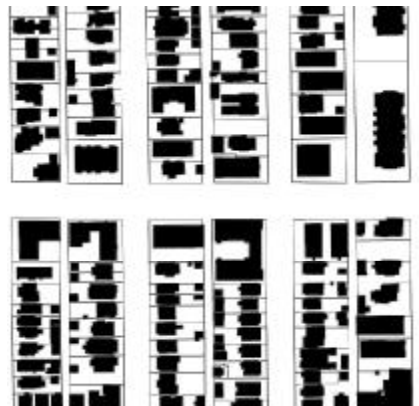
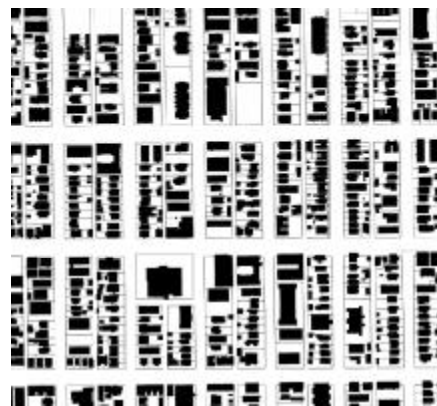




ARTICLE 6. GENERAL URBAN (G-) NEIGHBORHOOD CONTEXT



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DIVISION 6.1 NEIGHBORHOOD CONTEXT DESCRIPTION



SECTION 6.1.1 GENERAL CHARACTER

The General Urban Neighborhood Context is characterized by multi-unit residential uses in a variety of building forms. Single-unit and two-unit residential uses are also found in a mix of residential forms. Low-scale commercial areas are embedded within residential areas. Commercial uses occur in a variety of building forms that may contain a mixture of uses within the same structure. Residential uses are primarily located along local and residential arterial streets. Commercial uses are primarily located along mixed-use arterial and main streets but may be located at or between intersections of local streets.

SECTION 6.1.2 STREET, BLOCK AND ACCESS PATTERNS

The General Urban Neighborhood Context consists of a regular pattern of block shapes surrounded by an orthogonal street grid. Orthogonal streets provide a regular pattern of pedestrian and vehicular connections through this context and there is a consistent presence of alleys. Block sizes and shapes are consistent and include detached sidewalks, tree lawns, street and surface parking, and landscaping in the front setback.

SECTION 6.1.3 BUILDING PLACEMENT AND LOCATION

Residential buildings typically have consistent, shallow to moderate front setbacks, shallow side setbacks and consistent orientation. Commercial buildings typically have consistent orientation and shallow front setbacks with parking at the rear and/or side of the building.

SECTION 6.1.4 BUILDING HEIGHT

The General Urban Neighborhood Context is characterized by moderate to high residential buildings and low to moderate commercial and mixed use structures in appropriate locations to promote a dense urban character. Lower scale structures are typically found in areas transitioning to a less dense urban neighborhood.

SECTION 6.1.5 MOBILITY

There is a balance of pedestrian, bicycle and vehicle reliance with greater access to the multi-modal transportation system.

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DIVISION 6.2 DISTRICTS (G-RH-, G-MU-, G-RO-, G-MX-, G-RX-, G-MS-)

SECTION 6.2.1 DISTRICTS ESTABLISHED

To carry out the provisions of this Article, the following zone districts have been established in the General Urban Neighborhood Context and are applied to property as set forth on the Official Map.

General Urban Neighborhood Context

G-RH-3	Row House 3
G-MU-3	Multi Unit 3
G-MU-5	Multi Unit 5
G-MU-8	Multi Unit 8
G-MU-12	Multi Unit 12
G-MU-20	Multi Unit 20
G-RO-3	Residential Office 3
G-RO-5	Residential Office 5
G-MX-3	Mixed Use 3
G-RX-5	Residential Mixed Use 5
G-MS-3	Main Street 3
G-MS-5	Main Street 5

SECTION 6.2.2 RESIDENTIAL DISTRICTS (G-RH-3, G-MU-3 TO -20, G-RO-3, G-RO-5)

6.2.2.1 General Purpose

- A. The intent of the Residential districts is to promote and protect higher density residential neighborhoods within the character of the General Urban Neighborhood Context. These regulations allow for multi-unit districts with a variety of residential building forms.
- B. The building form standards, design standards, and uses work together to promote safe, active, pedestrian-scaled residential areas. The standards accommodate the pattern of urban house, duplex, tandem house, row house, mansion apartment, garden court, courtyard apartment and apartment. Buildings orient to the street and access is from the alley. Lot coverage is typically high accommodating a consistent, shallow front yard.
- C. These standards recognize the variation within the General Urban Neighborhood Context and provide eight Residential zone districts. The lowest-scale districts with a maximum height of three stories provide a transition to Urban and Urban Edge Neighborhood Contexts. The highest-scale districts with a maximum height of 12 and 20 stories promote a dense, urban residential character where appropriate. The Residential Office (RO) districts provide opportunities for residential and offices uses in low to moderate scale residential building forms.
- D. The regulations provide certainty to property owners, developers, and neighborhoods about the limits of what is allowed in a residentially-zoned area. These regulations reinforce desired patterns in existing neighborhoods and create standards for new neighborhoods.

6.2.2.2 Specific Intent

- A. **Row House 3 (G-RH-3)**
G-RH-3 is a multi unit district allowing urban house, duplex, tandem house and row house building forms. Row houses are not taller than three stories.

B. Multi-Unit 3 (G-MU-3)

G-MU-3 is a multi unit district allowing urban house, duplex, tandem house, row house, garden court, courtyard apartment and apartment building forms. The tallest building form has a maximum height of three stories.

C. Multi-Unit 5 (G-MU-5)

G-MU-5 is a multi unit district allowing urban house, duplex, tandem house, row house, garden court, courtyard apartment and apartment building forms. The tallest building form has a maximum height of five stories.

D. Multi-Unit 8 (G-MU-8)

G-MU-8 is a multi unit district allowing urban house, duplex, tandem house, row house, courtyard apartment and apartment building forms. The tallest building form has a maximum height of eight stories.

E. Multi-Unit 12 (G-MU-12)

G-MU-12 is a multi unit district allowing courtyard apartment and apartment building forms. The maximum height is twelve stories.

F. Multi-Unit 20 (G-MU-20)

G-MU-20 is a multi unit district allowing courtyard apartment and apartment building forms. The maximum height is twenty stories.

G. Residential Office 3 (G-RO-3)

G-RO-3 is a multi unit and office district allowing urban house, duplex, tandem house, row-house, courtyard apartment and apartment building forms. The tallest building form has a maximum height of three stories.

H. Residential Office - 5 (G-RO-5)

G-RO-5 is a multi unit and office district allowing urban house, duplex, tandem house, row-house, courtyard apartment and apartment building forms. The tallest building form has a maximum height of five stories.

SECTION 6.2.3 MIXED USE DISTRICTS (G-MX-3)

6.2.3.1 General Purpose

- A. The Mixed Use zone districts are intended to promote safe, active, and pedestrian-scaled, diverse areas through the use of town house, row house, courtyard apartment, apartment, and shopfront building forms that clearly define and activate the public street edge.
- B. The Mixed Use zone districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city's neighborhoods.
- C. The Mixed Use zone district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character; and improves the transition between commercial development and adjacent residential neighborhoods.
- D. Compared to the Main Street districts, the Mixed Use districts are focused on creating mixed, diverse neighborhoods. Where Main Street districts are applied to key corridors and retail streets within a neighborhood, the Mixed Use districts are intended for broader application at the neighborhood scale.
- E. In the General Urban Neighborhood Context, the Mixed Use zone districts promote a pedestrian-active street front. Buildings are pulled up to the street with parking tucked behind; however, the front setback range is slightly deeper than the front setback range for the Main Street districts. The required percentage of building facade that must be located in the front setback area is less than the percentage for the Main Street districts. The maximum building coverage is the same as the maximum building coverage for the Main Street districts.

6.2.3.2 Specific Intent

A. Mixed Use – 3 (G-MX-3)

G-MX-3 applies to areas or intersections served primarily by local or collector streets where a building scale of 1 to 3 stories is desired.

SECTION 6.2.4 RESIDENTIAL MIXED USE DISTRICTS (G-RX-5)

6.2.4.1 General Purpose

- A. The Residential Mixed Use zone districts are intended to promote safe, active, and pedestrian-scaled, diverse areas through the use of town house, row house, courtyard apartment, apartment, and shopfront building forms that clearly define and activate the public street edge.
- B. The Residential Mixed Use zone districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering within and around the city's residential neighborhoods.
- C. The Residential Mixed Use zone district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods.
- D. Compared to the Mixed Use districts, the Residential Mixed Use districts are primarily intended to accommodate residential uses. Buildings in a Residential Mixed Use district can have ground floor retail but upper stories are reserved exclusively for housing. To avoid single use, single-story retail, all buildings in a Residential Mixed Use district must be at least two-stories high. A building can be all residential.
- E. In the General Urban Neighborhood Context, the Residential Mixed Use zone districts promote a pedestrian-active street front. Buildings are pulled up to the street with parking tucked behind; The front setback range is the same as the front setback range for the Mixed Use districts. The required percentage of building facade that must be located in the front setback area is the same as the percentage for the Mixed Use districts. Maximum building coverage is also the same as the maximum building coverage for the Mixed Use districts.

6.2.4.2 Specific Intent

A. Residential Mixed Use 5 (G-RX-5)

G-RX-5 applies to residentially-dominated areas served primarily by local or collector streets where a building scale of 2 to 5 stories is desired.

SECTION 6.2.5 MAIN STREET DISTRICTS (G-MS-3, -5)

6.2.5.1 General Purpose

- A. The Main Street zone districts are intended to promote safe, active, and pedestrian-scaled commercial streets through the use of shopfront and row house building forms that clearly define and activate the public street edge.
- B. The Main Street zone districts are intended to enhance the convenience, ease and enjoyment of transit, walking, shopping and public gathering along the city's commercial streets.
- C. The Main Street district standards are also intended to ensure new development contributes positively to established residential neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods.
- D. Main Street zone districts are typically applied linearly along entire block faces of commercial, industrial, main, mixed-use and residential arterial streets (as designated in Blueprint Denver)

or, less frequently, on single zone lots at the intersection of local/collector streets within a residential neighborhood.

- E. In all cases, the Main Street zone districts should be applied where a higher degree of walkability and pedestrian activity is desired than required in a Corridor, Mixed Use, or Residential Mixed Use zone district.
- F. In the General Urban Neighborhood Context, the Main Street zone districts may also be embedded within a larger commercial shopping center or mixed-use area to promote a pedestrian-active street front within a larger mixed use or commercial development.
- G. The Main Street zone districts are intended to promote an urban, mixed-use, built-to environment regardless of neighborhood context. Main Street buildings have a shallow front setback range. The build-to requirements are high and the maximum building coverage is significant.

6.2.5.2 Specific Intent

A. Main Street 3 (G-MS-3)

G-MS-3 applies primarily to local or collector street corridors, or may be embedded within a commercial shopping center or mixed-use area, where a building scale of 1 to 3 stories is desired.

B. Main Street 5 (G-MS-5)

G-MS-5 applies primarily to collector or arterial street corridors, or may be embedded within a larger commercial shopping center or mixed-use area, where a building scale of 2 to 5 stories is desired.

DIVISION 6.3 DESIGN STANDARDS

The following Intent Statements are intended to provide further information regarding intent and performance expectations for the district, site and building design standards.

SECTION 6.3.1 GENERAL INTENT

6.3.1.1 Urban Design and Building Form Standards – All Districts

The Intent of Urban Design and Building Form Standards in all Districts are to:

- A. Implement the Denver Comprehensive Plan.
- B. To continue Denver’s physical character, including access to parks and parkways, tree lined streets, detached sidewalks, interconnected street networks, and convenient access to parks, open space, and transit.
- C. Improve compatibility with and respect for the existing character and context of Denver and its neighborhoods.
- D. Arrange building density, uses, heights, and scaling devices to reinforce the public transit centers and corridors, and to transition to adjoining areas.
- E. Give prominence to pedestrian realm as a defining element of neighborhood character.
- F. Spatially define public streets and their associated open space as positive, usable features around which to organize and orient buildings in a manner that promotes pedestrian activity, a sense of security and community.
- G. Provide human scale in buildings through use of detail, contrast, form, window and door placement, color and materials.

6.3.1.2 Transit Oriented Development

The Intent of Transit Oriented Development Design Standards are to:

- A. Provide easily identifiable pedestrian connections between private development, public rights of way and multiple modes of transit.
- B. Configure the site so that a clear, safe, and attractive pedestrian system, with the transit facility as a component, is the primary public element to which buildings are oriented.
- C. Arrange residential, employment, retail, service, and open space uses to be convenient to and compatible with each other and with transit.
- D. Maximize pedestrian amenities near transit facilities and along the primary pedestrian connections to transit facilities.

SECTION 6.3.2 BUILDING FORM INTENT

The intent of the Building Form Design Standards are to:

6.3.2.1 Height

- A. Encourage buildings whose forms are responsive to the surrounding context, including opportunities to reinforce existing and evolving nodes of mixed-use, pedestrian and transit activities.
- B. Arrange building heights, and scaling devices to provide transitions to adjoining areas.

6.3.2.2 Siting

A. Required Build-To

- 1. Provide a consistent street edge to enhance character of the context.

2. Define streets to promote pedestrian activity and sense of place.
3. Reinforce the character and quality of public streets with buildings that provide consistent siting, pedestrian orientation and access to the street.

B. Setbacks

1. Site buildings to be consistent with the intended character and functional requirements of the urban context.
2. Site buildings to define the street edge/public realm consistent with the context.
3. Utilize buildings to create positive transitions between districts.

C. Parking Location

1. Minimize the visual impacts of parking areas on streets and adjoining property.
2. Minimize conflicts between pedestrian and vehicles.

6.3.2.3 Design Elements

A. Configuration

1. Promote variation in building form that enhances access to daylight, air and views from within and around new structures.
2. Encourage variation in building form that provides opportunities for architectural scale relationships in large building contexts.
3. Main Street setback: Reinforce the proportional scale of buildings to street width in order to establish a strong edge to Main Streets and other urban street corridors..
4. Arrange building heights, and scaling devices to provide transitions to adjoining areas.

B. Transparency

1. Maximize transparency of windows at street level to activate the street.
2. Utilize doors and windows to establish scale, variation, and patterns on building facades that provide visual interest and reflect the uses within the building.
3. Limit the use of highly reflective glass to avoid reflected glare onto neighboring streets and properties.

C. Entrances

1. Give prominence to pedestrian realm as a defining element of neighborhood character.
2. Provide convenient access to buildings and pedestrian active uses from the street.
3. Articulate and create a visual hierarchy of building entrances as an aid in way-finding.
4. Provide a positive relationship to the street through access, orientation and placement consistent with the context.
5. Create visually interesting and human-scaled facades.

SECTION 6.3.3 PRIMARY BUILDING FORM STANDARDS

6.3.3.1 Generally Applicable Standards

- A. In addition to the neighborhood context-specific standards included in this article, all development must comply with the general design standards in Article 10.
- B. One building form and the associated standards shall be selected for each structure on a zone lot. Combining standards from different building forms for the same structure is prohibited.
- C. For multiple buildings on a zone lot, see Article 10, Division 10.3.
- D. Unenclosed uses shall comply with all building form standards as applicable.
- E. The districts allow a variety of building forms appropriate for the General Urban Neighborhood Context, as set out below.

