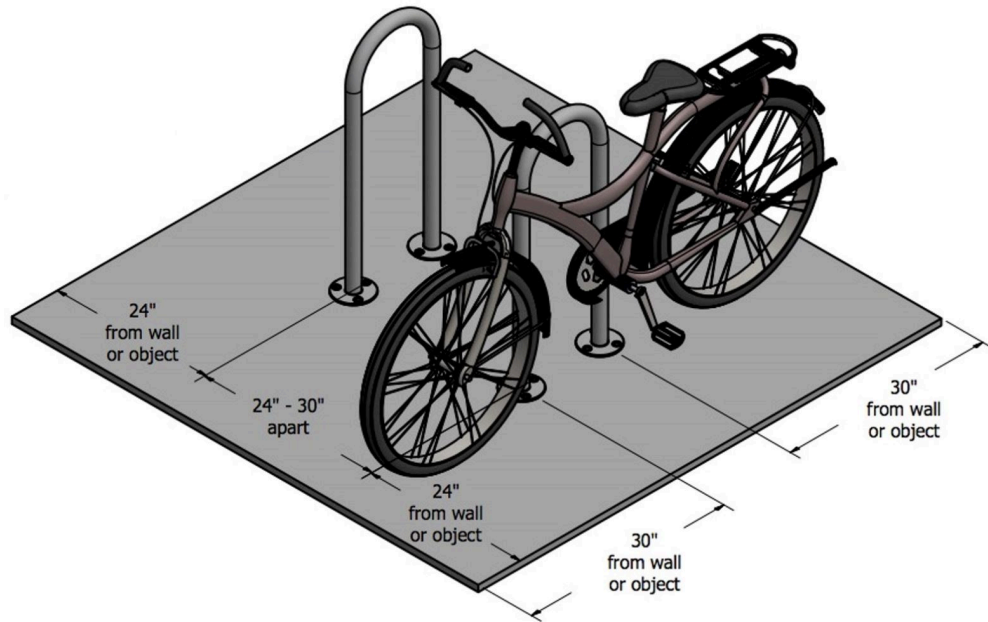
1. *Mixed-Use or Non-Residential Development Outside of DMS, DTA, DMU and DNR Districts.* Development shall provide one short-term bicycle parking space per each 20 vehicle parking spaces.
2. *DTA, DMU and DNR Districts.* Development shall provide one short-term bicycle parking space per each 15 vehicle parking spaces, plus one long-term bicycle parking space per each 10 dwelling units.
3. *DMS District.* If there are fewer than six short-term bicycle parking spaces present on the same block, the applicant shall provide a sufficient number of short-term bicycle parking spaces so that a minimum of six spaces are available.
4. *Multi-Family Development.* One long-term bicycle parking space shall be provided per each 25 dwelling units in association with an apartment complex or the residential element of a mixed-use development.
5. *Rounding.* If the final calculated number of bicycle parking spaces includes a fractional space, then the number of required bicycle spaces is rounded up to the nearest whole number.

D. Design Standards.

1. *Anchored.* Bicycle parking shall be designed so that racks are securely anchored to a hard surface to prevent easy removal.
2. *Location.* Short-term bicycle parking is ideally covered from weather and at least 50 percent of the required spaces shall be located within 40 feet of the main entrance to a building. Secured indoor spaces shall provide room and accessibility for bicycles to satisfy long-term parking requirements.
3. *Multi-Tenant Sites and Centers.* Sites that have more than one principal building shall provide racks within 50 feet of the main entrance of each building.
4. *Area.* A bicycle parking space shall be a minimum of six feet long and two feet wide.
5. *Clearance.* An aisle of at least five feet is required for bicycle maneuvering.
6. *Dimensions.* Bicycle racks shall be designed in accordance with the dimensions reflected in Figure 10-1-3.8.B.1, Bicycle Rack Dimensions.
7. *Accessibility.* Bicycle parking facilities shall not interfere with accessible paths of travel or parking as required by the Americans with Disabilities Act (ADA).
8. *Signage.* When not clearly visible, signage of one square foot in size is required to safely direct cyclists to bicycle parking areas.

9. *Guidelines.* All bicycle parking spaces shall be constructed in accordance with the latest version of the Association of Pedestrian and Bicycle Professionals Bicycle Parking Guidelines. (see <https://www.apbp.org/Publications>)

Figure 10-1-3.8.B.1
Bicycle Rack Dimensions



Subsec. 10-1-3.9.A Purpose and Applicability

A. Purpose. The purpose of this Section is to ensure that development is served by a coordinated multi-modal transportation system that permits the safe and efficient movement of motor vehicles, public transit, bicyclists, and pedestrians within and between developments, and local destinations such as places of assembly, employment, schools, parks, and shopping areas.

B. Applicability.

1. *Generally.* The standards and requirements of this Section apply to all ~~single-family attached dwellings with three or more units townhomes~~, multi-family, non-residential, and mixed-use development.
2. *Exemptions.* Single-family detached dwellings and duplexes ~~or twin homes~~ are exempt from the requirements of this Section.
3. *Review for Compliance.* Review for compliance with the standards of this Subsection shall occur during earliest review of an application for approval of a Site Plan or Master Development Plan, Conditional Use Permit, Preliminary Plat, or Building Permit.

A. Purpose. The purpose of this Section is to provide design and dimensional standards for building types permitted in the DMS, DTA, DMU, and DNR districts. This Section provides general standards, common design features, and a description, illustrations, and detailed standards for each building type. Where impractical, these provisions may be subject to waiver requests at the sole discretion of the Director.

B. Applicability. The standards of this Section apply to:

1. *New.* New principal buildings;
2. *Minor Expansions or Alterations.* An expanded or altered portion of any existing principal building; and
3. *Major Expansions or Alterations.* The entire existing principal building when an expansion or alteration exceeds 50 percent of the building's existing square footage prior to the expansion or alteration.

C. Permitted Building Types by District. Building types may be constructed only within districts where the building type is permitted as set forth in Table 10-2-3.2.1, *Permitted Building Types by District*, below.

D. Most Similar Building Type. If the applicant proposes to expand or alter an existing structure, standards of the most similar building type, as determined by the Director, shall apply. The Director's determination shall be based on the following aspects of the existing structure:

1. *Dimensional.* The dimensional aspects of the structure;
2. *Units.* The number of legally established residential and/or non-residential units within the structure (where applicable); and
3. *Placement.* The placement of the structure on the lot;

E. Maximum Height. ~~Maximum height standards in the tables below are expressed as the maximum overall height in feet for a structure.~~ The maximum height includes both full and half stories. No structure shall exceed the maximum height in feet.

F. Build-to-Zones. Build-to-zones are expressed as minimum and maximum setbacks for the sides of a structure parallel or roughly parallel to a street. The first and second numbers in each build-to-zone measurement are the minimum and maximum distances, respectively, that the structure may be placed from the street.

G. Primary Entrances.

1. *Position.* In residential building types containing more than one unit, at least two of the residential entrances shall be directly accessible to the street and on the forwardmost portion of the primary façade (excluding porches, bay windows, and similar architectural projections) or within six feet of the forwardmost portion of the primary street-facing façade. The remainder of residential entrances may be accessible to the street from a courtyard or passageway.
2. *Spacing.* Primary entrance spacing is expressed as the maximum distance between primary entrances as measured along a building façade that faces a public street or public open space.

H. District Specific Standards.

1. *Main Street (DMS).* Where a front setback area is between a building frontage and street right-of-way, such area shall be designed to extend the pedestrian amenities of the street by increasing walkway width to accommodate areas for outdoor café/restaurant seating, allow window shopping, and to provide for the temporary display of retailer goods.
2. *Downtown Transition Area (DTA).* Where a front setback area is between a building frontage and street right-of-way in the portion of Alamo Avenue east of South Nevada Street, such area shall be designed to extend the pedestrian amenities of the street, such as increased walkway widths, areas for outdoor café/restaurant seating, and increased sidewalk widths to allow window shopping and space for the temporary display of retailer goods

I. Building Type Table. Table 10-2-3.2.1, *Permitted Building Types by District*, shows the individual districts where each building type is permitted or prohibited. The symbols used in the table are defined as follows:

1. "P" - Building type permitted; and

2. "--" - Building type prohibited.

Table 10-2-3.2.1 Permitted Building Types by District				
Building Type	Downtown Zoning Districts			
	Downtown Neighborhood Residential (DNR)	Downtown Transition Area (DTA)	Downtown Main Street (DMS)	Downtown Mixed-Use (DMU)
Residential				
Apartment	--	P	--	P
Mixed-Use Building (upper floor residential units)	--	P	P	P
Dwelling, Single-Family Attached / Duplex	P	P	--	P
Dwelling, Single-Family Detached	P	P	--	P
Multiplex (3-64 residential units)	P	P	--	P
Townhouse	P	P	--	P
Non-residential / Mixed-Use				
Live-Work	--	P	--	P
Mixed-Use	--	P	P	P
Commercial	--	P	P	P
Office-Institutional	--	P	P	P
Parking Structure	--	P	P	P

K. Dwelling, Single-Family Attached / Duplex Building Type.

1. *Generally.* This Subsection provides design standards for the **Single-Family Attached / Duplex** building type. The illustration of a **Single-Family Attached / Duplex** building type identifies common design features. Next is a description of the building type followed by tables providing the design standards.
2. *Description.* This building type is a small-scale, freestanding structure. It is one to two and one-half stories in height. The primary entrance is defined by a porch, stoop, or recessed entry. An attached **garage** with a pitched roof may be present on the front **elevation** in some contexts but is subordinate to the principal building. Figure 10-2-3.2.3, **Single-Family Attached / Duplex Building Type**, illustrates this building type.