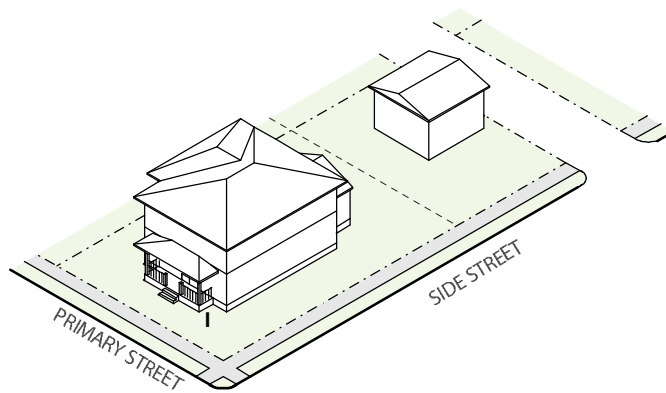
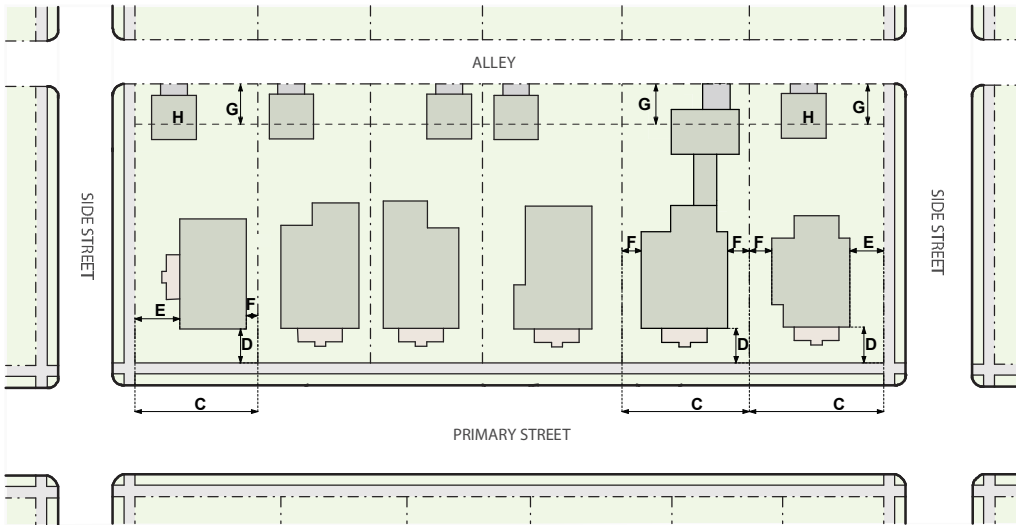
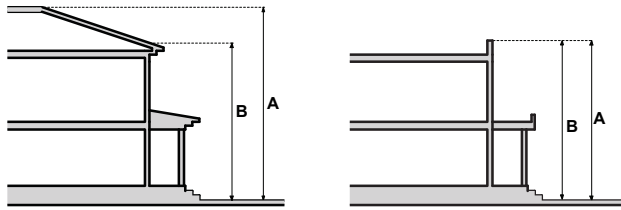
Zone Districts		Suburban House	Urban House	Detached Acc. Dwelling Unit	Duplex	Tandem House	Town House	Garden Court	Row House	Courtyard Apartment	Apartment	Drive Thru Services	Drive Thru Restaurant	General	Shopfront
		General Urban Neighborhood Context	G-RH-3	Row House 3	■	■	■			■	■				
G-MU-3	Multi Unit 3			■	■	■		■	■	■	■				
G-MU-5	Multi Unit 5			■	■	■		■	■	■	■				
G-MU-8	Multi Unit 8			■	■	■			■	■	■				
G-MU-12	Multi Unit 12			■	■	■			■	■	■				
G-MU-20	Multi Unit 20			■	■	■			■	■	■				
G-RO-3, -5	Residential Office			■	■	■			■	■	■				
G-MX-3	Mixed Use 3								■	■	■	■	■	■	
G-RX-5	Residential Mixed Use 5								■	■	■				■
G-MS-3	Main Street 3								■		■	■	■		■
G-MS-5	Main Street 5								■		■	■	■		■

■ = Allowed □ = Allowed subject to limitations

6.3.3.2 District Specific Standards

A. Urban House

Not to Scale. Illustrative Only.



URBAN HOUSE

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

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

SITING		G-RH-3	G-MU-3 G-RO-3	G-MU-5 G-RO-5	G-MU-8, -12, -20
ZONE LOT					
	Zone Lot Size (min)	3,000 ft ²	3,000 ft ²	3,000 ft ²	3,000 ft ²
C	Zone Lot Width (min)	25'	25'	25'	25'
	Primary Street, block sensitive setback required (See Sec. 13.1.1.3)	yes	yes	na	na

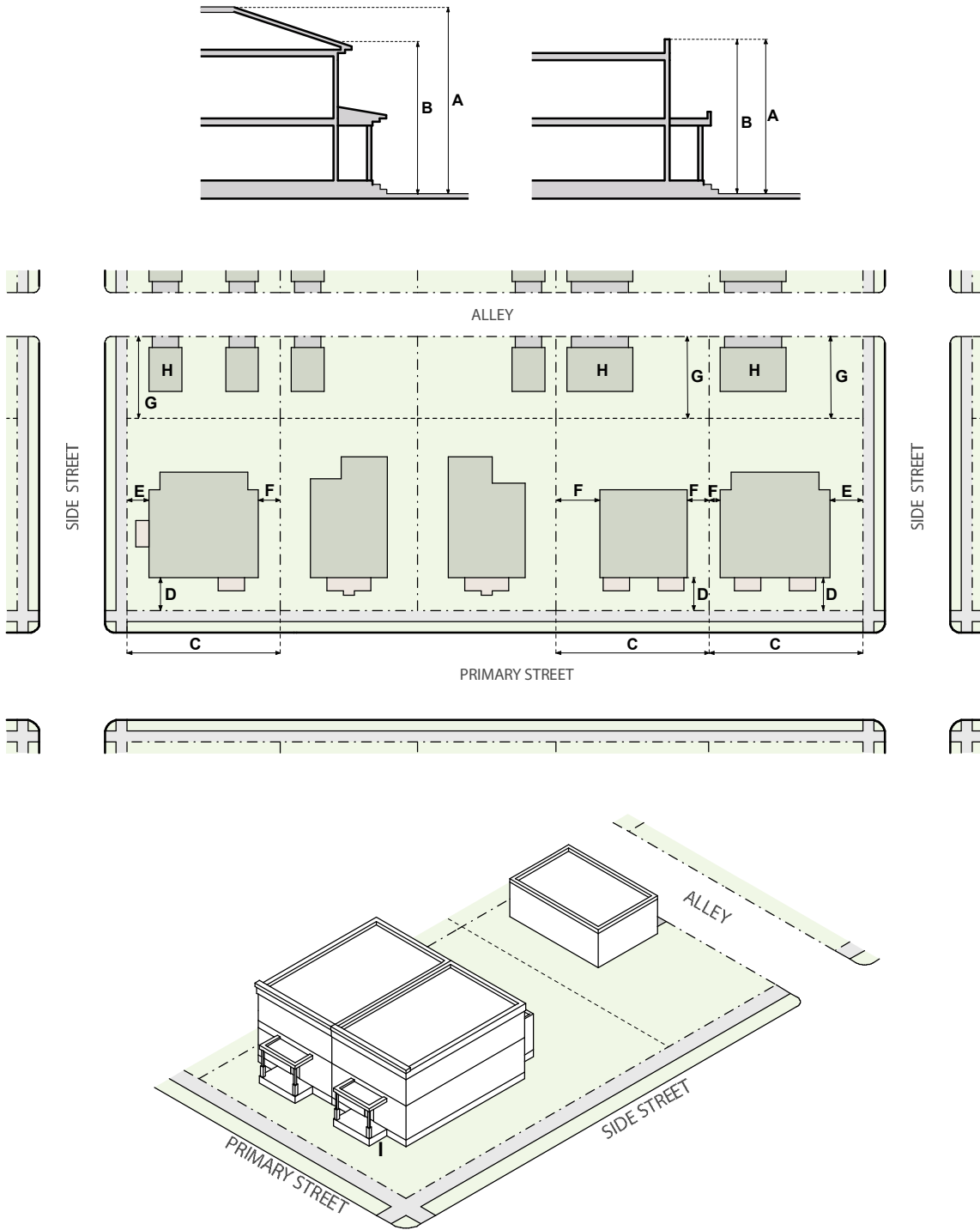
SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH		All G-RH, -MU, -RO			
		30' or Less	31' to 40'	41' to 74'	75' or Greater
D	Primary Street, where block sensitive setback does not apply (min)	20'	20'	20'	20'
E	Side Street (min)	3'	5'	5'	5'
F	Side Interior (min)	3'	3' min one side/10' min combined	5'	7.5'
G	Rear, alley/no alley	12'/20'	12'/20'	12'/20'	12'/20'
	Building Coverage, including all accessory structures (max)	50%	50%	50%	50%
PARKING BY ZONE LOT WIDTH					
	Parking and Drive Lot Coverage in Primary Street Setback/Overall (max)	2 Spaces and 320 ft ²	2 Spaces and 320 ft ²	33%	33%
	Vehicle Access	From alley; or Street access allowed when no alley present See Sec. 6.3.7.5 for exceptions			

ACCESSORY STRUCTURES		
H	Detached Accessory Structures Allowed	See Sec. 6.3.4

DESIGN ELEMENTS		All G-RH, -MU, -RO
BUILDING CONFIGURATION		
	Attached Garage Allowed	Shall not project closer to the front line of the zone lot than does any other part of the front facade of the dwelling
	Primary Street Facing Attached Garage Door Width in first 50% of lot depth(max)	35% of the entire width of the facade of the dwelling or 16', whichever is greater
GROUND STORY ACTIVATION		
I	Pedestrian Access, Primary Street	Entry Feature

B. Duplex

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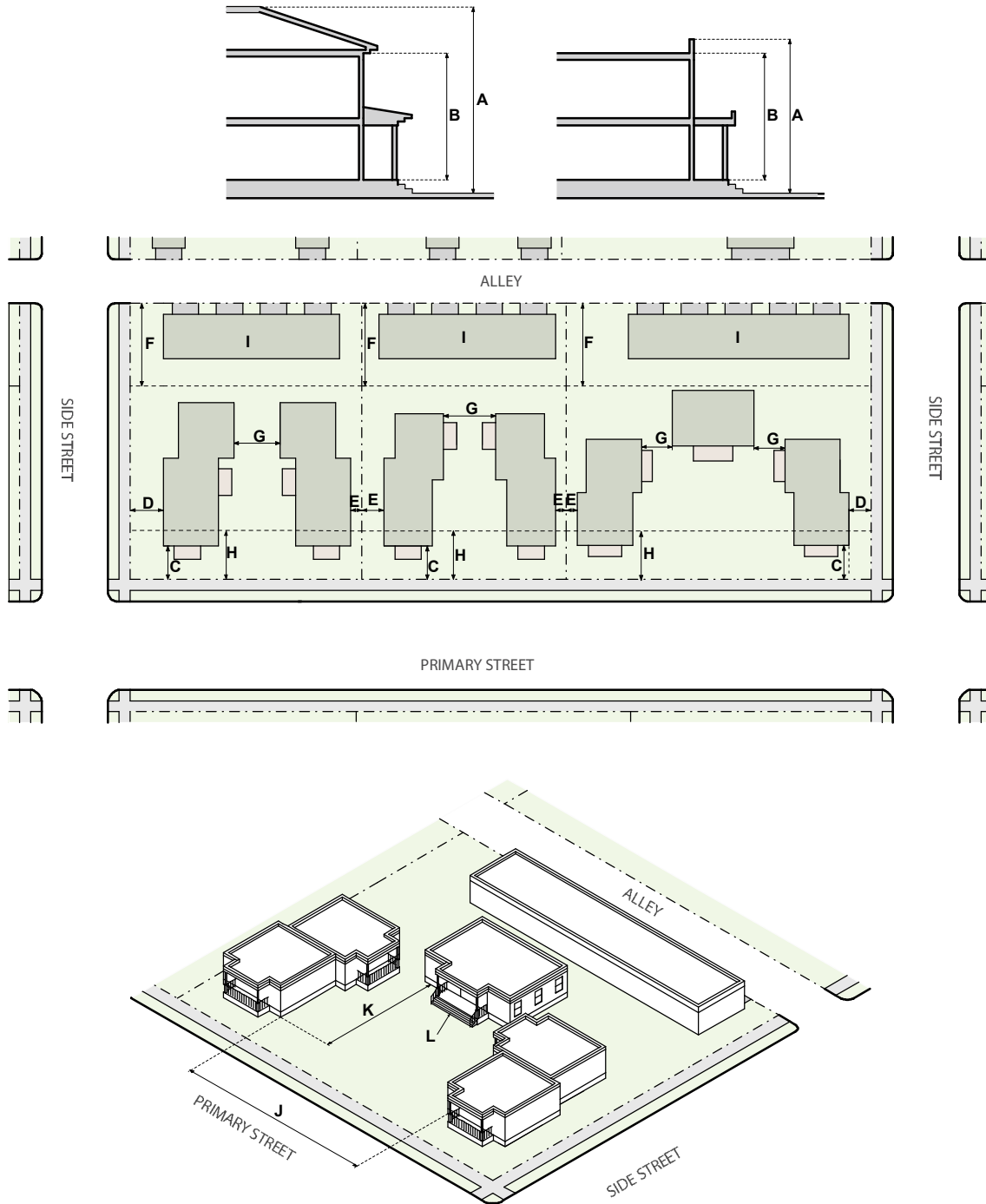


DUPLEX

HEIGHT		G-RH-3	G-MU-3 G-RO-3	G-MU-5 G-RO-5	G-MU-8, -12, -20
A	Stories (max)	3	3	3	3
A	Feet (max)	see below	30'*	30'*	30'*
	Feet, front 80% of lot depth (max)	30'*	na	na	na
	Feet, rear 20% of lot depth (max)	19'	na	na	na
B	Side Wall Height	25'	na	na	na
*1' for every 5' increase in lot width over 50' up to a maximum height of 35'					
SITING		G-RH-3	G-MU-3 G-RO-3	G-MU-5 G-RO-5	G-MU-8, -12, -20
ZONE LOT					
	Zone Lot Size (min)	3,000 ft ²	3,000 ft ²	3,000 ft ²	3,000 ft ²
C	Zone Lot Width (min)	25'	25'	25'	25'
	Primary Street, block sensitive setback required (see Sec. 13.1.1.3)	yes	yes	yes	na
SETBACKS AND BUILDING COVERAGE BY ZONE LOT WIDTH		All G-RH, -MU, -RO			
		30' or Less	31' to 40'	41' to 74'	75' or Greater
D	Primary Street, where block sensitive setback does not apply (min)	20'	20'	20'	20'
E	Side Street (min)	3'	5'	5'	5'
F	Side Interior (min)	3'	3' min one side/10' min combined	5'	7.5'
G	Rear, alley/no alley (min)	12'/20'	12'/20'	12'/20'	12'/20'
	Building Coverage, including all accessory structures (max)	50%	50%	50%	50%
PARKING BY ZONE LOT WIDTH					
	Parking and Drive Lot Coverage in Primary Street Setback (max)	50%	50%	50%	50%
	Vehicle Access	From alley; or Street access allowed when no alley present See Sec. 6.3.7.5 for exceptions			
ACCESSORY STRUCTURES					
H	Detached Accessory Structures Allowed	See Sec. 6.3.4			
DESIGN ELEMENTS		All G-RH, -MU, -RO Districts			
BUILDING CONFIGURATION					
	Attached Garage Allowed	Shall not project closer to the front line of the zone lot than does any other part of the Front Facade of the dwelling			
	Primary Street Facing Attached Garage Door Width in first 50% of lot depth(max)	35% of the entire width of the facade of the dwelling or 16', whichever is greater			
GROUND STORY ACTIVATION					
I	Pedestrian Access, Primary Street	Entry Feature			

C. Garden Court

Not to Scale. Illustrative Only.



GARDEN COURT

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

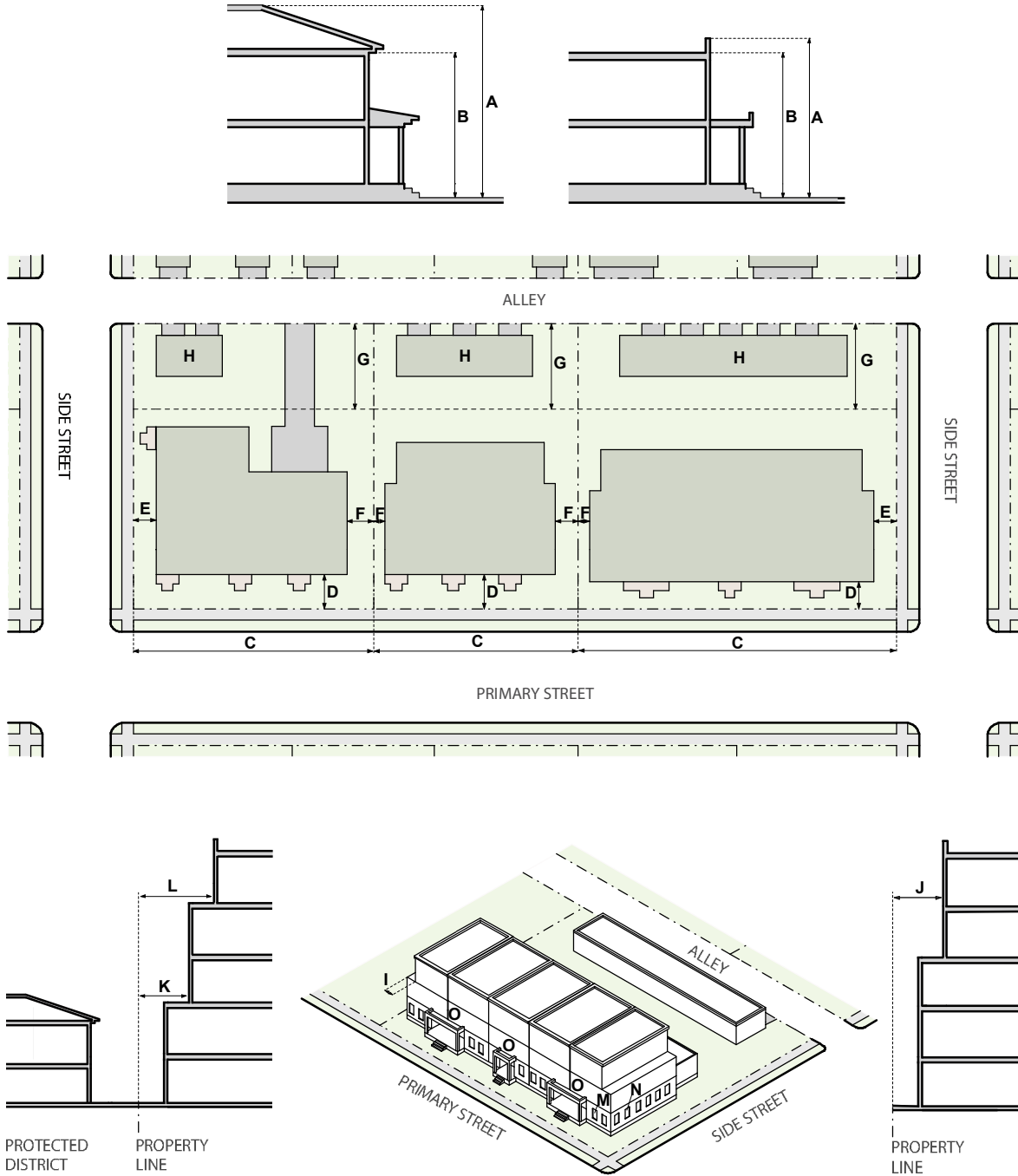
*1' for every 5' increase in lot width over 50' up to a maximum height of 35'

SITING		G-RH-3	G-MU-3	G-MU-5
ZONE LOT				
	Zone Lot Size (min)	6,000 ft ²	6,000 ft ²	6,000 ft ²
	Zone Lot Width (min)	50'	50'	50'
SETBACKS				
	Primary Street, block sensitive setback required (see Sec. 13.1.1.3)	yes	yes	na
C	Primary Street, where block sensitive setback does not apply (min)	20'	10'	10'
D	Side Street (min)	5'	5'	5'
E	Side Interior (min)	5'	7.5'	7.5'
F	Rear, alley/no alley (min)	12'/20'	10'/20'	10'/20'
G	Required Separation Between Primary Structures (min)	10'	10'	10'
PARKING				
	Surface Parking between building and Primary Street/Side Street	Not Allowed/Allowed		
H	Surface Parking Setback	See Sec. 6.3.7.4		
	Vehicle Access	From alley; or Street access allowed when no alley present See Sec. 6.3.7.5 for exceptions		
ACCESSORY STRUCTURES				
I	Detached Accessory Structures Allowed	See Sec. 6.3.4		

DESIGN ELEMENTS		G-RH-3	G-MU-3	G-MU-5
BUILDING CONFIGURATION				
	Upper Story Stepback, for flat roof, Above 25': Side Street and Side Interior (min)	10'	na	na
J	Street-Facing Courtyard Width (min)	15'	15'	15'
K	Street-Facing Courtyard Depth (min)	30'	30'	30'
	Garden Court Design Standards	See Sec. 6.3.5		
GROUND STORY ACTIVATION				
L	Pedestrian Access	Each dwelling unit shall have a ground story Entrance. At least two Entrances facing Primary Street and all others facing interior courtyard		

D. Row House (1 of 2)

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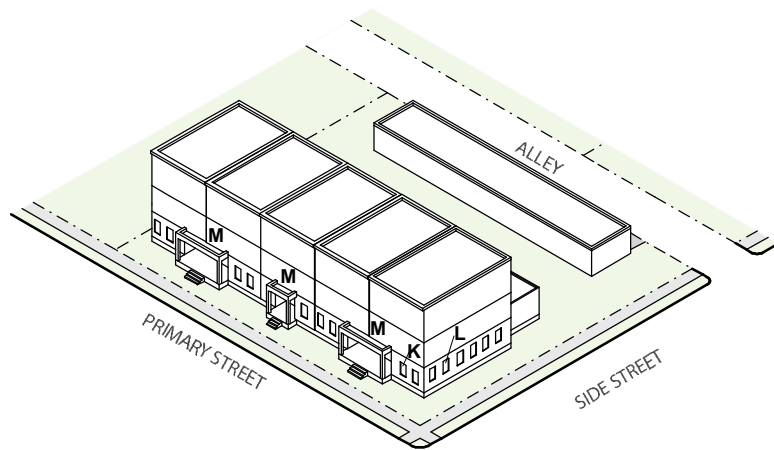
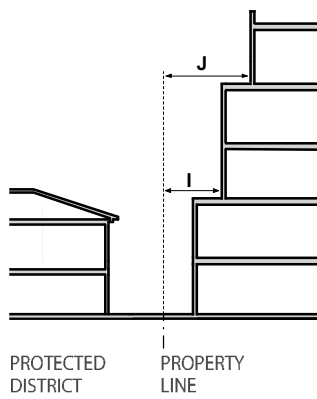
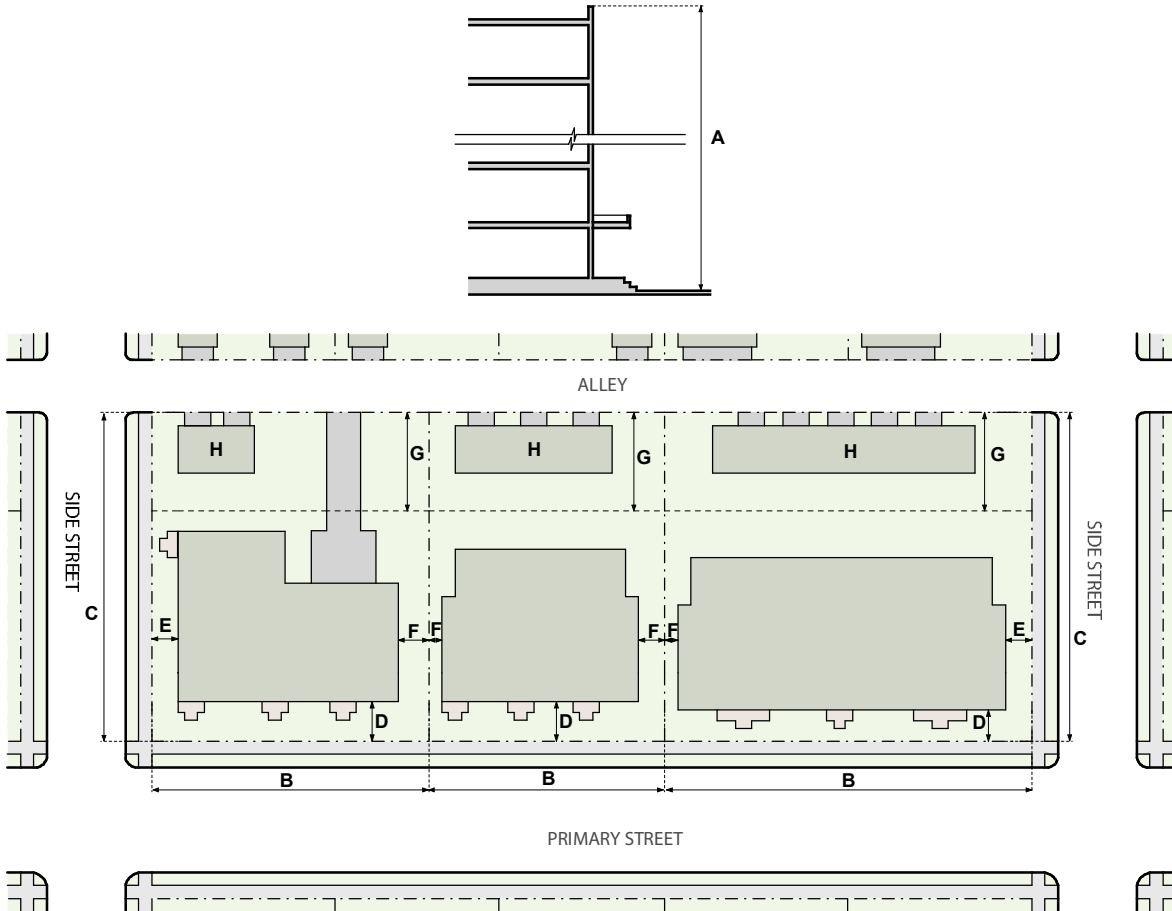


ROW HOUSE (1 OF 2)

HEIGHT		G-RH-3	G-MU-3; G-RO-3	G-MU-5	G-RO-5	G-MU-8, -12, -20
A	Stories (max)	3	3	5	5	5
A	Feet (max)	see below	40'	65'	65'	65'
A	Feet, front 80% of lot depth (max)*	30'*	na	na	na	na
	Feet, rear 20% of lot depth (max)	19'	na	na	na	na
B	Side Wall Height (max)	25'	na	na	na	na
*1' for every 5' increase in lot width over 50' up to a maximum height of 35'						
SITING		G-RH-3	G-MU-3; G-RO-3	G-MU-5	G-RO-5	G-MU-8, -12, -20
ZONE LOT						
	Zone Lot Size (min)	6,000 ft ²	6,000 ft ²	6,000 ft ²	6,000 ft ²	6,000 ft ²
	Zone Lot Width (min)	50'	50'	50'	50'	50'
	Dwelling Units per Primary Structure (min)	3	3	na	na	na
REQUIRED BUILD-TO						
C	Primary Street (min % within min/max)	na	60% 10'/20'	60% 10'/20'	60% 10'/20'	60% 10'/20'
SETBACKS						
	Primary Street, block sensitive setback required	yes	yes	na	na	na
D	Primary Street, where block sensitive setback does not apply (min)	20'	10'	10'	10'	10'
E	Side Street (min)	5'	5'	5'	5'	5'
F	Side Interior (min)	5'	7.5'	7.5'	7.5'	7.5'
	Side Interior, adjacent to Protected District (min)	10'	10'	10'	10'	10'
G	Rear, alley/no alley (min)	10'/20'	10'/20'	10'/20'	10'/20'	10'/20'
PARKING						
	Surface Parking between building and Primary Street/Side Street	Not Allowed/Allowed				
	Surface Parking Setback	See Sec. 6.3.7.4				
	Vehicle Access	From alley; or Street access allowed when no alley present See Sec. 6.3.7.5 for exceptions				
ACCESSORY STRUCTURES						
H	Detached Accessory Structures	see Sec. 6.3.4				
DESIGN ELEMENTS		G-RH-3	G-MU-3; G-RO-3	G-MU-5	G-RO-5	G-MU-8, -12, -20
BUILDING CONFIGURATION						
I	Upper Story Stepback, for flat roof, Above 25', Side Street and Side Interior	10'	na	na	na	na
	Street-facing Garage Door Width per Primary Structure (max)	20'	20'	20'	20'	20'
J	Upper Story Setback Above 40', Side Interior (min)	na	na	15'	na	na
	Upper Story Setback Above 51', Side Interior (min)	na	na	na	15'	15'
K	Upper Story Setback Above 27', adjacent to Protected District: Side Interior (min)	na	25'	25'	25'	25'
L	Upper Story Setback Above 51', adjacent to Protected District: Side Interior (min)	na	na	40'	40'	40'
	Upper Story Setback Above 40', adjacent to Protected District: Rear, alley/Rear, no alley (min)	na	30'/40'	30'/40'	30'/40'	30'/40'
GROUND STORY ACTIVATION						
M	Transparency, Primary Street (min)	na	25%	25%	25%	25%
N	Transparency, Side Street (min)	na	25%	25%	25%	25%
O	Pedestrian Access	Each unit shall have a street-facing Entrance				

E. Row House (2 of 2)

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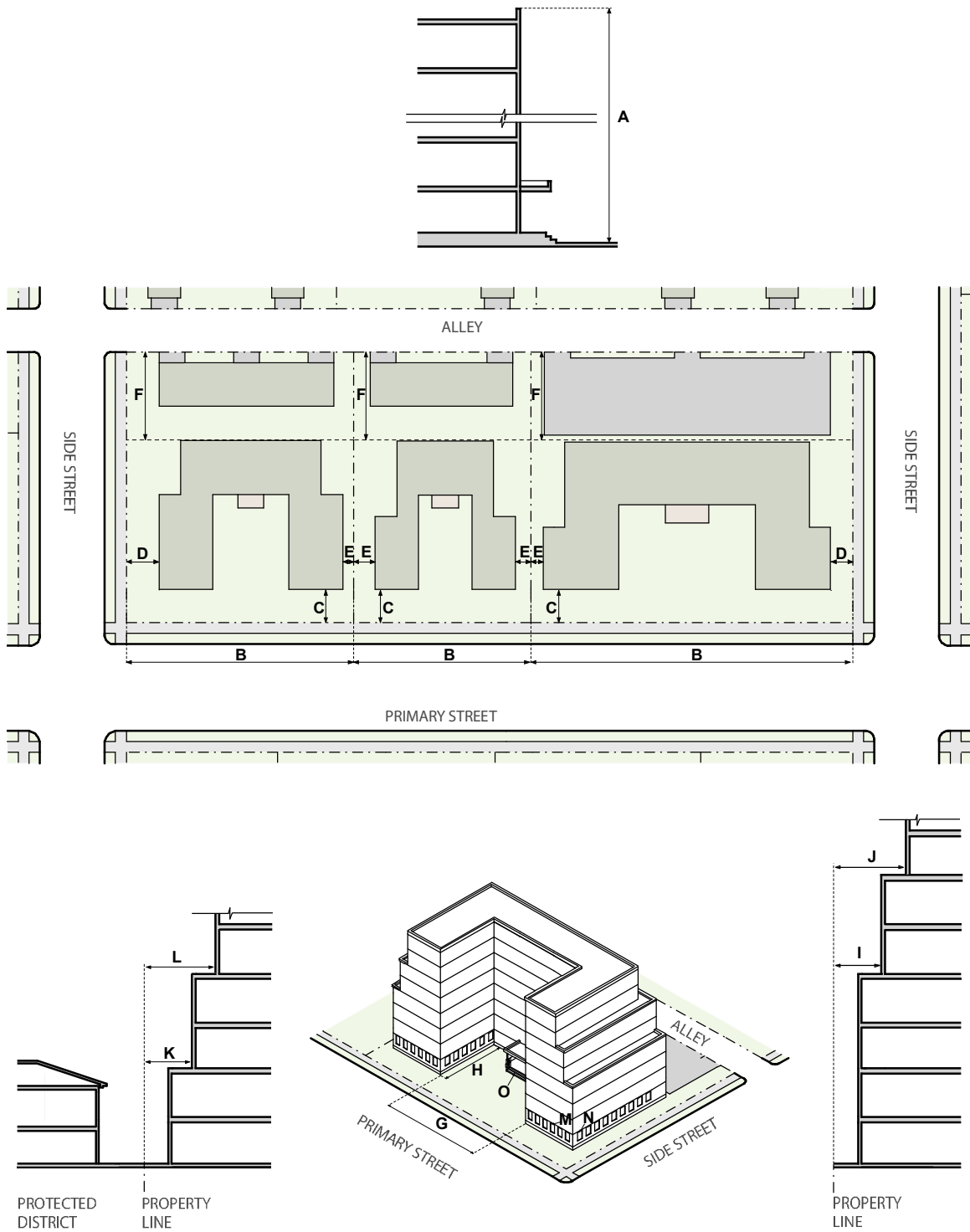


ROW HOUSE (2 OF 2)