Figure 10-2-3.2.3

Single-Family Attached / Duplex Building Type



- A** Primary entrance is oriented to the street and may be defined by a porch. **B** Parking is subordinate to the primary building. **C** Walkway leads to the primary entrance from the public way.

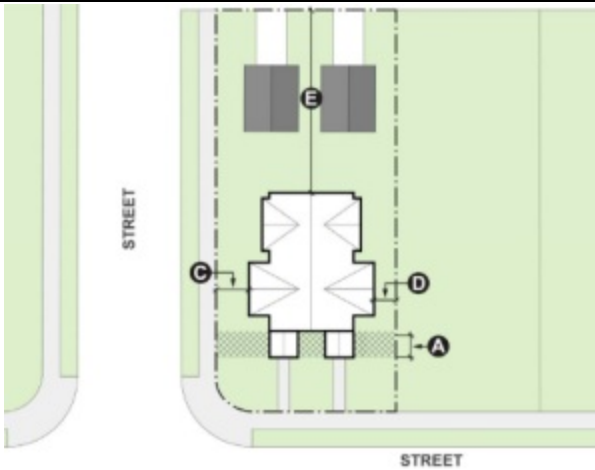
THE SAMPLE IMAGES BELOW ARE SHOWN ONLY FOR ILLUSTRATIVE PURPOSES AND ARE NOT MEANT TO PRESCRIBE THAT THESE FORMS MUST BE USED.





3. *Building Type Dimensional Standards.* Figure 10-2-3.2.4, ~~Single-Family Attached~~ Duplex Building Type, and Table 10-2-3.2.3, ~~Single-Family Attached~~ Duplex Building Type Standards, establish the dimensional standards and how they apply to the ~~Single-Family Attached Dwelling~~ Duplex building type.

Figure 10-2-3.2.4
~~Single-Family Attached~~ Duplex Building Type
 (see Table 10-2-3.2.3, below)



Building Placement and Building Coverage



Building Height and Upper Story Stepbacks



Building Activation



Building Form and Orientation

Table 10-2-3.2.3
Single-Family Attached / Duplex Building Type Standards
 (see Figure 10-2-3.2.4, above)

Symbol	Standard	DNR	DTA	DMS	DMU
Building Placement and Building Coverage					
A	Build-to Zone (BTZ) (min. / max. ft.)	20' / 30'	20' / 30'	N/A	0' / 10'
B	Primary / Secondary Street Frontage (min. % of façade in BTZ)	85% / 60%	85% / 60%	N/A	85% / 60%
C	Corner Lot Side Setback (min. ft.)	10'	10'	N/A	10'
D	Interior Side Setback (min. ft.)	5'	5'	N/A	5
E	Rear Setback (min. ft. / min. ft. with alley) ¹	20' / 20'	15' / 20'	N/A	10' / 20'
F	Building Coverage (max. %)	60%	60%	N/A	60%
G	Public or Private Open Space and Tree Canopy Coverage (min. %)	30%	30%	N/A	25%
1. Garages with direct alley access shall be set back five feet or more from the alley to achieve safe auto turning template radii.					
Building Height and Upper Story Stepbacks					
A	Maximum number of stories within BTZ	1	1	N/A	N/A
B	Maximum Height (number of stories/feet)	2.5 / 30'	2.5 / 30'	N/A	2.5 / 30'
C	Maximum 4th-floor plate area (percentage of 3rd-floor area)	N/A	N/A	N/A	N/A
D	Maximum number of stories within 10 ft. of a sensitive edge	N/A	N/A	N/A	N/A
E	Ground Floor - Floor-to-Floor Height (max. ft.)	10'	10'	N/A	10'
Building Activation					
Street Facing Wall Lengths					
A	Overall (max. ft.)	N/A	N/A	N/A	N/A
B	Blank Wall (max. ft.)	30'	30'	N/A	30'
Street Facing Wall Articulation					
C	Maximum façade length before articulation	25'	25'	N/A	25'
D	Minimum number of articulation techniques required (refer to Table 10-1-3.1.A for technique options)	1	1	N/A	1
Mass Variation					
E	Minimum number of varied massing techniques required (refer to Table 10-1-3.1.B for technique options)	N/A	N/A	N/A	N/A
Transparency					
F	Façade glazed: % ground floor wall area (min.)	N/A	N/A	N/A	N/A
G	Façade glazed: % upper floor(s) wall area (min.)	N/A	N/A	N/A	N/A
Building Form and Orientation					
Roof Form					
A	Minimum sloping roof form (hip or gable) percentage of topmost floor	50%	50%	N/A	50%
	Roof Slope	5:12 or steeper 3:12 or steeper for porches, add-ons, etc.	5:12 or steeper 3:12 or steeper for porches, add-ons, etc.	N/A	5:12 or steeper 3:12 or steeper for porches, add-ons, etc.

Table 10-2-3.2.3
~~Single-Family Attached~~ / Duplex Building Type Standards
(see Figure 10-2-3.2.4, above)

Symbol	Standard	DNR	DTA	DMS	DMU
Building Entry					
B	Primary entrance orientation	At least one entrance directly facing the street	At least one entrance directly facing the street	N/A	At least one entrance directly facing the street
C	Primary entrance spacing (max.)	N/A	N/A	N/A	N/A

4. Additional ~~Single-Family Attached~~ / Duplex Building Type Standards.

- a. *Front Height Limit.* A one-story porch or one-story wing in front is required.
- b. *Roof Form.* The percentage of sloped roof requirement is measured as a percentage of the building footprint in plan view. For roof slope (pitch) requirements, see the roof form provisions in Table 10-2-3.2.3, above.
- c. *Front Porch Width.* Where a front porch is incorporated, it shall be a minimum of 40% of the width of the façade.

L. Multiplex Building Type.

1. *Generally.* This Subsection provides design standards for the Multiplex building type. The illustration of this building type identifies common design features. Next is a description of the building type followed by tables providing the design standards.
2. *Description.* This building type contains up to three or four residential units. This type reflects traditional residential structures in form but is somewhat larger in scale. It is freestanding, and one to two and one half stories in height in different contexts. Details include principal entrances in one or more locations. Each is defined by a porch, stoop, or recessed entry. A Multiplex building generally includes a pitched roof. Figure 10-2-3.2.5, Multiplex Building Type, illustrates the multiplex building type.

Figure 10-2-3.2.5
Multiplex Building Type



A Primary entrance is oriented to the street and may be defined by a porch.

B Pitched roof relates to traditional single-family buildings.

C Walkway leads to the primary entrance from the public way.

THE SAMPLE IMAGES BELOW ARE SHOWN ONLY FOR ILLUSTRATIVE PURPOSES AND ARE NOT MEANT TO PRESCRIBE THAT THESE FORMS MUST BE USED.





3. *Building Type Dimensional Standards.* Figure 10-2-3.2.6, *Multiplex Building Type*, and Table 10-2-3.2.4, *Multiplex Building Type Standards*, establish the dimensional standards and how they apply to the Multiplex building type.

Figure 10-2-3.2.6
Multiplex Building Type
(see Table 10-2-3.2.4, below)

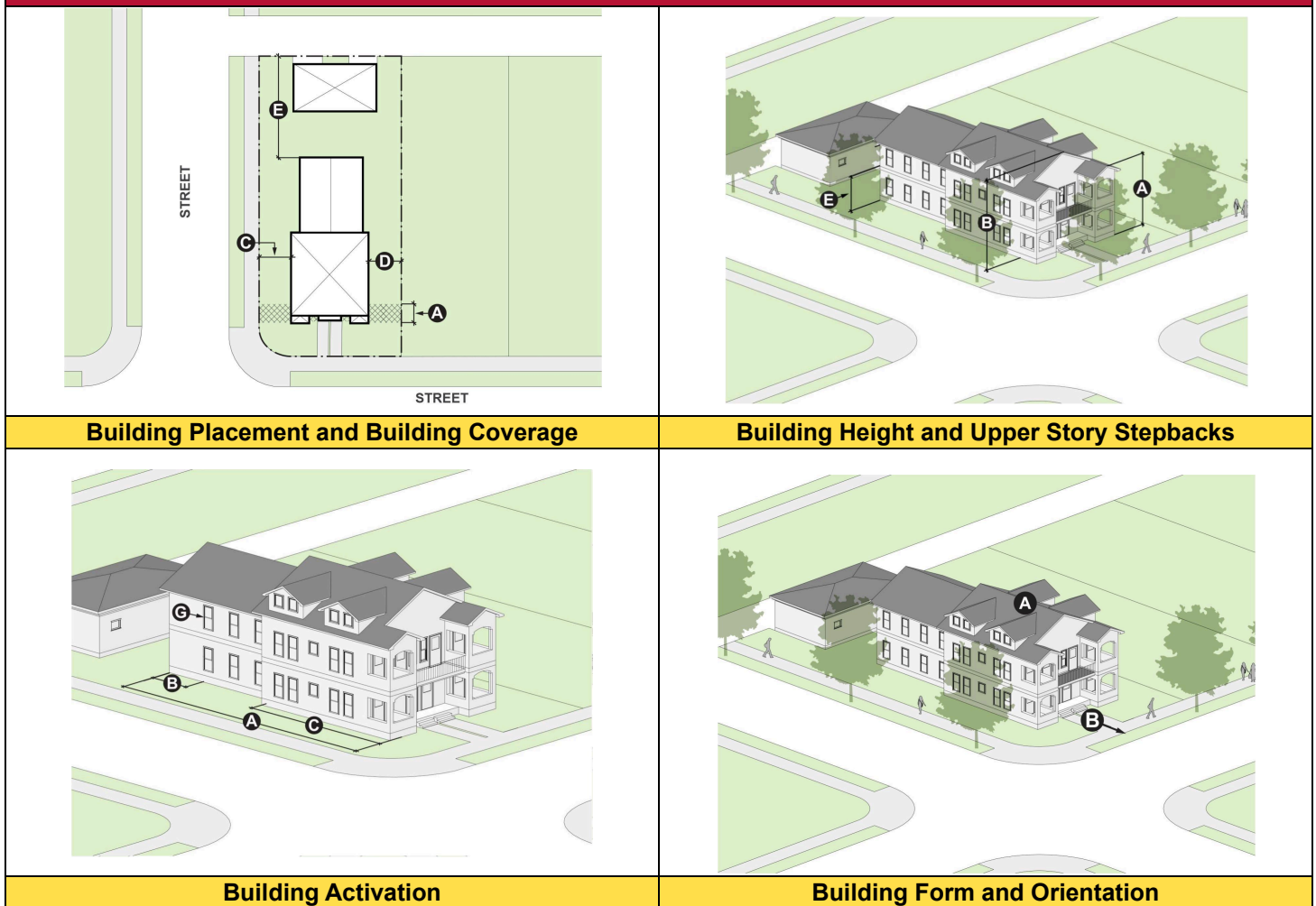


Table 10-2-3.2.4
Multiplex Building Type Standards
(see Figure 10-2-3.2.6, above)

Symbol	Standard	DNR	DTA	DMS	DMU
Building Placement and Building Coverage					
A	Build-to Zone (BTZ) (min. / max. ft.)	20' / 30'	20' / 30'	N/A	0' / 10'

Table 10-2-3.2.4
Multiplex Building Type Standards
(see Figure 10-2-3.2.6, above)

Symbol	Standard	DNR	DTA	DMS	DMU
B	Primary / Secondary Street Frontage (min. % of façade in BTZ)	85% / 60%	85% / 60%	N/A	85% / 60%
C	Corner Lot Side Setback (min. ft.)	10'	10'	N/A	10'
D	Interior Side Setback (min. ft.)	5'	5'	N/A	5'
E	Rear Setback (min. ft. / min. ft. with alley) ¹	20' / 20'	15' / 20'	N/A	10' / 20'
F	Building Coverage (max. %)	70%	70%	N/A	70%
G	Public Amenity / Outdoor Space and Tree Canopy Coverage (min. %)	25%	25%	N/A	25%

1. Garages with direct alley access shall be set back five feet or more from the alley to achieve safe auto turning template radii.

Building Height and Upper Story Stepbacks

A	Maximum number of stories within BTZ	1	2	N/A	2
B	Maximum Height (number of stories/feet)	2.5 / 30'	2.5 / 30'	N/A	2.5 / 30'
C	Maximum 4th-floor plate area (percentage of 3rd-floor area)	N/A	N/A	N/A	N/A
D	Maximum number of stories within 20 ft. of a sensitive edge	N/A	2	N/A	2
E	Ground Floor - Floor-to-Floor Height (max. ft.)	10'	10'	N/A	10'

Building Activation

Street Facing Wall Lengths

A	Overall (max. ft.)	N/A	N/A	N/A	N/A
B	Blank Wall (max. ft.)	15'	15'	N/A	15'

Street Facing Wall Articulation

C	Maximum wall length before articulation	25'	25'	N/A	25'
D	Minimum number of articulation techniques required (refer to Table 10-1-3.1.A for technique options)	2	1	N/A	2

Mass Variation

E	Minimum number of varied massing techniques (refer to Table 10-1-3.1.B for technique options)	2	1	N/A	2
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Transparency

F	Façade glazed: % ground floor wall area (min.)	30%	30%	N/A	30%
G	Façade glazed: % upper floor(s) wall area (min.)	20%	20%	N/A	20%

Building Form and Orientation

Roof Form

A	Minimum sloping roof form (hip or gable) as percentage of building in plan view if not an art-deco or contemporary architectural style	50%	50%	N/A	25%
	Roof Slope	5:12 or steeper 3:12 or steeper for porches, add-ons, etc.	5:12 or steeper 3:12 or steeper for porches, add-ons, etc.	N/A	5:12 or steeper 3:12 or steeper for porches, add-ons, etc.

Building Entry

Table 10-2-3.2.4
Multiplex Building Type Standards
(see Figure 10-2-3.2.6, above)

Symbol	Standard	DNR	DTA	DMS	DMU
B	Primary entrance orientation requirement	At least one entrance directly facing the street	At least one entrance directly facing the street	N/A	At least one entrance directly facing the street
C	Primary entrance spacing (max.)	N/A	N/A	N/A	N/A

4. Additional Multiplex Building Type Standards.

- a. *Roof Form.* The percentage of sloped roof requirement is measured as a percentage of the building footprint in plan view. For roof slope (pitch) requirements, see the roof form provisions in Table 10-2-3.2.4 above.
- b. *Front Porch Width.* Where a front porch is incorporated, it shall be a minimum of 40% of the width of the façade.

(There are no ordinances associated with this section.)

M. Townhouse Building Type.

1. *Generally.* This Subsection provides design standards for the Townhouse building type. The illustration of a Townhouse building type identifies common design features. Next is a description of the building type followed by tables providing the design standards.
2. *Description.* This building type accommodates three to eight single-family units which are attached to one another and are oriented to the street. They are to be compatible in mass and scale with nearby residential structures of a lower scale. A Townhouse is one to three stories in height. The façade is designed to express each individual unit. Each unit has a principal entrance on the ground floor defined by a porch, stoop, or recessed entry. End units have window openings on three sides, while interior units have window openings only in the front and back. Parking is located in the rear. Figure 10-2-3.2.7, *Townhouse Building Type*, illustrates this building type.

Figure 10-2-3.2.7
Townhouse Building Type



A

Walkway leads to the primary entrance from the public way

B

Articulation techniques provide variety in scale and add visual interest

C

A primary entrance may be defined by a covered porch, stoop, or covered entry.

THE SAMPLE IMAGES BELOW ARE SHOWN ONLY FOR ILLUSTRATIVE PURPOSES AND ARE NOT MEANT TO PRESCRIBE THAT THESE FORMS MUST BE USED.



3. *Building Type Dimensional Standards*. Figure 10-2-3.2.8, *Townhouse Building Type*, and Table 10-2-3.2.5, *Townhouse Building Type Standards*, establish the dimensional standards and how they apply to the Townhouse building type.

Figure 10-2-3.2.8
Townhouse Building Type
(see Table 10-2-3.2.5, below)

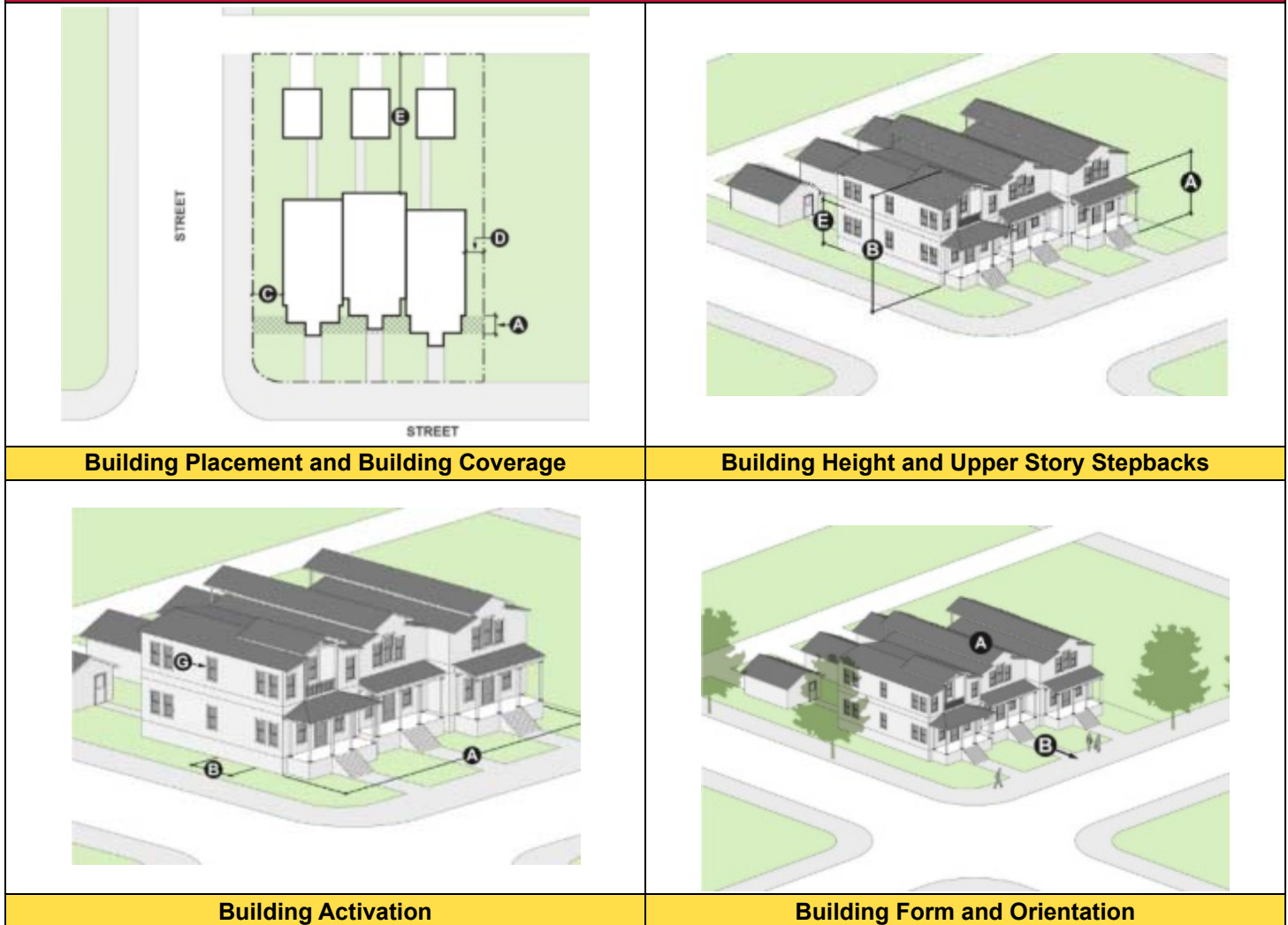


Table 10-2-3.2.5 Townhouse Building Type Standards (see Figure 10-2-3.2.8 above)					
Symbol	Standard	DNR	DTA	DMS	DMU
Building Placement and Building Coverage					
A	Build-to Zone (BTZ) (min. / max. ft.)	20' / 30'	20' / 30'	N/A	0' / 10'
B	Primary / Secondary Street Frontage (min. % of façade in BTZ)	85% / 60%	85% / 60%	N/A	85% / 60%
C	Corner Lot Side Setback (min.)	10'	10'	N/A	10'
D	Interior Side Setback (min. ft.)	5'	5'	N/A	5'
E	Rear Setback (min. ft. / min. ft. with alley) ¹	20' / 20'	15' / 20'	N/A	10' / 20'
F	Building Coverage (max. %)	70%	70%	N/A	70%