HEIGHT		G-MX-3	G-RX-5	G-MS-3	G-MS-5
A	Stories (max)	3	5	3	5
A	Feet (min/max)	na/45'	na/70'	na/45'	24'/ 70'
SITING		G-MX-3	G-RX-5	G-MS-3	G-MS-5
ZONE LOT					
	Use Restrictions	na	Second Story and Above: Residential Only	Ground Story within required build-to portion must have at least one primary use, other than parking of vehicles	
REQUIRED BUILD-TO					
B	Primary Street (min % within min/max)	70% 0'/15'	70% 0'/15'	75% 0'/5' If Residential Only: 75% 0'/10'	
C	Side Street (min % within min/max)	na	na	25% 0'/5' If Residential Only: 25% 0'/10'	
SETBACKS					
D	Primary Street (min)	0'	0'	0'	0'
E	Side Street (min)	0'	0'	0'	0'
F	Side Interior (min)	0'	0'	0'	0'
	Side Interior, adjacent to Protected District (min)	10'	10'	10'	10'
G	Rear, (min)	0'	0'	0'	0'
	Rear, adjacent to Protected District, alley/no alley (min)	0'/10'	0'/10'	0'/10'	0'/10'
PARKING					
	Surface Parking between building and Primary Street/Side Street	Not Allowed/ Allowed	Not Allowed/ Not Allowed	Not Allowed/Not Allowed	
	Vehicle Access	From alley; or Street access allowed when no alley present See Sec. 6.3.7.5 for exceptions			
ACCESSORY STRUCTURES					
H	Detached Accessory Structures Allowed	see Sec. 6.3.4			
DESIGN ELEMENTS		G-MX-3	G-RX-5	G-MS-3	G-MS-5
BUILDING CONFIGURATION					
	Street-facing Garage Door Width per Primary Structure (max)	20'	20'	20'	20'
I	Upper Story Setback Above 27', adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	15'/25'	20'/25'	15'/25'	20'/25'
J	Upper Story Setback Above 51', adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	na	35'/40'	na	35'/40'
GROUND STORY ACTIVATION					
K	Transparency, Primary Street (min)	30%	30%	60%; If Residential Only: 40%	
L	Transparency, Side Street (min)	25%	25%	25%	25%
M	Pedestrian Access	Each unit shall have a street-facing Entrance			

F. Courtyard Apartment (1 of 2)

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COURTYARD APARTMENT (1 OF 2)

	HEIGHT					
	G-MU-3 G-RO-3	G-MU-5	G-RO-5	G-MU-8	G-MU-12	G-MU-20
A Stories (max)	3	5	5	8	12	20
A Feet (max)	40'	65'	65'	100'	140'	230'
Feet, within 175' of Protected District (max)	na	na	na	75'	75'	75'

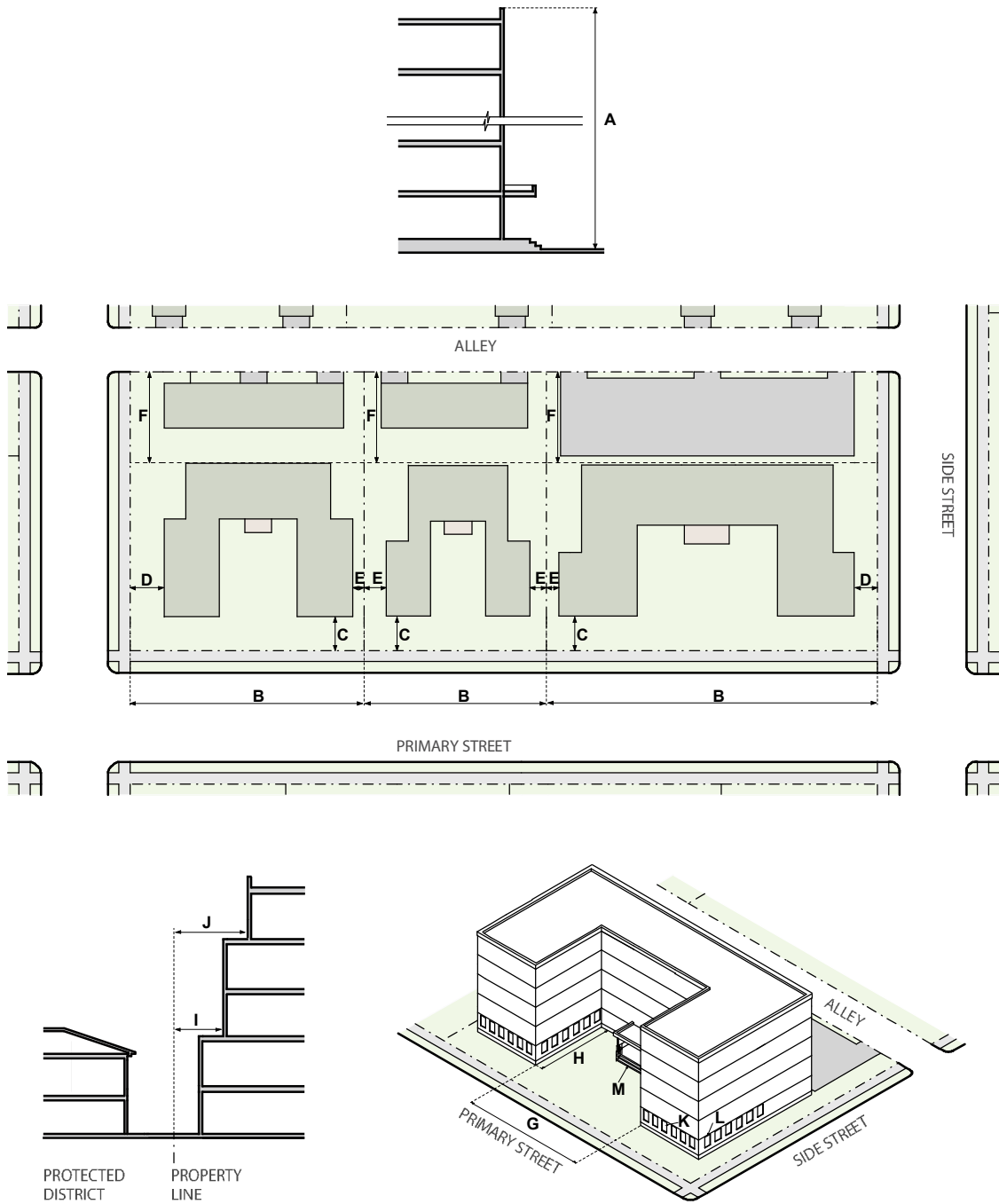
	SITING					
	G-MU-3 G-RO-3	G-MU-5	G-RO-5	G-MU-8	G-MU-12	G-MU-20
ZONE LOT						
Zone Lot Size (min)	6,000 ft ²	6,000 ft ²	6,000 ft ²	6,000 ft ²	6,000 ft ²	6,000 ft ²
Zone Lot Width (min)	50'	50'	50'	50'	50'	50'
REQUIRED BUILD-TO						
B Primary Street (min % within min/max)*	60% 5'/20'	60% 5'/20'	60% 5'/20'	60% 5'/20'	60% 5'/20'	60% 5'/20'
SETBACKS						
Primary Street, block sensitive setback required	yes	na	na	na	na	na
C Primary Street, where block sensitive does not apply (min)	5'	5'	5'	5'	5'	5'
D Side Street (min)	5'	5'	5'	5'	5'	5'
E Side Interior (min)	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'
Side Interior, adjacent to Protected District (min)	10'	10'	10'	10'	10'	10'
F Rear, alley/no alley (min)	10'/20'	10'/20'	10'/20'	10'/20'	10'/20'	10'/20'
PARKING						
Surface Parking between building and Primary Street/Side Street	Not Allowed/Allowed					
Surface Parking Setback	See Sec. 6.3.7.4					
Vehicle Access	Shall be determined as part of Site Development Plan Review					

	DESIGN ELEMENTS					
	G-MU-3 G-RO-3	G-MU-5	G-RO-5	G-MU-8	G-MU-12	G-MU-20
BUILDING CONFIGURATION						
Street-facing Garage Door Width per Primary Structure (max)	20'	20'	20'	20'	20'	20'
G Street-Facing Courtyard Width (min)*	15'	15'	15'	15'	15'	15'
H Street-Facing Courtyard Depth (min)	30'	30'	30'	30'	30'	30'
Courtyard Design Standards	See Sec. 6.3.5					
I Upper Story Setback Above 40'; Side Interior (min)	na	15'	na	na	na	na
Upper Story Setback Above 51'; Side Interior (min)	na	na	15'	15'	15'	15'
J Upper Story Setback Above 75'; Rear, alley/Rear, no alley and Side Interior (min)	na	na	na	20'/30'	20'/30'	20'/30'
K Upper Story Setback Above 27'; adjacent to Protected District: Side Interior (min)	25'	25'	25'	25'	25'	25'
L Upper Story Setback Above 51'; adjacent to Protected District: Side Interior (min)	na	40'	40'	40'	40'	40'
Upper Story Setback Above 40'; adjacent to Protected District: Rear, alley/Rear, no alley (min)	na	30'/40'	30'/40'	30'/40'	30'/40'	30'/40'
GROUND STORY ACTIVATION						
M Transparency, Primary Street (min)	30%	30%	30%	30%	30%	30%
N Transparency, Side Street (min)	25%	25%	25%	25%	25%	25%
O Pedestrian Access, Primary Street	Entrance					

*Courtyard Width counts toward the required Build-To

G. Courtyard Apartment (2 of 2)

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COURTYARD APARTMENT (2 OF 2)

HEIGHT		G-MX-3	G-RX-5
A	Stories (max)	3	5
A	Feet (max)	40'	70'

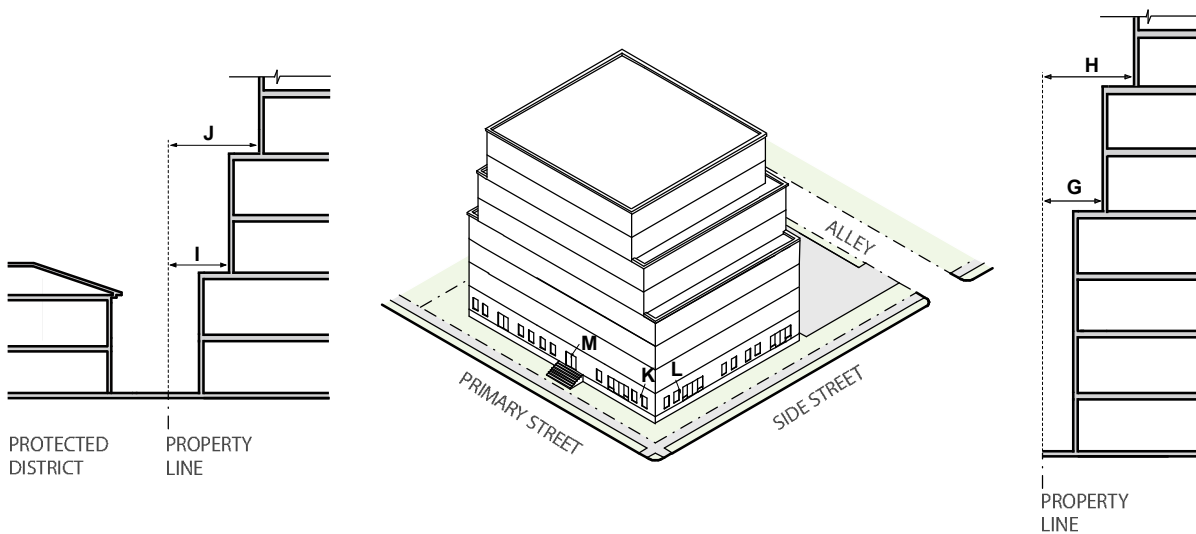
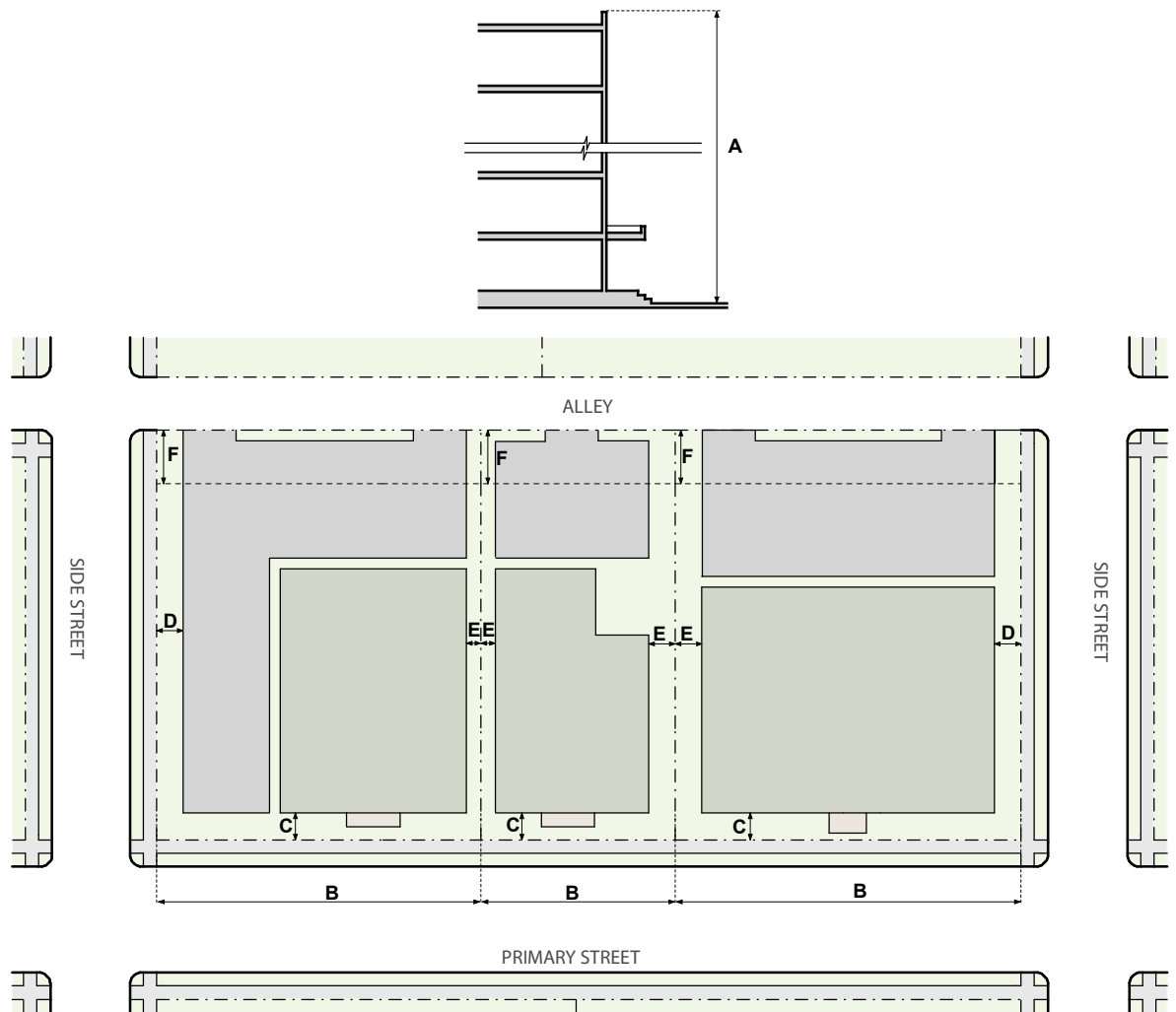
SITING		G-MX-3	G-RX-5
REQUIRED BUILD-TO			
B	Primary Street (min % within min/max)*	70% 0'/10'	70% 0'/10'
SETBACKS			
C	Primary Street (min)	0'	0'
D	Side Street (min)	0'	0'
E	Side Interior (min)	0'	0'
	Side Interior, adjacent to Protected District (min)	10'	10'
F	Rear, alley/no alley (min)	0'	0'
	Rear, adjacent to Protected District, alley/no alley (min)	0'/10'	0'/10'
PARKING			
	Surface Parking between building and Primary Street/Side Street	Not Allowed/Allowed	Not Allowed/Not Allowed
	Vehicle Access	Shall be determined as part of Site Development Plan Review	

DESIGN ELEMENTS		G-MX-3	G-RX-5
BUILDING CONFIGURATION			
	Street-facing Garage Door Width per Primary Structure (max)	20'	20'
G	Street-Facing Courtyard Width, (min)*	15'	15'
H	Street-Facing Courtyard Depth, (min)	30'	30'
	Courtyard Design Standards	See Sec. 6.3.5	
I	Upper Story Setback Above 27', adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	15'/25'	20'/25'
J	Upper Story Setback Above 51', adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	na	35'/40'
GROUND STORY ACTIVATION			
K	Transparency, Primary Street (min)	40% If Residential Only: 30%	40% If Residential Only: 30%
L	Transparency, Side Street (min)	25%	25%
M	Pedestrian Access, Primary Street	Entrance	

*Courtyard Width counts toward the required Build-To

H. Apartment (1 of 2)

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APARTMENT (1 OF 2)

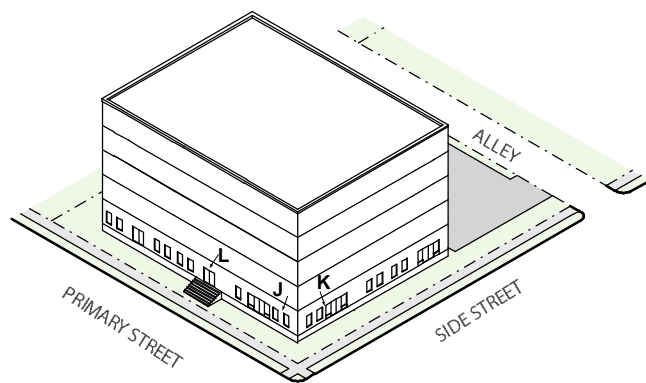
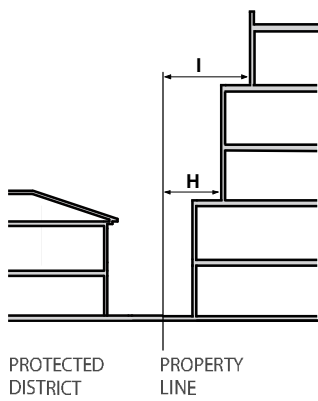
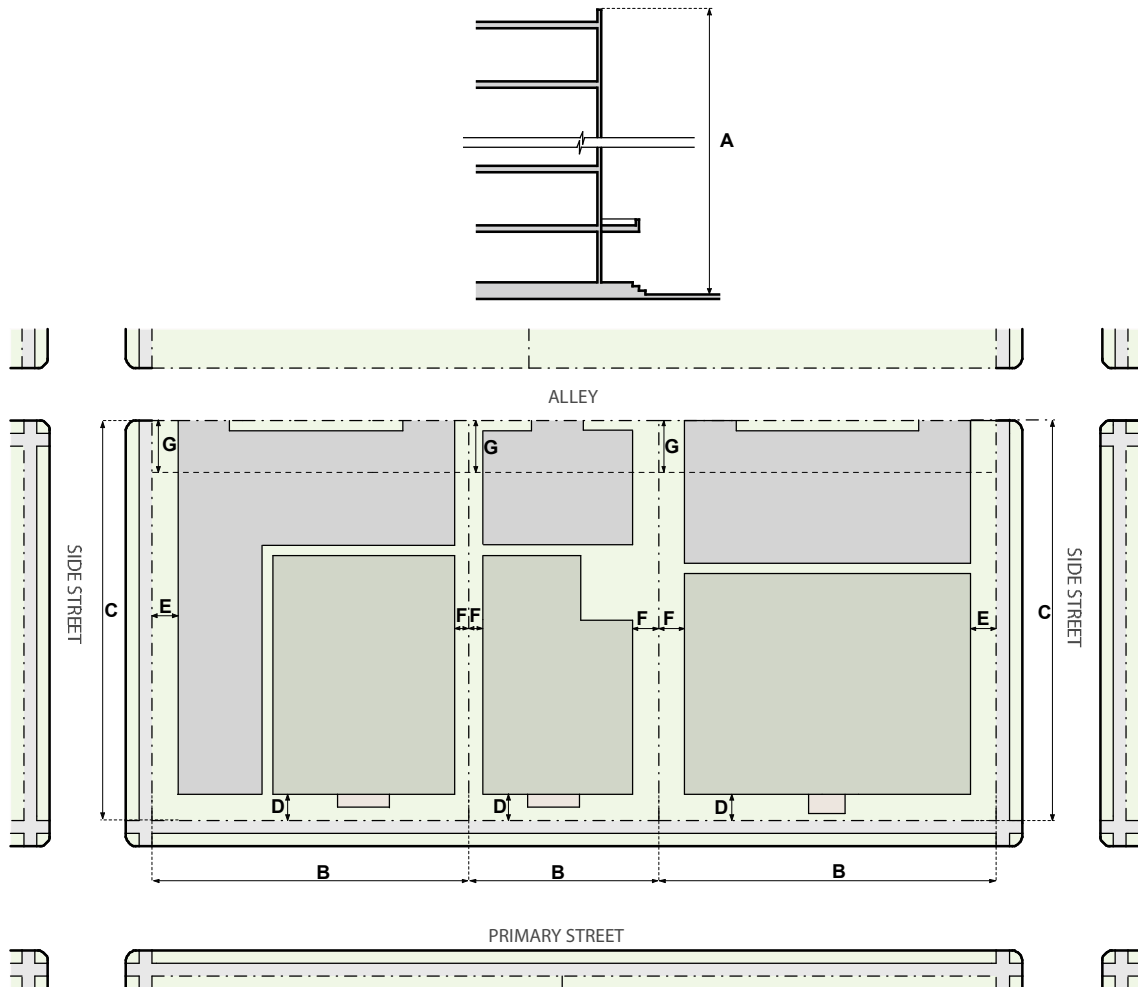
	G-RO-3					
	G-MU-3	G-MU-5	G-RO-5	G-MU-8	G-MU-12	G-MU-20
HEIGHT						
A Stories (max)	3	5	5	8	12	20
A Feet (max)	40'	65'	65'	100'	140'	230'
Feet, within 175' of Protected District (max)	na	na	na	75'	75'	75'

	G-RO-3					
	G-MU-3	G-MU-5	G-RO-5	G-MU-8	G-MU-12	G-MU-20
SITING						
ZONE LOT						
Zone Lot Size (min)	6,000 ft ²	6,000 ft ²	6,000 ft ²	6,000 ft ²	6,000 ft ²	6,000 ft ²
Zone Lot Width (min)	50'	50'	50'	50'	50'	50'
REQUIRED BUILD-TO						
B Primary Street (min % within min/max)	60% 10'/20'	60% 10'/20'	60% 10'/20'	60% 10'/20'	60% 10'/20'	60% 10'/20'
SETBACKS						
Primary Street, block sensitive setback required (see Article 13)	yes	na	na	na	na	na
C Primary Street, where block sensitive does not apply (min)	10'	10'	10'	10'	10'	10'
D Side Street (min)	5'	5'	5'	5'	5'	5'
E Side Interior (min)	7.5'	7.5'	7.5'	7.5'	7.5'	7.5'
Side Interior, adjacent to Protected District (min)	10'	10'	10'	10'	10'	10'
F Rear, alley/no alley (min)	10'/20'	10'/20'	10'/20'	10'/20'	10'/20'	10'/20'
PARKING						
Surface Parking between building and Primary Street/Side Street	Not Allowed/Allowed					
Surface Parking Setback	See Sec. 6.3.7.4					
Vehicle Access	Shall be determined as part of Site Development Plan Review					

	G-RO-3					
	G-MU-3	G-MU-5	G-RO-5	G-MU-8	G-MU-12	G-MU-20
DESIGN ELEMENTS						
BUILDING CONFIGURATION						
Street-facing Garage Door Width per Primary Structure (max)	20'	20'	20'	20'	20'	20'
Upper Story Setback Above 40', Side Interior (min)	na	15'	na	na	na	na
G Upper Story Setback Above 51', Side Interior (min)	na	na	15'	15'	15'	15'
H Upper Story Setback Above 75', Rear, alley/Rear, no alley and Side Interior (min)	na	na	na	20'/30'	20'/30'	20'/30'
I Upper Story Setback Above 27', adjacent to Protected District: Side Interior (min)	25'	25'	25'	25'	25'	25'
J Upper Story Setback Above 51', adjacent to Protected District: Side Interior (min)	na	40'	40'	40'	40'	40'
Upper Story Setback Above 40', adjacent to Protected District: Rear, alley/Rear, no alley (min)	na	30'/40'	30'/40'	30'/40'	30'/40'	30'/40'
GROUND STORY ACTIVATION						
K Transparency, Primary Street (min)	30%	30%	30%	30%	30%	30%
L Transparency, Side Street (min)	25%	25%	25%	25%	25%	25%
M Pedestrian Access, Primary Street	Entrance					

I. Apartment (2 of 2)

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APARTMENT (2 OF 2)

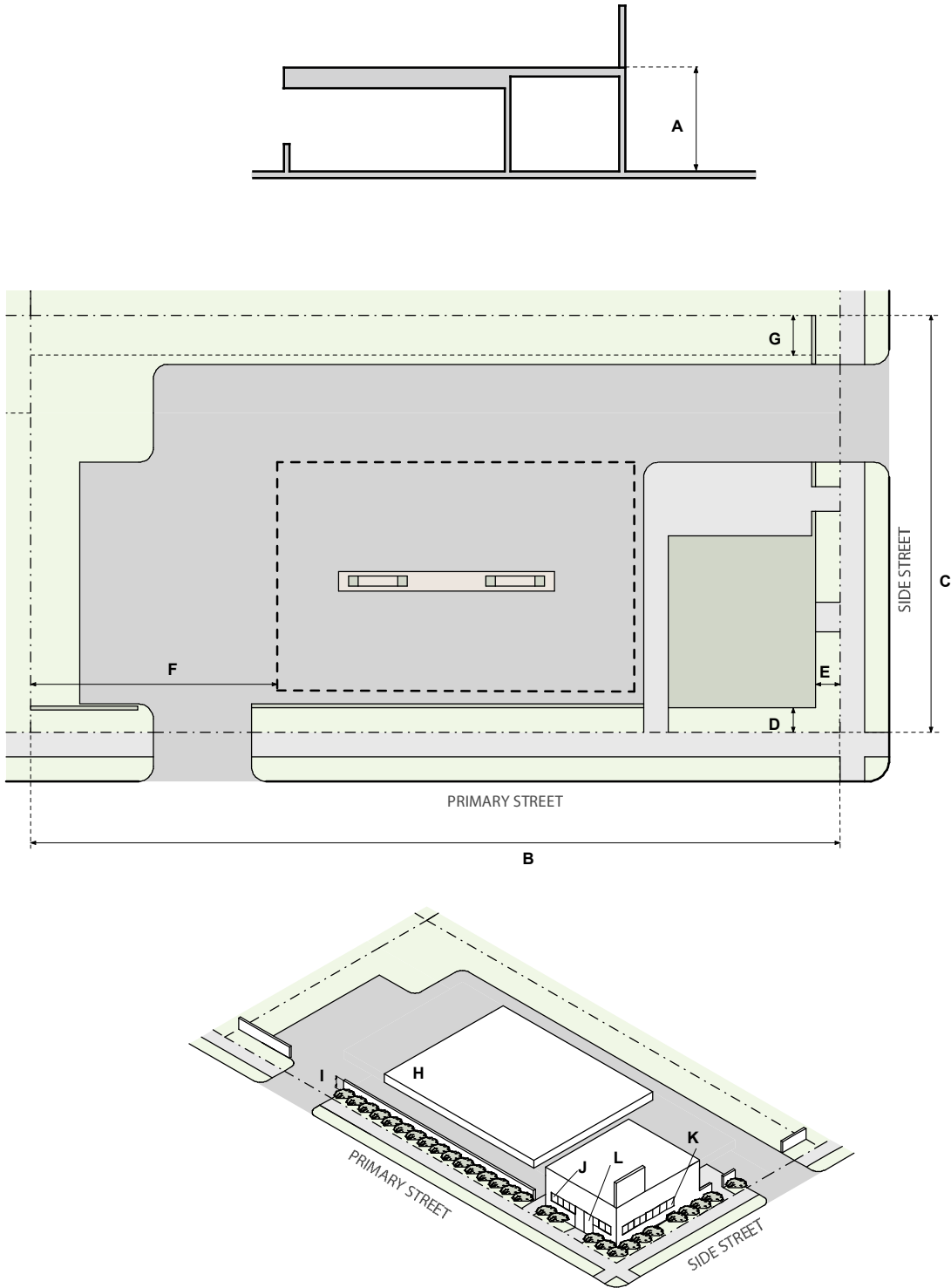
HEIGHT		G-MX-3	G-RX-5	G-MS-3	G-MS-5
A	Stories (max)	3	5	3	5
A	Feet (min/max)	na/45'	na/70'	na/45'	24'/70'

SITING		G-MX-3	G-RX-5	G-MS-3	G-MS-5
ZONE LOT					
Use Restrictions		Residential Only; G-MS: Ground Story within required build-to portion must have at least one primary use, other than parking of vehicles			
REQUIRED BUILD-TO					
B	Primary Street (min % within min/max)	70% 0'/10'	70% 0'/10'	75% 0'/10'	75% 0'/10'
C	Side Street (min % within min/max)	na	na	25% 0'/10'	25% 0'/10'
SETBACKS					
D	Primary Street (min)	0'	0'	0'	0'
E	Side Street (min)	0'	0'	0'	0'
F	Side Interior (min)	0'	0'	0'	0'
	Side Interior, adjacent to Protected District (min)	10'	10'	10'	10'
G	Rear (min)	0'	0'	0'	0'
	Rear, adjacent to Protected District, alley/no alley (min)	0'/10'	0'/10'	0'/10'	0'/10'
PARKING					
	Surface Parking between building and Primary Street/Side Street	Not Allowed/Allowed	Not Allowed/Not Allowed	MS: Not Allowed/Not Allowed	
	Vehicle Access	Shall be determined as part of Site Development Plan Review			

DESIGN ELEMENTS		G-MX-3	G-RX-5	G-MS-3	G-MS-5
BUILDING CONFIGURATION					
	Street-facing Garage Door Width per Primary Structure (max)	20'	20'	20'	20'
H	Upper Story Setback Above 27'; adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	15'/25'	20'/25'	15'/25'	20'/25'
I	Upper Story Setback Above 51'; adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	na	35'/40'	na	35'/40'
GROUND STORY ACTIVATION					
J	Transparency, Primary Street (min)	30%	30%	40%	40%
K	Transparency, Side Street (min)	25%	25%	25%	25%
L	Pedestrian Access, Primary Street	Entrance			

J. Drive Thru Services

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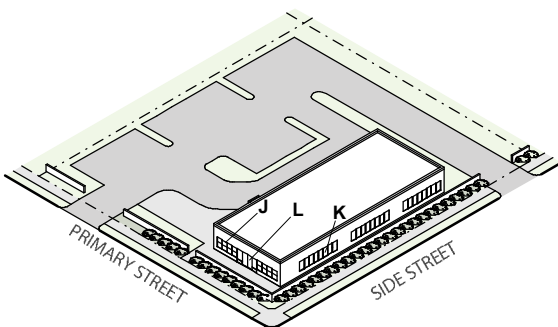
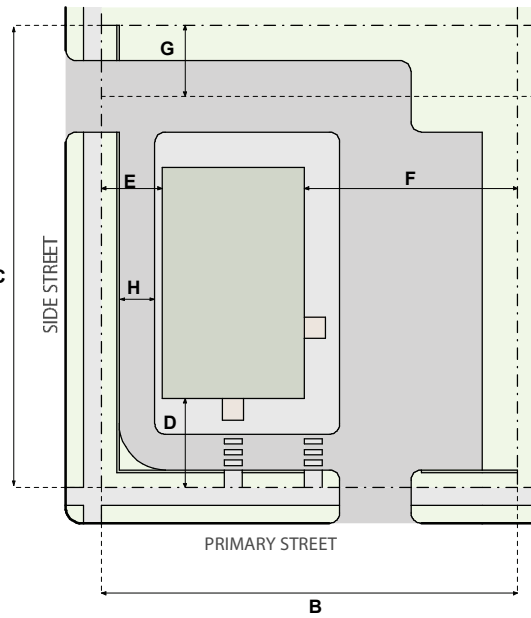
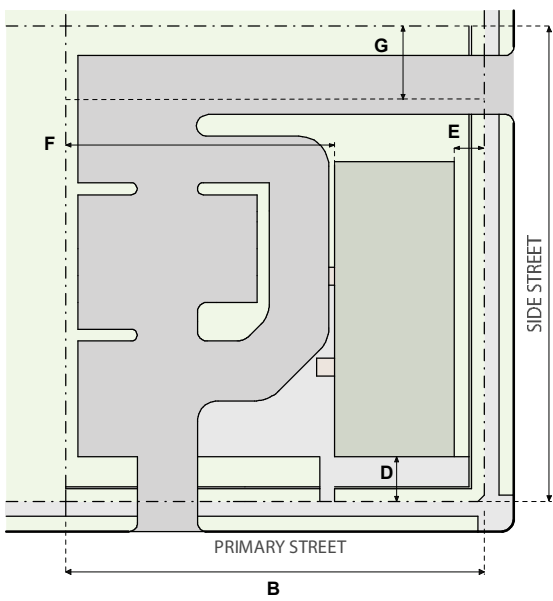
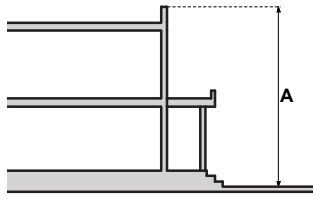