Table 10-2-3.2.5
Townhouse Building Type Standards
(see Figure 10-2-3.2.8 above)

Symbol	Standard	DNR	DTA	DMS	DMU
G	Public Amenity / Open Space and Tree Canopy Coverage (min. %)	25%	25%	N/A	25%
1. Garages with direct alley access shall be set back five feet or more from the alley to achieve safe auto turning template radii.					
Building Height and Upper Story Stepbacks					
A	Maximum number of stories within BTZ	1	2	N/A	2
B	Maximum Height (number of stories/feet)	2.5 / 30'	3 / 45'	N/A	3 / 45'
C	Maximum 4th-floor plate area (percentage of 3rd-floor area)	N/A	N/A	N/A	N/A
D	Maximum number of stories within 20 ft. of a sensitive edge	2	2	N/A	2
E	Ground Floor - Floor-to-Floor Height (max. ft.)	10'	10'	N/A	10'
Building Activation					
Street Facing Wall Lengths					
A	Overall (max. ft.)	125'	125'	N/A	125'
B	Blank Wall (max. ft.)	15'	15'	N/A	15'
Street Facing Wall Articulation					
C	Maximum façade length before articulation	25'	25'	N/A	25'
D	Minimum number of articulation techniques required (refer to Table 10-1-3.1.A for technique options)	1	1	N/A	1
Mass Variation					
E	Minimum number of varied massing techniques (refer to Table 10-1-3.1.B for technique options)	1	1	N/A	1
Transparency					
F	Façade glazed: % ground floor wall area (min.)	30%	30%	N/A	30%
G	Façade glazed: % upper floor(s) wall area (min.)	20%	20%	N/A	20%
Building Form and Orientation					
Roof Form					
A	Minimum sloping roof form (hip or gable) percentage of topmost floor	25%	25%	N/A	25%
	Roof Slope	5:12 or steeper 3:12 or steeper for porches, add-ons, etc.	5:12 or steeper 3:12 or steeper for porches, add-ons, etc.	N/A	5:12 or steeper 3:12 or steeper for porches, add-ons, etc.
Building Entry					
B	Primary entrance orientation	Directly facing the street	Directly facing the street	N/A	Directly facing the street
C	Primary entrance spacing (max.)	N/A	N/A	N/A	N/A

4. Additional Townhouse Building Type Standards.

- a. *Roof Form.* The percentage of sloped roof requirement is measured as a percentage of the building footprint in plan view. For roof slope (pitch) requirements, see the roof form provisions in Table 10-2-3.2.5 above.

b. *Front Porch Width.* Where a front porch is incorporated, it shall be a minimum of 40% of the width of the façade.

Section 10-3-2.2 CMU Lot and Building Standards NC CM DESIGN - D SITE DEVELOPMENT - SD

A. Purpose. This Section establishes the [development](#) standards for residential, non-residential, and [mixed-use buildings](#) in the NC and CM districts, as shown in:

1. *Residential.* See Table 10-3-2.2.1, *Residential Lot and Building Standards*; and
2. *Non-Residential and Mixed-Use.* See Table 10-3-2.2.2, *Non-Residential and Mixed-Use Lot and Building Standards*.

B. Applicability.

1. Residential Lots and Building Standards.

- a. The standards in Table 10-3-2.2.1, *Residential Lot and Building Standards*, apply to new residential development within the Neighborhood Commercial (NC) and Corridor Mixed (CM) district.
- b. Construction or reconstruction of residential dwellings in pre-established neighborhoods within the CM district shall conform to the standards of Subsection 10-4-3.2.C, *Contextual Development*.
- c. Additions or expansions to existing single-family detached dwellings in pre-established neighborhoods within the CM district shall conform to the standards of Subsection 10-4-3.2.F, *Neighborhood Conservation*.

Table 10-3-2.2.1
Residential Lot and Building Standards

District and Housing Type	Maximum Density (Dwelling Units/Acre) ⁴	Minimum							Maximum Building Height ⁴
		Lot ¹		Setbacks				Common Open Space	
		Area ⁴	Width	Front ²	Interior Side ²	Corner ²	Rear ³		
Single-Family Detached									
NC	6	6,000 sf.	50'	5' / 20'	5'	5' / 10'	20' / 20'	--	35'
Single-Family Attached Duplex									
NC	14	4,500 sf.	40'	5' / 20'	0' / 5'	5' / 10'	20' / 20'	--	35'
CM	18	3,500 sf.	30'	0' / 8'	0' / 5'	5' / 10'	10' / 20'	--	35'
Cottage Court Community ⁵									
NC	16	1,000 sf.	25'	5' / 15'	5'	10'	15' / 15'	--	35'
Multiplex									
NC	22	2,000 sf.	20'	5' / 20'	8'	8' / 10'	20' / 20'	--	35'
CM	26	1,500 sf.	15'	5' / 10'	5'	5' / 10'	10' / 20'	--	45'
Townhouse									
NC	25	2,000 sf.	20'	15' / 25'	0' / 8'	12' / 25'	20' / 20'	20%	35'
CM	31	1,250 sf.	15'	8' / 15'	0' / 8'	8' / 15'	10' / 20'	15%	45'
Multi-Family									
NC	36	--	--	15' / 20'	15'	10' / 20'	10' / 20'	30%	45'
CM	52 / 62	--	--	15' / 20'	10'	10' / 20'	10' / 20'	25%	55' / 65'

Table Notes:

1. Lot area **and width** is calculated on a per [dwelling unit](#) basis.
2. Where two [setback](#) dimensions are shown, the lesser dimension is for the [build-to](#), shop front, and stoop frontage types, where permitted according to Section 10-3-3.2, *CMU Standards of Design*; **the second dimension is the maximum setback. For all other frontage types, the second dimension is the minimum setback.**
3. The two dimensions shown are the [rear yard](#) setbacks when [adjoining](#) and not adjoining an [alley](#), respectively.
4. The larger number represents the potential allowance with incentives from [Section 10-1-3.4, Sustainable Building Design](#).
5. **For specific standards, see Subsec. 10-4-3.2.A. Please refer to Chapter 3 standards in place of references to Chapter 4 standards.**

2. Non-Residential Lots and Mixed-Use Lot and Building Standards.

- a. The standards in Table 10-3-2.2.2, *Non-Residential Lot and Mixed-Use Lot and Building Standards*, apply to new development within the Neighborhood Commercial (NC) and Corridor Mixed (CM) districts.
- b. Construction or reconstruction of non-residential or mixed-use buildings within the NC and CM districts shall conform to the standards of this Section, subject to the provisions of Section 10-10-3.1, *Administrative Compliance*, or as applicable, Section 10-9-5.8, *Adaptive Reuse Plan*.
- c. Additions or expansions to existing buildings shall conform to the standards of this Section, subject to the provisions of Section 10-10-3.1, *Administrative Compliance*.

Table 10-3-2.2.2
Non-Residential and Mixed-Use Lot and Building Standards

District and Building Type	Density (Dwelling Units / Acre) ³	Minimum							Maximum Building Height ^{3,4}
		Lot		Setbacks				Common Open Space	
		Area	Width	Front ¹	Interior Side ¹	Corner Lot ¹	Rear ²		
Live-Work									
NC	9	--	--	10' / 20'	8'	8' / 12'	15' / 20'	20%	44'
CM	10	--	--	5' / 15'	0' / 8'	5' / 10'	10' / 20'	15%	47' / 58'
Mixed-Use									
NC	24 / 29	--	--	8' / 20'	8'	8' / 12'	15' / 20'	15%	47' / 58'
CM	50 / 60	--	--	0' / 5'	0' / 8'	0' / 5'	0' / 10'	12%	80' / 91'
Commercial									
NC	--	--	--	8' / 20'	8'	8' / 12'	15' / 20'	18%	47' / 58'
CM	--	--	--	0' / 5'	0' / 8'	0' / 5'	0' / 10'	15%	80' / 91'
Office-Institutional									
NC	--	--	--	8' / 20'	8'	8' / 12'	15' / 20'	20%	47' / 58'
CM	--	--	--	0' / 15'	0' / 8'	0' / 12'	0' / 10'	15%	80' / 91'

Table Notes:

- Where two setback dimensions are shown, the lesser dimension is for the build-to, shop front, and stoop frontage types, where permitted according to Section 10-3-3.2, *CMU Standards of Design*. The second dimension is the maximum build-to-line-setback in the front and the minimum setback for the side yard setback. For all other frontage types, the second dimension is the minimum setback.
- The two dimensions shown are rear yard setbacks when adjoining and not adjoining an alley, respectively.
- Greater density or height may be permitted for development that meets the standards set out in Section 10-1-3.4, *Sustainable Building Design*. Increased height is subject to the bulk plane standards set out in Subsection 10-1-3.5, *Transition Standards*, when the CM district shares a common lot line with an ACR, LLR, MLR or SLR district. Development internal to a CM district is exempt from the bulk plane standards.
- Height is based upon a maximum first floor height of 14 feet.