DRIVE THRU SERVICES

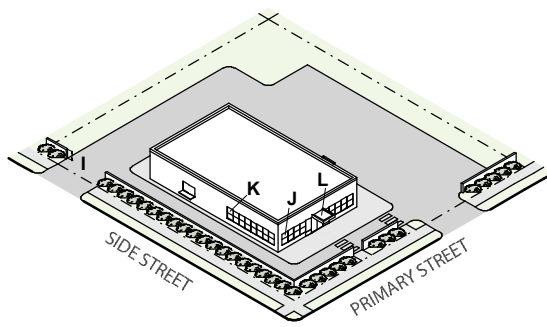
HEIGHT		G-MX-3	G-MS-3, -5
A	Stories (max)	3	3
A	Feet (max)	45'	45'
SITING		G-MX-3	G-MS-3, -5
ZONE LOT			
Use Restrictions		Automobile Services, Light and/or Primary Use with Accessory Drive Thru Uses, excluding Eating/Drinking Establishments	
REQUIRED BUILD-TO			
B	Primary Street (min % within min/max)*	50% 0'/15'	50% 0'/15'
C	Side Street (min % within min/max)*	50% 0'/15'	50% 0'/15'
SETBACKS			
D	Primary Street (min)	0'	0'
E	Side Street (min)	0'	0'
F	Side Interior (min)	0'	0'
	Side Interior, adjacent to Protected District (min)	10'	10'
G	Rear (min)	0'	0'
	Rear, adjacent to Protected District, alley/no alley (min)	0'/10'	0'/10'
PARKING			
Surface Parking between building and Primary Street/Side Street		Not Allowed/Allowed	Not Allowed/Not Allowed
Vehicle Access		Shall be determined as part of Site Development Plan Review	
DESIGN ELEMENTS		G-MX-3	G-MS-3, -5
BUILDING CONFIGURATION			
H	*Canopy	Building shall be used to meet a portion of the Primary or Side Street Build-To. Canopy may be used to meet a portion of the Primary or Side Street Build-To	Building shall be used to meet a portion of the Primary and Side Street Build-To. Canopy may be used to meet a portion of the Primary and Side Street Build-To
I	Screening Required	Garden Wall required within 0'/15' for 100% of the Primary and Side Street frontage, excluding access points and portions of building within 0'/15', following the standards of Article 10, Section 10.5.4.3	
	Upper Story Setback Above 27', adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	15'/25'	15'/25'
GROUND STORY ACTIVATION			
J	Transparency, Primary Street (min)	40%	60%
K	Transparency, Side Street (min)	25%	25%
L	Pedestrian Access, Primary Street	Entrance	Entrance

K. Drive Thru Restaurant

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OPTION - A



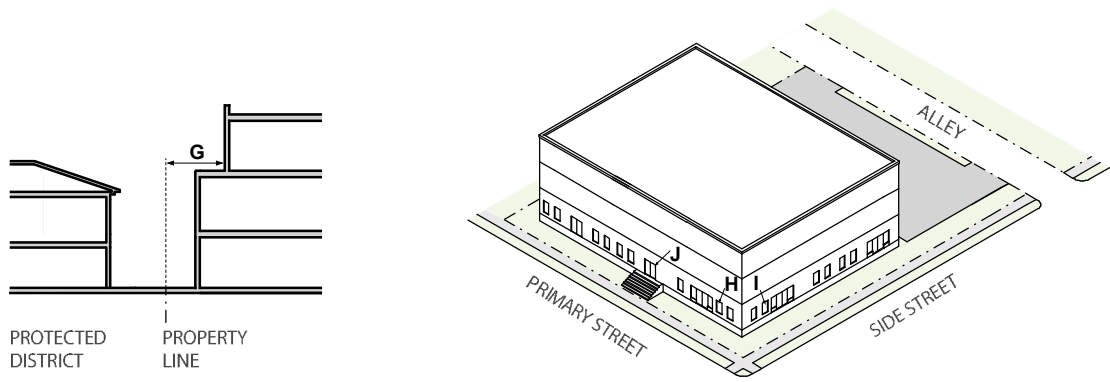
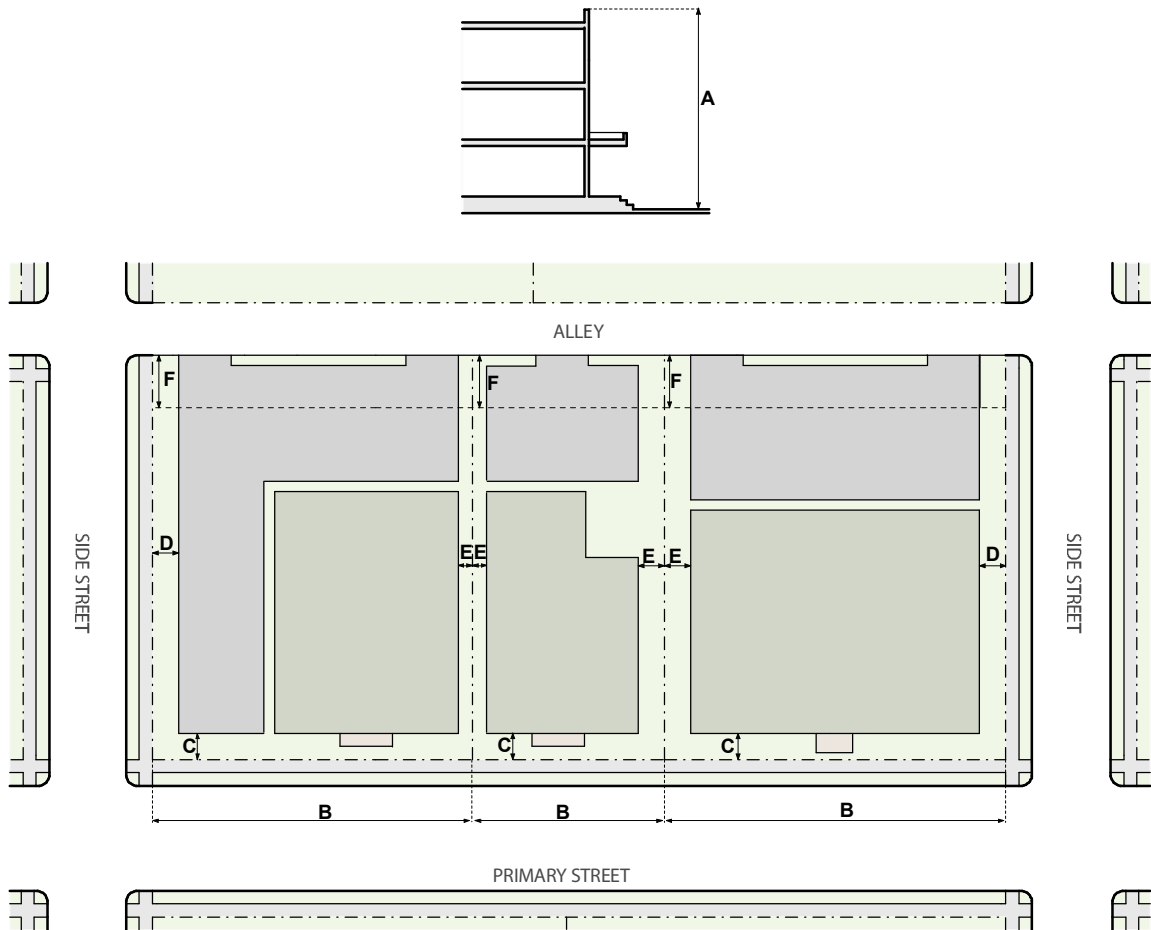
OPTION - B

DRIVE THRU RESTAURANT

HEIGHT		All G-MX, G-MS		
A	Stories (max)	3		
A	Feet (min/max)	45'		
SITING		All G-MS Option A	All G-MX Option A	All G-MX Option B
ZONE LOT				
Use Restrictions		Eating/Drinking Establishment Primary Use with Accessory Drive Thru Use Only		
REQUIRED BUILD-TO				
B	Primary Street (min % within min/max)	Corner Lots: 50% 0'/5' All other: 75% 0'/5'	Corner Lots: 50% 0'/10' All other: 70% 0'/10'	Corner Lots: 50% 0'/35' All other: 70% 0'/10'
C	Side Street (min % within min/max)	50% 0'/5'	50% 0'/10'	50% 0'/18'
SETBACKS				
D	Primary Street (min)	0'	0'	0'
E	Side Street (min)	0'	0'	0'
F	Side Interior (min)	0'	0'	0'
	Side Interior, adjacent to Protected District (min)	10'	10'	10'
G	Rear (min)	0'	0'	0'
	Rear, adjacent to Protected District, alley/no alley (min)	0'/10'	0'/10'	0'/10'
PARKING				
	Surface Parking between building and Primary Street/Side Street	Not Allowed/Not Allowed	Not Allowed/Not Allowed	Not Allowed/Not Allowed
	Drive Thru Lane between building and Primary Street/Side Street	Not Allowed/Not Allowed	Not Allowed/Not Allowed	Allowed/Allowed
H	Drive Thru Lane Width (max)	na	na	12'
I	Drive Thru Lane Screening Required	na	na	Garden Wall, following the standards of Article 10, Section 10.5.4.3
Vehicle Access		Shall be determined as part of Site Development Plan Review		
DESIGN ELEMENTS		All G-MS	All G-MX Option A	All G-MX Option B
BUILDING CONFIGURATION				
	Upper Story Setback Above 27', adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	15'/25'	15'/25'	15'/25'
GROUND FLOOR ACTIVATION				
J	Transparency, Primary Street (min)	60%	40%	40%
K	Transparency, Side Street (min)	25%	25%	25%
L	Pedestrian Access, Primary Street	Entrance	Entrance	Entrance and Pedestrian Connection

L. General

Not to Scale. Illustrative Only.



GENERAL

HEIGHT

G-MX-3

A	Stories (max)	3
A	Feet (max)	45'

SITING

G-MX-3

REQUIRED BUILD-TO

B	Primary Street (min % within min/max)	70% 0'/10'
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SETBACKS

C	Primary Street (min)	0'
D	Side Street (min)	0'
E	Side Interior (min)	0'
	Side Interior, adjacent to Protected District (min)	10'
F	Rear, alley and no alley (min)	0'
	Rear, adjacent to Protected District, alley/no alley (min)	0'/10'

PARKING

	Surface Parking between building and Primary Street/Side Street	Not Allowed/Allowed
	Vehicle Access	Shall be determined as part of Site Development Plan Review

DESIGN ELEMENTS

G-MX-3

BUILDING CONFIGURATION

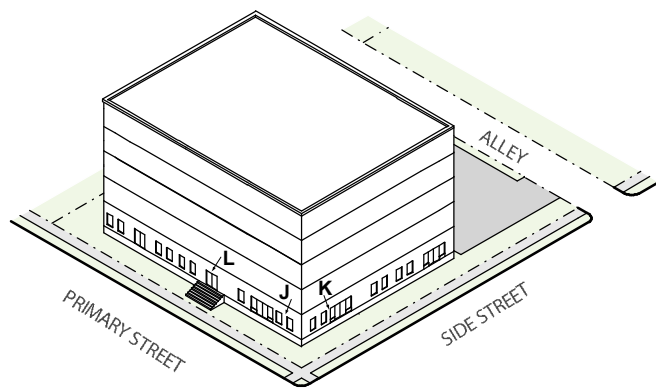
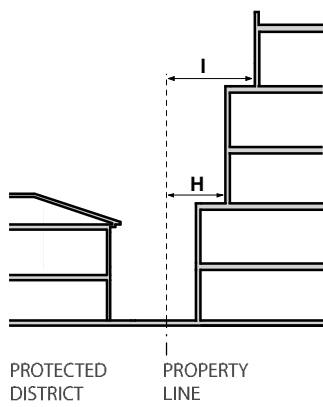
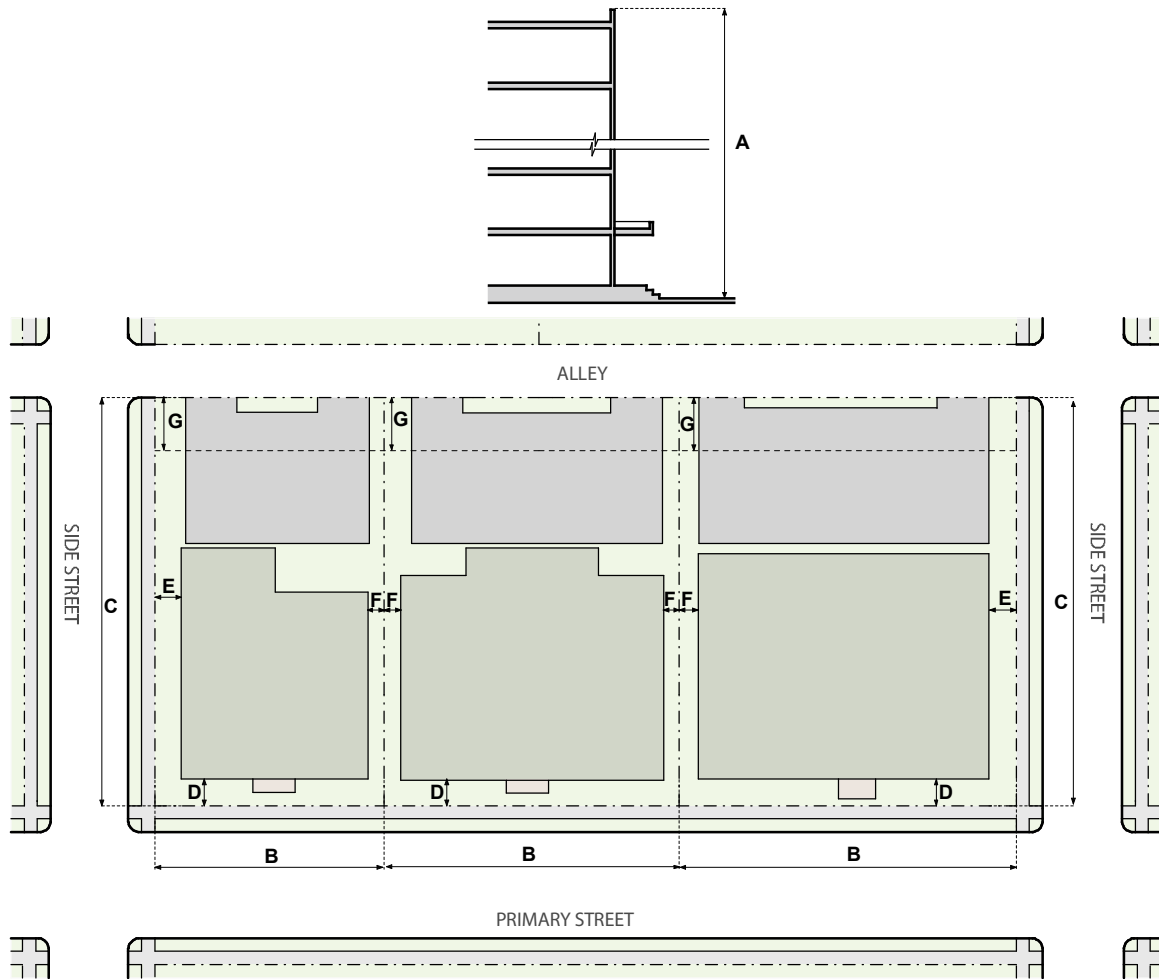
G	Upper Story Setback Above 27', adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	15'/25'
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GROUND STORY ACTIVATION

H	Transparency, Primary Street (min)	40%
I	Transparency, Side Street (min)	25%
J	Pedestrian Access, Primary Street	Entrance

M. Shopfront

Not to Scale. Illustrative Only.