(There are no ordinances associated with this section.)

Section 10-4-2.2 NB Lot and Building Standards

A. Purpose. This Section establishes the [development](#) standards for housing types in the ACR, LLR, MLR, SLR and MFR districts, as shown in Table 10-4-2.2, *NB Lot and Buildings Standards*.

B. Applicability.

- Generally.** These standards apply to new development of lots within the Acreage Residential (ACR); Large Lot Residential (LLR); Medium Lot Residential (MLR); Small Lot Residential (SLR); and Multi-Family Residential (MFR) districts.
- Alternate Standards.** Where feasible and practicable, these standards may also apply to the [redevelopment](#) or [substantial improvement](#) of lots. Alternatively, refer to the following:
 - Infill Development or Redevelopment.** See Subsection 10-4-3.2.C, *Contextual Development*; or
 - Substantial Improvement.** See Subsection 10-4-3.2.F, *Neighborhood Conservation*.
- Resubdivision.** Resubdivision within the LLR district shall result in the same or a fewer number of lots. In the ACR and LLR zone districts, multiplexes shall only be built on existing lots, i.e. new lots cannot be created for the purpose of building more multiplexes.

Table 10-4-2.2
NB Lot and Building Standards

Residential District	Housing Type(s) ¹	Minimum Lot ²		Maximum Height		Minimum Setbacks				Maximum Building Coverage	Maximum Units per Acre ⁶
		Area	Width	Feet	Stories	Front	Corner	Side ³	Rear ⁴		
Graphic Legend: See Figure 10-4-2.2.1, <i>Detached Housing Illustration</i> and Figure 10-4-2.2.2, <i>Attached Housing Illustration</i> Letters correspond to illustrations											
Letters correspond to illustrations		A ⁵	B	C		D	E	F	G		
ACR	Single-Family Detached	12.75 ac.	175'	30'	3.0	25'	50'	20'	50'	0.17	0.351.00
	Duplex	0.5 ac.	87'	30'	3.0	25'	50'	20'	50'		2.00
	Multiplex	1,000 sf.	15'	30'	3.0	15'	10'	0'/10'	15'		22.00
LLR	Single-Family Detached	20,000 sf.	85'	30'	3.0	25'	10'	5' / 10'	20'	0.33	1.85
	Duplex	10,000 sf	4	30'	3.0	25'	10'	5' / 10'	20'		3.70

permitted by Table 10-1-1.3.1, *Land Use Matrix*, [Accessory Dwelling Units](#) (ADUs) shall comply with the standards set out in Section 10-1-1.7, *Accessory Dwelling Units (ADUs)*.

- ~~Minimum lot area is calculated~~ Calculated on a per dwelling unit basis.
- Where two dimensions are shown, the first is for North/West exposures and the second is for South/East exposures. There is no side setback required for common walls.
- A detached garage requires a minimum setback of five feet.
- Per Section 10-10-1.1, *Generally*, all lots that lawfully existed prior to the effective date of this Code are considered conforming lots with respect to lot area, width, and depth.
- Setbacks shown for the cottage court community apply to the whole cottage court community development and not to the individual buildings.
- Townhomes in MLR and SLR are only permitted to contain 3 or 4 primary dwelling units.
- Standards only apply to additions or expansions to existing single-family detached dwellings in pre-established neighborhoods within the MFR district.

Table 10-4-2.2
NB Lot and Building Standards

Residential District	Housing Type(s) ¹	Minimum Lot ²		Maximum Height		Minimum Setbacks				Maximum Building Coverage	Maximum Units per Acre ⁶
		Area	Width	Feet	Stories	Front	Corner	Side ³	Rear ⁴		
Graphic Legend: See Figure 10-4-2.2.1, <i>Detached Housing Illustration</i> and Figure 10-4-2.2.2, <i>Attached Housing Illustration</i> Letters correspond to illustrations											
		A ⁵	B	C		D	E	F	G		
	Multiplex	1,000 sf.	15'	30'	2-53.0	15'	10'	0' / 10'	15'	0.60	22.00
MLR	Single-Family Detached	8,000 sf.	65'	30'	2.5	25'	10'	5' / 10'	20'	0.40	5.00
	Duplex	4,000 sf	32'	30'	2.5	25'	10'	5' / 10'	20'		10.00
	Cottage Court Community ⁶	1,000 sf.	25'	30'	2.5	15'	10'	5'/10'	15'	0.60	16.00
	Townhome ⁷	1,500 sf.	26'	30'	2.5	25'	15'	0' / 10'	20'	0.38	18.00
	Multiplex	1,000 sf.	15'	30'	2.5	15'	10'	0' / 10'	15'	0.60	22.00
SLR	Single-Family Detached	6,250 sf.	50'	30'	2.5	20'	10'	5' / 10'	20'	0.45	6.25
	Single-Family Narrow Lot	3,500 sf.	40'	30'	2.5	15'	15'	3' / 5'	15'		7.00
	Duplex or Twin Home	3,125 sf.	3025'	30'	2.5	20'	10'	5' / 10'	20'		12.50
	Duplex, Stacked	5,000 sf.	45'	30'	2.5	20'	40'	5' / 10'	20'		
	Cottage Court Community ⁶	1,000 sf.	25'	30'	2.5	15'	10'	5' / 10'	15'	0.60	16.00
	Townhome ⁷	1,500 sf.	26'	30'	2.5	25'	15'	0' / 10'	20'	0.38	18.00

- permitted by Table 10-1-1.3.1, *Land Use Matrix*, *Accessory Dwelling Units* (ADUs) shall comply with the standards set out in Section 10-1-1.7, *Accessory Dwelling Units (ADUs)*.
- ~~Minimum lot area is calculated~~ Calculated on a per dwelling unit basis.
 - Where two dimensions are shown, the first is for North/West exposures and the second is for South/East exposures. There is no side setback required for common walls.
 - A detached garage requires a minimum setback of five feet.
 - Per Section 10-10-1.1, *Generally*, all lots that lawfully existed prior to the effective date of this Code are considered conforming lots with respect to lot area, width, and depth.
 - Setbacks shown for the cottage court community apply to the whole cottage court community development and not to the individual buildings.
 - Townhomes in MLR and SLR are only permitted to contain 3 or 4 primary dwelling units.
 - Standards only apply to additions or expansions to existing single-family detached dwellings in pre-established neighborhoods within the MFR district.

Table 10-4-2.2
NB Lot and Building Standards

Residential District	Housing Type(s) ¹	Minimum Lot ²		Maximum Height		Minimum Setbacks				Maximum Building Coverage	Maximum Units per Acre ⁶
		Area	Width	Feet	Stories	Front	Corner	Side ³	Rear ⁴		
Graphic Legend: See Figure 10-4-2.2.1, <i>Detached Housing Illustration</i> and Figure 10-4-2.2, <i>Attached Housing Illustration</i> Letters correspond to illustrations											
		A ⁵	B	C		D	E	F	G		
	Multiplex	1,000 sf.	15'	30'	2.5	15'	10'	0' / 10'	15'	0.60	22.00
MFR	Cottage Court Community ⁶	1,000 sf.	25'	30'	2.5	15'	10'	5' / 10'	15'	0.60	16.00
	Manufactured Home Park	3,500 sf.	35'	16'	1.0	15'	10'	10'	15'	0.30	8.00
	Single-Family Attached/Duplex/Twin Home	2,500 sf.	25'	30'	2.5	10'	5'	2.5'	10'	0.60	16.00
	Single-Family Duplex/Twin Home Conversion-Single-Family Detached ⁸	2,500 sf.	25'50'	30'	2.5	10'	5'	2.5'	10'		16.00
	Mixed-Use Building (upper floor residential units)	800 sf.	--	40'	3.0	20'	15'	10'	20'	--	48.00
	Multi-Family Dwelling	800 sf.	--	40'	3.0	20'	15'	10'	20'	--	48.00
	Multiplex	1,000 sf.	15'	30'	2.5	15'	10'	0' / 10'	15'	0.4560	22.00
	Townhome	1,500 sf.	26'	30'	3.0	25'	15'	0' / 10'	20'	0.38	18.00

Table Notes:

- Where permitted by Table 10-1-1.3.1, *Land Use Matrix*, *Accessory Dwelling Units* (ADUs) shall comply with the standards set out in Section 10-1-1.7, *Accessory Dwelling Units (ADUs)*.
- Minimum lot area is calculated on a per dwelling unit basis.
- Where two dimensions are shown, the first is for North/West exposures and the second is for South/East exposures. There is no side setback required for common walls.
- A detached garage requires a minimum setback of five feet.
- Per Section 10-10-1.1, *Generally*, all lots that lawfully existed prior to the effective date of this Code are considered conforming lots with respect to lot area, width, and depth.
- Setbacks shown for the cottage court community apply to the whole cottage court community development and not to the individual buildings.
- Townhomes in MLR and SLR are only permitted to contain 3 or 4 primary dwelling units.
- Standards only apply to additions or expansions to existing single-family detached dwellings in pre-established neighborhoods within the MFR district.

Figure 10-4-2.2.1
Detached Housing Illustration

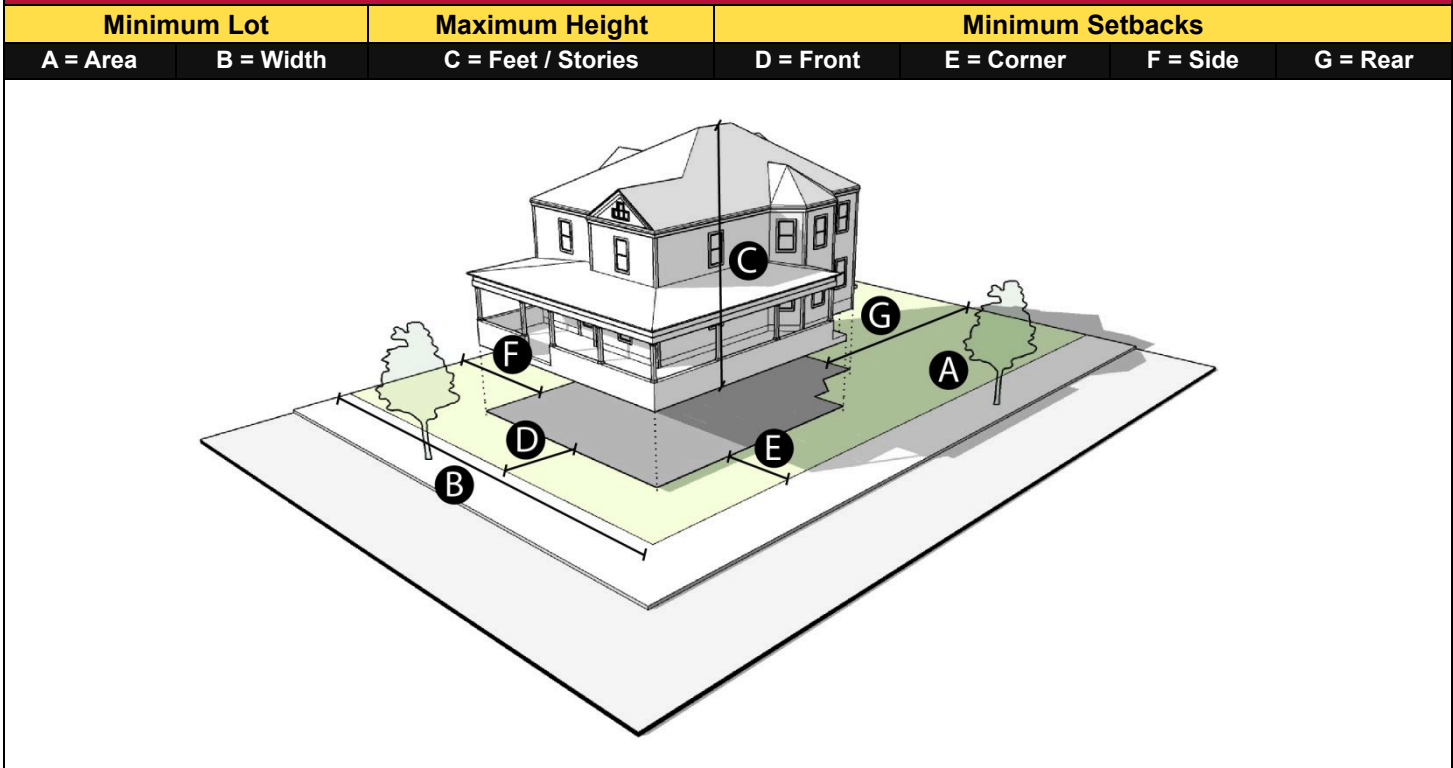
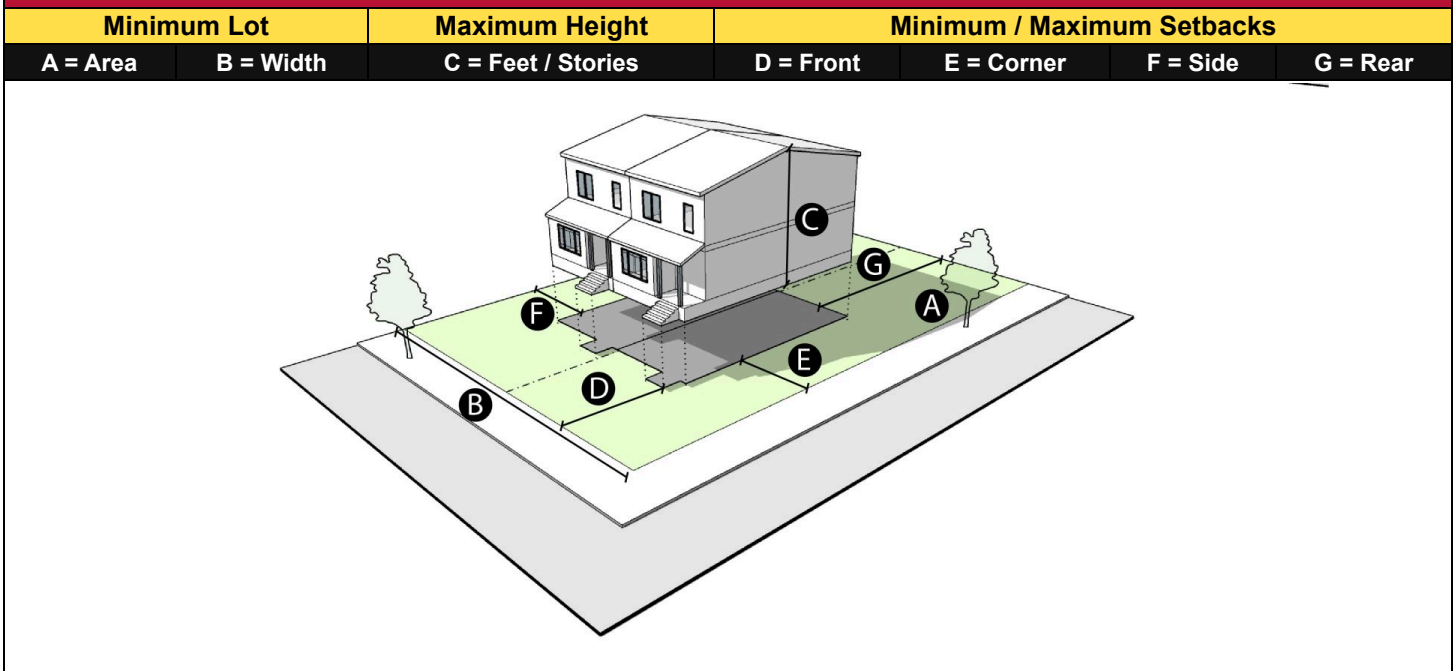


Figure 10-4-2.2.2
Attached Housing Illustration



(There are no ordinances associated with this section.)

Subsec. 10-4-3.2.A Cottage Court Community

A. Purpose. The purpose of this Subsection is to establish the standards for dwellings located within a cottage court community. This neighborhood type broadens the diversity of living options available in the community to provide for accessible, adequate, and affordable housing. Figure 10-4-3.2.A, *Cottage Court Community*, illustrates a cottage court community as an infill development that transitions single-family detached and attached dwellings and a multi-family complex.

Figure 10-4-3.2.A
Cottage Court Community



B. Applicability.

1. *Where Permitted.* A cottage court community may be permitted in the districts set out in Table 10-1-1.3.1, *Land Use Matrix*.
2. ~~*Adjacency.* A cottage court community shall only be permitted when the parcel is adjoining or adjacent to an MFR, NC, CM, BC or IP district.~~

C. Housing Types and Maximum Dwelling Size. The housing types permitted within a cottage court community include:

1. Single-family detached dwellings, with a maximum gross floor area of 1,200 square feet;
2. Duplexes and twin home dwellings, with a maximum gross floor area of 1,200 square feet.; and
3. Multiplex.

D. Site Plan. A Site Plan meeting the requirements of Section 10-9-5.4, *Site Plan*, shall be submitted and approved with an application for a cottage court community.

E. Crime Prevention. A cottage court community requires approval of a Site Plan pursuant to Section [10-9-5.4, Site Plan](#), which shall be reviewed for consistency with Section [10-1-3.2.B, CPTED \(Crime Prevention Through Environmental Design\)](#), in any district where cottage court communities are allowed.

F. Standards. A cottage court community shall be subject to the following:

1. **Lot Area.** The minimum site area for [development](#) of a cottage court community shall be one ~~halfquarter~~ acre. The maximum site area shall be no greater than three acres.
2. **Subdivision.** A cottage court community may be platted as:
 - a. A single lot subject to:
 1. The alternative land ownership arrangements set out in Section [10-4-2.2, NB Lot and Building Standards](#), and
 2. Section [10-1-3.6, Greenscape Design Standards](#); or
 - b. Individually platted lots.
3. **Density.** The maximum density for a cottage court community shall be as set out in Table [10-4-2.2, NB Lot and Building Standards](#), unless increased density is permitted by Section [10-1-3.4, Sustainable Building Design](#).
4. **Setbacks.** Refer to Table [10-4-2.2, NB Lot and Building Standards](#).
5. **Common Areas.**
 - a. [Common open space](#) shall include a central green, lawn or garden area, [playground](#), or plaza as a central [focal point](#) of all dwellings, containing no less than 375 square feet of area for each [dwelling unit](#) in the development.
 - b. Common improvements of common area shall include pedestrian walkways connecting each dwelling unit to a community-wide sidewalk network, shared parking areas or [garages](#), and a Type A bufferyard around the perimeter of the site that preserves existing [vegetation](#) and incorporates [landscape](#) materials, earthen [berm](#), or a wall or [fence](#) to provide a visual [buffer](#) from [adjacent](#) development. See Section [10-4-4.2, NB Bufferyards](#), and Subsection [10-1-3.6.F, Bufferyard Requirements](#).
 - c. If a common building is provided to serve all residents of a cottage court community, its [gross floor area](#) shall be no greater than 10 percent of the site area.
6. **[Parking and Garages.](#)** [Cottage Court Communities are intended to have shared onsite parking, whether enclosed or surface spaces.](#)
 - a. If provided, detached garages serving more than one dwelling unit shall be accessed via a private drive or [alley](#).
 - b. Garage doors are prohibited from facing public streets rights-of-way unless screened by a Type B bufferyard.
 - c. A garage shall not exceed four car bays.
 - d. Garage buildings shall be consistent in architecture, materials, and color to the principal dwellings.
 - e. [See Table 10-1-3.7.A.1, Required Off-Street Parking for parking space requirements.](#)
7. **Building Cover.** The maximum [building coverage](#) of all principal and [accessory buildings](#) or [structures](#) shall not exceed 30 percent of the total site area.
8. **Building Height.** See Table [10-4-2.2, NB Lot and Building Standards](#).
9. **Landscaping.** See Article [10-4-4, NB Greenscape](#).
10. **Contextual Development.** See Section [10-4-3.2.C, Contextual Development](#).