SHOPFRONT

HEIGHT		G-RX-5	G-MS-3	G-MS-5
A	Stories (max)	5	3	5
A	Feet (min/max)	na/70'	na/45'	24'/70'
SITING		G-RX-5	G-MS-3	G-MS-5
ZONE LOT				
Use Restrictions		Second Story and Above: Residential Only	Ground Story within required build-to portion must have at least one primary use, other than parking of vehicles	
REQUIRED BUILD-TO				
B	Primary Street (min % within min/max)	75% 0'/10'	75% 0'/5'	75% 0'/5'
C	Side Street (min % within min/max)	na	25% 0'/5'	25% 0'/5'
SETBACKS				
D	Primary Street (min)	0'	0'	0'
E	Side Street (min)	0'	0'	0'
F	Side Interior (min)	0'	0'	0'
	Side Interior, adjacent to Protected District (min)	10'	10'	10'
G	Rear (min)	0'	0'	0'
	Rear, adjacent to Protected District, alley/no alley (min)	0'/10'	0'/10'	0'/10'
PARKING				
Surface Parking between building and Primary Street/Side Street		Not Allowed/Not Allowed	Not Allowed/Not Allowed	
Vehicle Access		Shall be determined as part of Site Development Plan Review		
DESIGN ELEMENTS		G-RX-5	G-MS-3	G-MS-5
BUILDING CONFIGURATION				
H	Upper Story Setback Above 27', adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	20'/25'	15'/25'	20'/25'
I	Upper Story Setback Above 51', adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	35'/40'	na	35'/40'
GROUND STORY ACTIVATION				
J	Transparency, Primary Street (min)	60%	60%	60%
K	Transparency, Side Street (min)	25%	25%	25%
L	Pedestrian Access, Primary Street	Entrance	Entrance	Entrance

SECTION 6.3.4 DETACHED ACCESSORY BUILDING FORM STANDARDS

6.3.4.1 General Allowance - Compliance with Building Form Standards Required

Accessory structures shall comply with the provisions of this Section 6.3.4 and the permitted building form standards of the particular zone district in which the accessory structure is located. Accessory structures may be designed, erected, used, or occupied only by permitted accessory uses.

6.3.4.2 Accessory Structures Specifically Allowed

The following accessory structures are specifically allowed, subject to compliance with all applicable standards, including but not limited to all applicable building form standards stated in Articles 3 through 9 of this Code.

A. Detached Accessory Garage

B. Detached Accessory Dwelling Unit Building

C. Carports and Off-Street Parking Areas

D. Detached Utility Buildings

E. Playhouses, Patios, Cabanas, Pool Houses, Porches, Decks, and Gazebos

F. Fences, Walls and Retaining Walls

All accessory fences, walls and retaining walls shall comply with the fence and wall standards in Division 10.5, Landscaping, Fences, Walls and Screening, of this Code.

G. Gates and Guard Houses

H. Storm and Fallout Shelters

I. Radio and Television Receiving Antennas and Support Structures

Permitted accessory radio and television receiving antennas and support structures shall include satellite dishes less than 32 inches in diameter, and one amateur radio sending and receiving antenna and support structures provided for same.

J. Swimming Pools and Other Recreational and Play Facilities for the Use of Residents

K. Solar and Photo-Voltaic Energy Systems

L. Ground- or Roof-Mounted Solar Energy Collection Devices

1. Flush mounted solar panels may encroach any distance into a required setback space.
2. Flush mounted solar panels are exempt from application of any maximum building or structure height standard otherwise applicable in the subject zone district.

M. Non-Commercial Barbecues, Outside Fireplaces, Eating Areas

6.3.4.3 Accessory Structures Not Specifically Listed as Allowed

- A. The Zoning Administrator shall determine and impose limitations on accessory structures not otherwise listed as allowed in an applicable Use Table in Articles 3 through 9, or not otherwise covered by the standards in this Section 6.3.4.
- B. All such determinations shall be reviewed according to the procedures and review criteria stated in Section 12.4.6, Code Interpretation & Determination of Unlisted Uses. In addition to the criteria stated in Section 12.4.6, the Zoning Administrator shall determine whether a proposed accessory structure is common and customary to the primary structure on the zone lot or to a specific use by right, and if the structure is incidental to the primary structure(s) on the zone lot or to a specific use by right.

- C. The Zoning Administrator may impose limitations on the proposed accessory structure, which shall be uniform throughout the zone district, and taking into consideration the size of the accessory structure, the total number of structures on the zone lot, and the effect on adjacent property.
- D. Matters that may be regulated according to this Section shall include, but shall not be limited to, the size, area and number of structures accessory to a use by right, except as specifically permitted or excluded by Articles 3 through 9, or by this Section 6.3.4.

6.3.4.4 Additional Standards for Detached Accessory Structures in All Zone Districts

A. Gross Floor Area:

If an accessory use is operated partially or entirely in one or more detached accessory structures, the gross floor area of such detached accessory structures shall not exceed 10 percent of the area of the zone lot; provided, however, that this limitation shall not apply to detached accessory structures with vehicle access doors.

B. Building Coverage:

All detached accessory structures on a zone lot, together with the primary structure(s) on such zone lot, shall not exceed any maximum building coverage standard (taking into account any permitted exemptions) applicable in the subject zone district for a particular primary building form (e.g., the suburban house, urban house, and duplex building forms are all subject to a maximum building coverage standard).

C. Permitted Number

In a Residential Zone District, the number of detached accessory structures with vehicle access doors on a single zone lot shall not exceed one per dwelling unit. Any number of other types of detached accessory structures may be located on the same zone lot, subject to the limits in subsections 6.3.4.4.A and B above.

6.3.4.5 Additional Standards for Detached Structures Accessory to Single Unit Dwellings

A. Required Building Materials

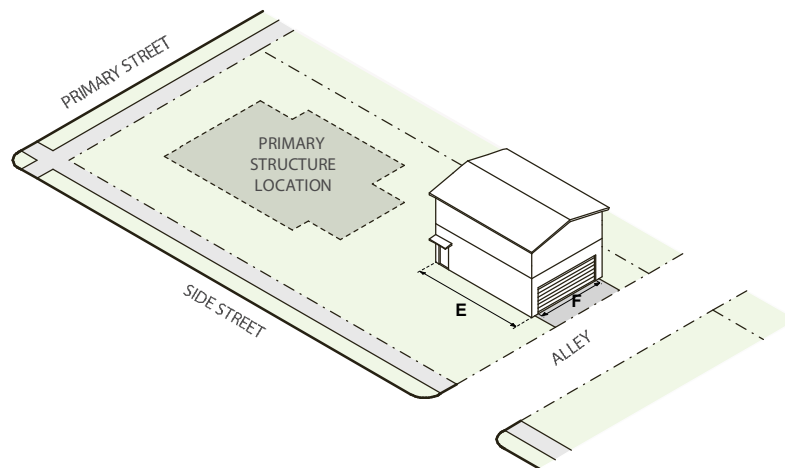
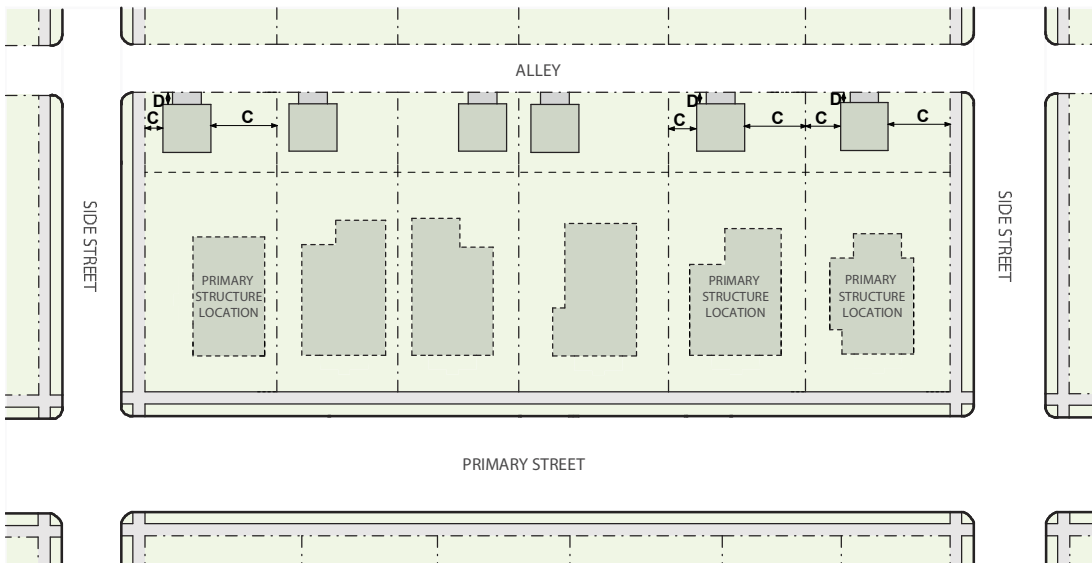
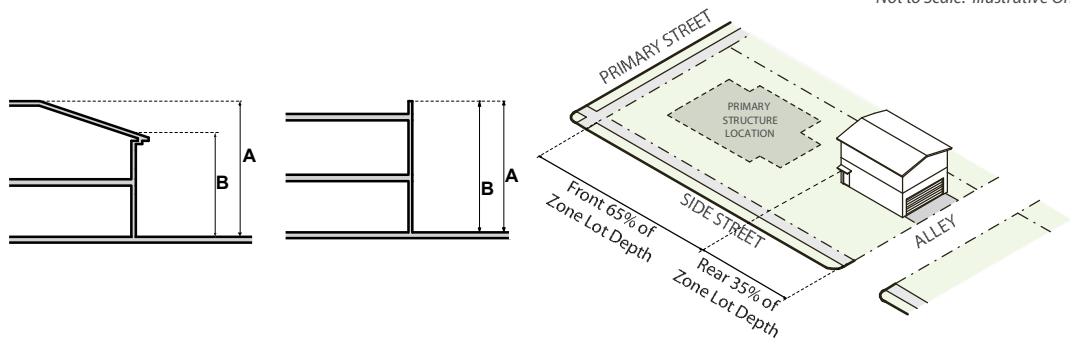
All detached structures accessory to primary single unit dwelling use shall be constructed of materials that are (1) compatible with the materials employed on the primary building, (2) durable, and (3) are not constructed from salvage doors, or other similar materials as designated by the Zoning Administrator.

B. Access and Contiguity

Except when used for a permitted accessory dwelling unit, any residential floor area contained within a second story located above an attached accessory structure shall be contiguous to and accessed only through other residential floor area contained within the principal residential structure.

C. Detached Accessory Dwelling Unit

Not to Scale. Illustrative Only.



DETACHED ACCESSORY DWELLING UNIT

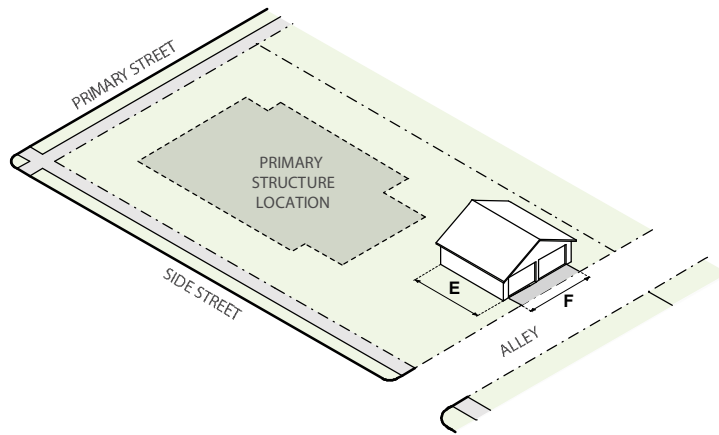
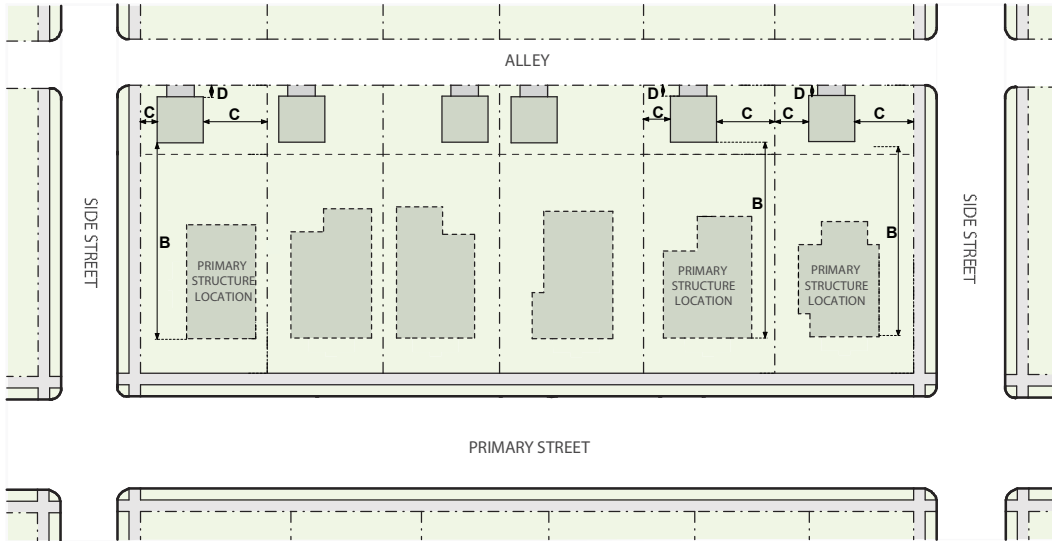
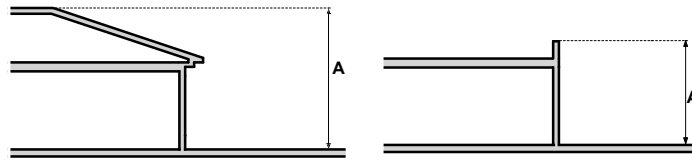
HEIGHT		G-RH-3	All G-MU, -RO
A	Stories (max)	1.5	2
A	Feet (max)	24'	24'
B	Side Wall Height (max)	15'	na

SITING		G-RH-3	All G-MU, -RO
USE RESTRICTION		Accessory Uses Only, including accessory dwelling unit where permitted. See Division 6.4 for permitted Accessory Uses	
ZONE LOT			
Exemption from Maximum Building Coverage (Lesser of)		50%/500 ft ²	
An exemption from the maximum building coverage shall be given for a portion of the zone lot area occupied by the detached ADU form. The exemption shall be in the amount of 50% of the area of the zone lot occupied by the detached ADU building, up to a maximum credit of 500 ft ² . To qualify, the ADU form shall be separated by at least 15' from the primary dwelling on the zone lot and at least 80% of the ground floor GFA of the ADU form shall be used for vehicle parking.			
Zone Lot Size (min)		3,000 ft ²	3,000 ft ²
Allowed Number of Dwelling Units (min/max)		0/1	0/1
Additional Standards		See Sections 6.3.4.4 and 6.3.4.5	
SETBACKS			
Location		Located in the rear 35% of the zone lot depth	
C	Side Interior and Side Street (min)	5'	5'
		If exceeding 17' in height must be located adjoining the southern most side setback line	
D	Rear (min)	5'	5'
PARKING			
Vehicle Access		From alley; or Street access allowed when no alley present see Sec. 6.3.7.5 for exceptions	

DESIGN ELEMENTS		G-RH-3	All G-MU, -RO
BUILDING CONFIGURATION			
Building Footprint (max)		1,000 ft ²	1,000 ft ²
E	Horizontal Dimension (max)	36'	36'

D. Detached Garage*

Not to Scale. Illustrative Only.