G. Common Maintenance Communities. Individual attached units constructed on a single lot shall comply with standards as if platted with lots that meet the minimum development and dimensional standards, such as street widths, lot areas, building setbacks, and open space. Design standards, guidelines, and covenants may be reviewed and approved as part of any applicable Site Plan process.

Subsec. 10-4-3.2.B Duplexes and Multiplexes and Twin Home Conversion

A. Purpose. This Subsection establishes the standards for the conversion of a single-family dwelling to a duplex or twin home, where allowed in Section 10-1-1.3, *Land Use Matrix*. Allowance for one to two-unit conversions in specified neighborhoods and other locations broadens the diversity of living options available in the community to provide for accessible, adequate, and affordable housing. Figure 10-4-3.2.B, *Single-Family to Duplex or Twin Home Conversion*, illustrates the application of design standards outlined in this Subsection. Reserved.

B. Applicability. The standards of this Subsection apply in the districts where duplexes or multiplexes or twin homes are permitted.

C. Design Standards.

1. Front Door and Entryway.

- a. The front door for each unit shall be located on separate building façades. Only one front door shall be visible from the public street from which the residence is addressed.
- b. Where a duplex or twin home is located on a corner lot, each front entry may be visible from the street, as long as the entryways are on separate building elevations.
- c. A shared front entryway with interior doors to individual units is allowed. Direct entrance into individual units is also allowed.
- d. At least one entrance must directly face the street.

2. Reserved Front and Side Porches.

- a. An existing or new front porch on a single-family dwelling converted to a duplex or twin home shall only be used for one entry.
- b. A side porch may be added as an entryway for a second unit provided:
 1. The porch is set back at least 10' from the front façade of the dwelling; and
 2. All applicable lot and building standards are met for the district in which the lot is located.

3. *Stairs.* Where the principal dwelling is two-story or more, an exterior stairway to the second floor shall may be interior to permitted on the rear facade of the structure, if in compliance with the building code and Section 10-1-2.3. A request for an outside stairway requires an approval by the Director.

4. *Parking.* Parking spaces required in accordance with parking provisions are established in Section 10-1-3.7, *Vehicular Mobility*. Transit shed reductions may be utilized.

- a. *Additional Spaces Required.* One additional parking space measuring nine feet by 18 feet shall be required for a new dwelling unit if the minimum parking spaces required are not met in accordance with parking provisions established in Section 10-1-3.7, *Vehicular Mobility*.
- b. *Exemptions.* An additional parking space shall not be required for a new dwelling unit if the duplex or twin home conversion is within a Downtown zone district or within one-quarter mile walking distance of a light rail station or an active bus stop.

5. *Utility Boxes.* Utility meter boxes shall be located on an interior side or rear elevation or otherwise screened from public view by an enclosure, fence, or landscaping, or other concealment methods.

Figure 10-4-3.2.B

Single-Family to Duplex or Twin Home Conversion



(There are no ordinances associated with this section.)

Subsec. 10-4-3.2.G ~~Single-Family Attached Dwellings~~ Townhomes

A. Purpose. The purpose of this Subsection is to establish design standards for ~~single-family attached dwelling~~townhome units to provide for safe and livable environments in settings that transition well and are contribute positively in character with the adjacent development community expectations. These standards supplement those set out in Section 10-4-2.2, NB Lot and Building Standards.

B. Applicability. This Subsection applies to ~~single-family attached housing types, including duplex, twin home, multiplex, and townhome~~use dwellings where they are permitted in Sec. 10-4-2.2, NB Land Uses.

C. Subdivision.

1. *Individually Platted.* ~~Single-family attached dwellings~~ Townhomes may be constructed with each dwelling on an individual platted lot or with all dwellings on a single platted lot. Those constructed on an individual platted lot shall abide by the lot and building standards of the district within which they are located.

2. *Not Individually Platted.* An individual parcel for which multiple ~~single-family attached dwellings~~ townhomes are constructed shall also abide by the lot and building standards as if platted on individual lots.

D. Parking. With the exception of units with individual driveways and garages, off-street parking facilities shall be grouped in bays in the interior of blocks and no parking space may be more than 100 feet from a door of a dwelling unit it intends to serve. Standalone garage units shall not face public streets. If garage units abut public rights-of-way, they shall comply with the design standards of this Section.

E. Private Streets. Private streets shall be constructed to meet all applicable engineering, utility, fire access, and safety standards.

F. Pedestrian Connectivity. All dwelling units shall be connected by a sidewalk to all parking, common use, and recreation areas and to all greenways and trails. In addition, pedestrian connectivity shall comply with the standards in Section 10-1-3.2.B, CPTED (Crime Prevention Through Environmental Design).

G. Number of Units Permitted. Townhome buildings may contain from 3 to 8 primary dwelling units in each townhome building. ~~Single-family attached dwelling types may include up to the following number of units:~~

1. ~~Duplex – two units~~
2. ~~Twin home – two units~~
3. ~~Multiplex – four units~~
4. ~~Townhouse – six units~~
5. ~~Rowhouse – eight units~~

H. Building Design.

1. *Transition Area.* Attached dwellings shall include an area of transition between the public street right-of-way and the entrance to the dwelling with either:

- a. A covered porch or patio at least 50 square feet with a minimum depth of ~~up to~~ six feet between the main entrance and the street; or
- b. Uncovered stairs that lead to the front door or porch of the dwelling.

2. *Building Elevations.* Building elevations shall be articulated as follows:

- a. Vertical modulation, such as recesses and projections, and horizontal modulation, together with fenestration and changes in building material and color changes shall be used on street-facing building façades to break up wall planes and to clearly distinguish individual dwelling units. The building façades, materials, and colors shall substantially vary so no three units are the same.
- b. A ~~single-family attached~~townhome community with three or more buildings shall substantially vary the building placement, height, scale, materials, and colors of individual units.

3. *Bulk.* As displayed in Figure 10-4-3.2.G.1, Building Elevation and Garage Design:

- a. *One-Story Units.* When facing public street right-of-way:

1. Building groups of three or more units shall be vertically articulated by a measure equal to or greater than 10 percent of the building height; and
 2. Garage doors and their driveways shall be no more than 50 percent of the linear front elevation of any single-story attached dwelling.
- b. ~~Two-~~ and Three-Story Units. When facing public street right-of-way:
1. Each unit shall have a clearly visible entrance with either a porch, portico, covered stoop, or another architectural design element;
 2. Building groups shall be vertically and horizontally articulated and vary in elevation, materials, and colors; and
 3. Garage doors may vary in width, style, material, or color.
4. Garages.
- a. Garages with front-loading bays shall be recessed from the front façade of the house by a minimum of two feet and shall be visually designed to form a secondary building volume. Garage doors shall be setback a minimum of 25 feet from the back of the sidewalk.
 - b. All garages with more than two bays shall be turned such that no more than two bays are visible from a public street.
 - c. Garages shall be subordinate in scale and appearance to the dwelling units.

Figure 10-4-3.2.G.1
Building Elevation and Garage Design



I. Building Transitions. As displayed in Figure 10-4-3.2.G-2, *Building Scale Transitions*, building height shall be no greater than one story taller than an adjacent single-family detached dwelling. Bufferyards are required per Sec. 10-4-4.2, *NB Bufferyards*.

Figure 10-4-3.2.G-2
Building Scale Transitions



One-Story Single-Family Dwelling to Two-Story Building



Two-Story Single-Family Dwelling to Three-Story Multi-Family Dwelling

Section 10-9-5.4 Site Plan

A. Generally. Approval of a Site Plan ensures that a proposed [development](#) complies with all applicable standards of this Code. A Site Plan is not required for any emergency activity that is immediately necessary for the protection of life, property, or natural resources.

B. Applicability.

1. *Full Site Plan.* A Site Plan is required for the development of one or more [single-family attached multiplex, townhome](#), multi-family, or non-residential buildings, subject to:

- a. All applicable standards of Article [10-1-3, Design](#);
- b. The [lot](#) and building standards of the applicable district(s);
- c. Completion of construction in a single phase of development;
- d. The site of the proposed development being:
 1. Less than 10 acres in size; or
 2. Less than 100,000 square feet of gross floor area in a single building or 150,000 square feet in two or more separate buildings.

2. *Abbreviated Site Plan.* For developments without a previously approved Site Plan, the [Director](#) may allow an Abbreviated Site Plan if the following conditions, as applicable, have been met:

- a. The proposed construction or improvement is for an existing building or a new accessory [structure](#);
- b. The size of a new proposed accessory structure is less than 1,000 square feet or ten percent of the principal structure's building coverage, whichever is greater;
- c. There are no more than four [dwelling units](#) on the subject property;
- d. An addition to an existing non-residential building is less than 5,000 square feet in gross floor area;
- e. The proposed construction or improvement does not increase the required [off-street parking](#) or affect traffic access or circulation beyond what may be allowed by Section [10-9-9.1](#);
- f. [Landscaping](#) is replaced by similar landscaping to an equal or greater extent;
- g. Proposed changes will preserve natural features without changing the basic site layout;
- h. A change in the type or design of lighting does not change the intensity of light at the property boundary;
- i. The proposed construction or improvement does not require any [Variances](#) exceeding Administrative Adjustments allowed by Section [10-9-9.1](#);
- j. Changes are required by the city or a state or federal regulatory agency in order to conform with other laws or regulations; and
- k. Construction of or an addition to a duplex or twin home is not within a mixed-use development.

3. *Site Plan Not Required.* A Site Plan shall not be required for the following:

- a. Single-family detached [and duplex](#) dwellings and their accessory structures (except when required by Subsection [10-1-1.2.A](#));
- b. Interior renovations to a building, provided the renovation does not require the addition of parking or [loading spaces](#);
- c. Reduction in size of a structure;
- d. [Demolition](#) of a structure;
- e. [Signs](#); and
- f. Exterior renovations which do not increase either the building's square footage or increase the building's height.

C. Decision Criteria. The Director may approve, approve with conditions, or deny a Site Plan based on:

1. *Prior Approvals.* Compliance with any prior approvals and all applicable development, design, and transition standards of this Code;

2. *Comprehensive Plan*. Consistency with the Comprehensive Plan and all other applicable adopted plans;
3. *Design*. The location, arrangement, size, and design of buildings, lighting, signs, landscaping, and bufferyards that conform to the standards of the applicable district(s);
4. *Scale*. The scale of the proposed use(s) in relation to one another and those on [adjacent](#) properties;
5. *Adequate Level of Service*. An adequate level of service of existing or proposed public facilities;
6. *Nuisances*. Sufficient protection for adjacent properties against noise, [glare](#), unsightliness, or other objectionable features;
7. *Access, Circulation, and Parking*. Adequate, safe, and convenient arrangement of access, pedestrian circulation, bicycle facilities, roadways, driveways, transit access (where applicable), off-street parking and stacking and loading spaces; and
8. *CPTED*. Consistency with Subsection [10-1-3.2.B](#), *CPTED (Crime Prevention Through Environmental Design)*.

D. Procedures.

1. *Referral*. The Director shall refer the request for a Site Plan to the departments and referral agencies for their written recommendations on the request.
2. *Review and Decision*. On receipt of a completed application for a Site Plan, the Director shall review the plan to determine its compliance with the applicable provisions of this Code and any conditions of an approved Conditional Use or Variance. The Director shall determine if the proposed Site Plan satisfies the Site Plan approval criteria and if so, may approve, approve with conditions, or deny the Site Plan.
3. *Plan Amendment*. Modifications of an approved Site Plan are deemed as either a Minor or Major Plan Amendment, as set out in Section [10-9-5.3](#), *Minor Plan Amendment*, and Section [10-9-5.2](#), *Major Plan Amendment*.
4. *Time Frame*. Approval of a Site Plan shall be valid for the period of time set out in Table [10-9-3.9.1](#), *Development Review Summary*. Thereafter, the Site Plan shall expire unless, prior to such expiration, all work contemplated by the approval has been completed or an extension has been requested and granted as set out in Section [10-9-3.8](#), *Expired Approvals and Extensions*.

E. Effect. Upon approval of a Site Plan, the applicant may proceed with development of the site; subject, however, to having first obtained any other required approvals and permits.

(Ord. [18, Series of 2022](#); Ord. [20, Series of 2023](#))

Section 10-12-2.1 General Definitions

Accessory Dwelling Unit (ADU) means a second, subordinate dwelling self-contained living unit located on the same parcel~~lot~~ as a principal dwelling unit. An ADU provides complete independent living facilities for one or more individuals, which include:

- Private area separated by a door (private entrance from outside not required);
- Private living area;
- Private sleeping area;
- Private bathroom; and
- Permanently installed connection for a cooking appliance.

Forms of ADUs ~~may~~ include an i) attached or ii) detached ADU. Please see "Accessory Dwelling Unit, Attached" and "Accessory Dwelling Unit, Detached" for definitions.

- **Attached ADU** ~~means an ADU that:~~
 - ~~shares at least one common wall with the principal dwelling unit; and~~
 - ~~is not fully contained within the existing space of the principal dwelling unit.~~
- **Contained ADU** ~~means an ADU that is fully contained within the existing space of the principal dwelling unit or an accessory structure.~~
- **Detached ADU** ~~means an ADU that does not share a common wall with the principal dwelling unit and is not a contained ADU.~~

(Ord. [18, Series of 2022](#))

Accessory Dwelling Unit, Attached ~~means an ADU that is located within or attached to a principal dwelling. "Within" the principal dwelling means space such as a finished basement or attic. "Attached" to the principal dwelling means space such as a converted attached garage or structural addition. At least one common wall that is no less than eight feet wide is shared with the principal dwelling.~~

Accessory Dwelling Unit, Detached ~~means an ADU that is separated from the principal dwelling and may include conversion of a detached garage or other similar structure. No common wall is shared with the principal dwelling.~~

Attached ADU ~~means an ADU that shares no less than eight feet of at least one common wall with the principal dwelling unit and is not fully contained within the existing space of the principal dwelling unit.~~

Contained Accessory Dwelling Unit means an ADU that is fully contained within the existing space of the principal dwelling unit.

Cottage Court Community means a cluster of homes around a central open space, principal residential structures including Dwelling, Single-Family Detached or Dwelling, Duplex arranged around a central Common Open Space.

(Ord. 18, Series of 2022)

Detached Accessory Dwelling Unit means an ADU that does not share a common wall with the principal dwelling unit and is not a contained ADU.

(Ord. 18, Series of 2022)

Dwelling, Duplex means principal residential structure that contains two separate single-family dwelling units that do not share living areas. Duplexes may be configured as side-by-side units that share a party wall or as multi-story buildings in which one unit is located over the other unit.

Dwelling, Multiplex means a single-family attached building type that is designed to resemble a large single-family home, residential structure, containing three or four dwelling units, that does not meet the definition of Townhome. Units may have either private or shared access and may be arranged in a variety of configurations, including back-to-back, side-to-side, or over-under. Multiplex buildings contain up to four dwelling units per building.

Dwelling, Multi-Family means any building structurally divided into five or more separate dwelling units on a single parcel, a single building or set of buildings on a single lot that contain five or more dwelling units that share common walls or floor / ceilings with one or more units and is limited to residential and related uses. The term includes apartments and excludes slot homes. Ownership may be in the form of fee-simple ownership of the entire parcel or in the form of a condominium.

Dwelling, Single-Family Attached / Duplex means a principal residential structure, including a duplex or townhome, but not a mobile/manufactured home, designed and used as a residential dwelling unit, that is located on its own lot, shares a common wall with one other/another single-family attached dwelling, and can include rooming and boarding as an accessory use. No such dwelling unit shall be occupied by more than one unrelated individual over the age of 12 years who is required to register as a sex offender under the provisions of C.R.S. § 16-22-103, as amended. Provided however, that this Section shall not require a resident to leave the home upon becoming 12 years of age, nor shall this Section apply to any child required to register as a sex offender under said statute who is placed pursuant to C.R.S.

§ 19-1-103(51.3), in a foster care home certified or licensed pursuant to C.R.S. Article 6 of Title 26.

Dwelling, Single-Family Detached means a principal residential structure, other than a ~~mobile manufactured~~ home, designed and used as a residential dwelling unit, that is located on its own lot and not attached to any other dwelling, and can include rooming and boarding as an accessory use. No such dwelling unit shall be occupied by more than one unrelated individual over the age of 12 years who is required to register as a sex offender under the provisions of C.R.S. § 16-22-103, as amended. Provided however, that this Section shall not require a resident to leave the home upon becoming 12 years of age, nor shall this Section apply to any child required to register as a sex offender under said statute who is placed pursuant to C.R.S. § 19-1-103(51.3), in a foster care home certified or licensed pursuant to C.R.S. Article 6 of Title 26.

Height means the vertical distance ~~above a point of reference measured to the highest point of the coping of a flat roof, the deck line of a mansard roof, or to the average height of the highest gable of a pitched or hipped roof. The point of reference shall be selected by either of the following, whichever yields a greater height of building:~~

- ~~• The elevation of the highest adjoining sidewalk or ground surface within a five-foot horizontal distance of the exterior wall of the building when the sidewalk or ground is not more than 10 feet above the lowest grade; or~~
- ~~• An elevation 10 feet higher than the lowest grade when the sidewalk or ground surface is more than 10 feet above lowest grade.~~

~~The height of a stepped or terraced building is the maximum height of any segment of the building from the grade level of that portion of a parcel covered by the building to the average height of the highest roof surface.~~

Household Living means a use category with residential occupancy of a dwelling unit by a household on a month-to-month or longer basis in structures with self-contained dwelling units including kitchens. Household living can occur in the following type of residential units: apartment; dwelling, ~~single family attached /~~ duplex; dwelling, single-family, detached; multiplex ~~(three to six residential units); and townhouse~~me. This definition also includes other uses that the Director or their designee interprets to be functionally similar to a land use in this category.

Multi-Family Dwelling ~~means a single building or set of buildings on a single lot that contain five or more dwelling units that share common walls or floor / ceilings with one or more units and is limited to residential and related uses.~~

Townhome means a single-family attached dwelling unit, with a private entrance, which is part of a structure whose dwelling units are attached horizontally in a linear arrangement, and having a totally exposed front and rear wall to be used for access, light, and ventilation. The units are separated from one another by a common party wall having no doors, windows, or other provisions for human passage or visibility.

Twin Home ~~means a building designed as a single structure, containing two separate dwellings on individually platted lots, each of which is designed to be occupied as a separate permanent residence for one family. Each unit is total separated from the other by an unpierced wall extending from the ground to the roof.~~