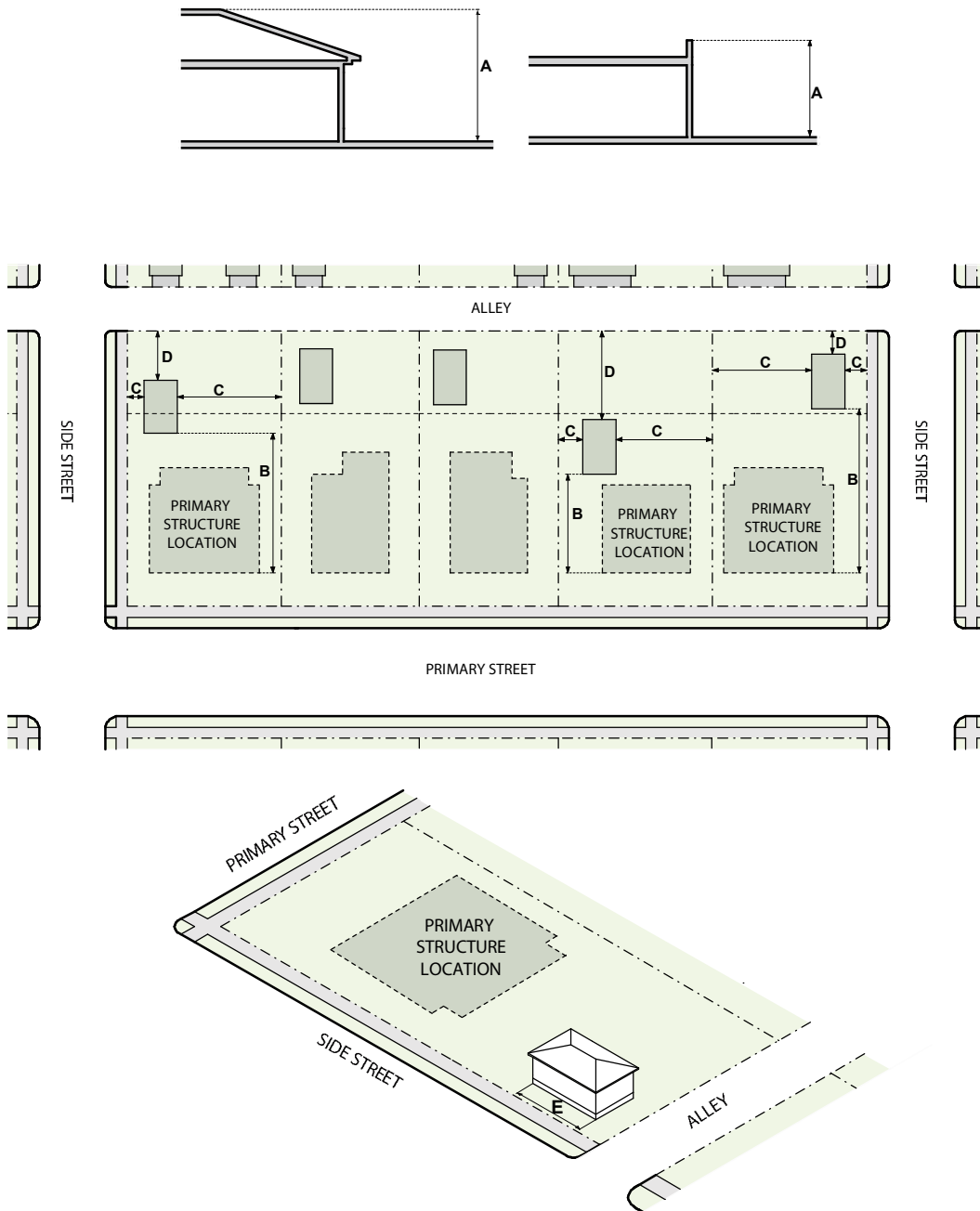


DETACHED GARAGE

HEIGHT		All G-RH, -MU, -RO
A	Stories (max)	1
A	Feet (max)	17'
SITING		All G-RH, -MU, -RO
USE RESTRICTION		Accessory Uses Only, excluding accessory dwelling unit where permitted. See Division 6.4 for permitted Accessory Uses
ZONE LOT		50% / 500 ft ²
Exemption from Maximum Building Coverage (Lesser of)		An exemption from the maximum building coverage shall be given for a portion of the zone lot area occupied by the detached garage form. The exemption shall be in the amount of 50% of the area of the zone lot occupied by the detached garage building, up to a maximum credit of 500 ft ² . To qualify, the detached garage form shall be separated by at least 15' from the primary dwelling on the zone lot and at least 80% of the ground floor GFA of the garage form shall be used for vehicle parking.
Allowed Number of Dwelling Units (min/max)		0/0
Additional Standards		See Sections 6.3.4.4 and 6.3.4.5
SETBACKS		
B	Front Setback (min), from primary structure front façade	0'
	Side Street (min)	5'
C	Side Interior, for struct. entirely in rear setback area** (min)	0'
	Side Interior, for struct. not entirely in rear setback area (min)	5'
D	Rear, where garage doors face alley (min)	5'
	Rear, where garage doors do not face alley** (min)	0'
DESIGN ELEMENTS		All G-RH, -MU, -RO
BUILDING CONFIGURATION		
Building Footprint (max)		864 ft ² per unit*
E	Horizontal Dimension (max)	36' per unit
F	Allowed Number of Vehicular Access Doors (max)	3 per unit
F	Cumulative Width of All Vehicular Access Doors (max)	28' per unit
*When used with a Primary Single Unit Dwelling Use, the permitted building footprint for a detached garage may be increased to 1,000 ft ²		
**Setbacks less than 5' may be subject to more restrictive building and fire code review - Side facing gable roof ends are not permitted where setbacks are less than 5'		

E. Detached Utility Building

Not to Scale. Illustrative Only.



DETACHED UTILITY BUILDING

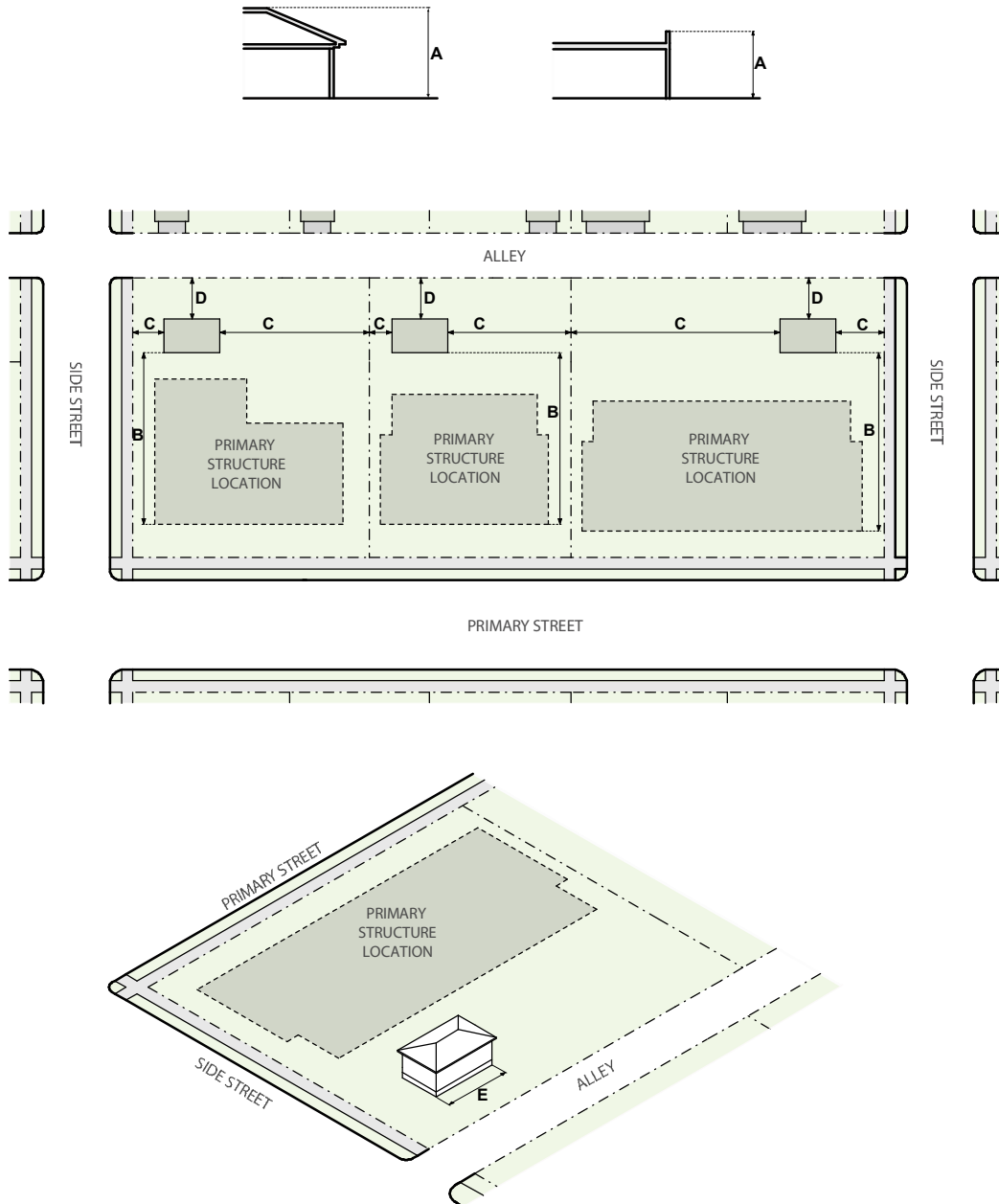
					G-MU-8, -12, -20
HEIGHT		G-RH-3	G-MU-3	G-MU-5	
A	Stories (max)	1	1	1	1
A	Feet (max)	15'	15'	15'	15'

					G-MU-8, -12, -20
SITING		G-RH-3	G-MU-3	G-MU-5	
USE RESTRICTION		Accessory Uses Only, excluding accessory dwelling unit where permitted and parking of vehicles. See Division 6.4 for permitted Accessory Uses			
ZONE LOT					
Allowed Number of Dwelling Units (min/max)		0/0	0/0	0/0	0/0
Additional Standards		See Sections 6.3.4.4 and 6.3.4.5			
SETBACKS					
B	Front Setback (min), from primary structure front façade	10'	10'	10'	10'
C	Side Interior and Side Street (min)	5'	5'	5'	5'
D	Rear, alley and no alley (min)	5'	5'	5'	5'

					G-MU-8, -12, -20
DESIGN ELEMENTS		G-RH-3	G-MU-3	G-MU-5	
BUILDING CONFIGURATION					
Building Footprint (max)		1,000 ft ²	1,000 ft ²	1,000 ft ²	1,000 ft ²
E	Horizontal Dimension (max)	36'	36'	36'	36'

F. Detached Accessory Structures

Not to Scale. Illustrative Only.



DETACHED ACCESSORY STRUCTURES

HEIGHT		All G-MX, -RX, -MS
A	Stories (max)	1
A	Feet (max)	17'

SITING		All G-MX, -RX, -MS
ZONE LOT		
	Use Restrictions	Accessory Uses Only
	Allowed Number of Dwelling Units (min/max)	0/0
	Additional Standards	See Sections 6.3.4.4 and 6.3.4.5
SETBACKS		
B	Front Setback (min), from primary structure front façade	10'
C	Side Interior and Side Street (min)	5'
D	Rear (min)	5'
	Rear, when garage doors face alley	5'

DESIGN ELEMENTS		All G-MX, -RX, -MS
BUILDING CONFIGURATION		
	Building Footprint (max)	1,000 ft ²
E	Horizontal Dimension (max)	36'

SECTION 6.3.5 SUPPLEMENTAL DESIGN STANDARDS

6.3.5.1 Garden Court

- A. The Garden Court shall include all of the following characteristics:
 - 1. Located at natural grade;
 - 2. Visually and physically accessible from the primary street; may be secured for private use;
 - 3. Open to the sky; and
 - 4. Bounded on not less than 3 sides with related building facades on the same parcel.
- B. The Garden Court area may be used for any of the following:
 - 1. Single or multiple entries, or access to single or multiple entries, to uses within the buildings; or
 - 2. Public or private landscaped area; may also include entries.
- C. Vehicular access is not permitted through the Garden Court area.

6.3.5.2 Courtyard

- A. The Courtyard is intended primarily for pedestrian use and shall include all of the following physical characteristics:
 - 1. No more than one-half story above or below grade at the zone lot line adjoining the primary street; may be on the structure;
 - 2. Visually and physically accessible from the primary street; may be secured for private use;
 - 3. Open to the sky; and
 - 4. Bounded on not less than 3 sides with connected building facades.
- B. The Courtyard area may be used for any of the following:
 - 1. Single or multiple entries to uses within the building;
 - 2. Public or private landscaped area;
 - 3. Outdoor seating area; or
 - 4. Motor Court, which is intended primarily for pedestrian activity but may include shared space for limited vehicular circulation for loading/unloading and access to parking areas outside the courtyard area. The vehicular circulation areas must meet enhanced or upgraded paving standards, including but not limited to unit pavers, or integrally colored concrete with a module of not more than 4 feet.

6.3.5.3 Pedestrian Access

A. Entrance

Where required in General Urban Neighborhood Context zone districts, an Entrance shall provide a clear, obvious, publicly accessible connection between the Primary Street and the primary uses within the building. An entrance shall be located either on the Primary Street facing facade or located on a facade other than a Primary Street facing facade but within 15 feet of the zone lot line abutting the Primary Street. An entrance shall be one of the following three types:

1. Door - An entrance on the same plane as the building facade.
2. Recessed Entrance - An entrance inset behind the plane of the building facade by no more than 15 feet.
3. Corner Entrance - An angled street-facing entrance located on the corner of a building at approximately 45 degrees to the intersecting streets.

B. Entry Feature

Where required in General Urban Neighborhood Context zone districts, an Entry Feature shall signal the connection between the Primary Street and the primary uses within the building. An entry feature shall be located either on the Primary Street facing facade or be visible from the Primary Street. An entry feature shall be one of the following:

1. Door
2. Gates
3. Front Porch
4. Front Stoop
5. Front Terrace
6. Canopy
7. Arcade

C. Pedestrian Connection

Where required in the General Urban Neighborhood Context zone districts, a Pedestrian Connection shall provide a clear, obvious, publicly accessible connection between the Primary Street and the primary uses within the building. The Pedestrian Connection shall comply with the following:

1. Fully paved and maintained surface not less than 5' in width.
2. Unit pavers or concrete distinct from the surrounding parking and drive lane surface.
3. Located either within a raised median or between wheel stops to protect pedestrians from vehicle overhangs where parking is adjacent.
4. The portions of pedestrian connection that cross drive lanes within parking areas shall not exceed 25' in length

SECTION 6.3.6 DESIGN STANDARD ALTERNATIVES

6.3.6.1 Required Build-To Alternatives

A. Garden Walls

In all General Urban Neighborhood Context Zone Districts, Garden Walls may count toward 25% of the Required Build-To and 30% when covered seating for pedestrians is incorporated, provided the garden wall meets the following standards:

1. Garden Walls must be between 30" and 42" in height with the following exceptions;
 - a. Decorative and/or structural piers may exceed the allowable height range
 - b. Seating incorporated into the wall may be a minimum of 18" in height and may be accessed from both sides of the wall without an intervening division
 - c. Pergola, awning and trellis structures must maintain clear visual sight lines between the public right of way and the property between the heights of 42" and 84"

2. Allowed Materials are limited to Masonry or an Ornamental Metal Fence with Masonry Piers spaced at not more than 25' with landscaping.
3. An Administrative Adjustment to required material is permitted to better match primary building. See Article 12.
4. Garden Walls used as a Required Build-To Alternative may also be used to count toward Perimeter Landscaping Requirements in Article 10.

B. Pergola

In all General Urban Neighborhood Context Zone Districts, a pergola, consisting of an arbor or passageway of columns, may count toward 30% of the Required Build-To minimum percentage provided the pergola meets all of the following standards:

1. Pergola structure shall be no less than 24" deep as measured perpendicular to the property line.
2. Pergola structure shall maintain at least 8' clearance between the structure and grade where erected over any public rights-of-way or pedestrian walkways.
3. Pergola structure shall be made of metal or other durable materials suitable for an urban environment and shall have a minimum 6" vertical dimension.
4. Pergola structure shall be supported by vertical columns, posts, or piers not less than 15' on center.
5. Pergola structures and plant materials shall maintain at least 75% open area for clear visual sight lines between the public rights-of-way and the interior of the property between the heights of 42" and 84" above grade.
6. Garden walls, seating and/or landscaping may be incorporated between the pergola's vertical supports.

C. Arcades

In all General Urban Neighborhood Context Zone Districts, Arcades may count toward 100% of the Required Build-to when all of the following conditions are met:

1. They extend no more than two stories in height,
2. The exterior face of the arcade column line is within the build-to zone,
3. The arcade column line generally continues the wall plane of the building above,
4. The average depth of the arcade is no less than 6 feet clear as measured from the interior face of the columns,
5. The average depth of the arcade is no more than 2/3 of its average clear height as measured from the front face of the columns
6. The interior wall of the arcade must meet the required Ground Story Activation Standards or Alternatives.

6.3.6.2 Ground Story Activation Alternatives

A. Transparency Alternatives

The following alternatives may be used singularly or in combination as alternatives to a required transparency standard. If used in combination, in the G-RH, G-MU, G-RO, G-MX and G-RX zone districts the alternatives may count toward no more than 80% of the transparency requirement. In the G-MX zone districts, the Wall Design alternative may count toward 100% of the Side Street transparency requirement, provided the entirety (100%) of the length and height of the wall is consid-

ered. In the G-MS zone districts, if used in combination the alternatives may count toward no more than 50% of the Primary and/or Side Street transparency requirement.

1. Windows Outside the Zone of Transparency

Windows at the ground story but located outside the zone of transparency may count toward 40% of the transparency requirement, provided the windows comply with Article 13, Section 13.1.3.2.A.3.

2. Display Cases and Automated Teller/Ticket Machines

The wall area of the following features, when located within the required zone of transparency, may count toward a maximum of 40% of the total transparency requirement:

- a. Recessed or wall mounted display cases at least 4 feet in height
- b. Walk-up automated teller machines.

3. Wall Design

Wall designs that provide visual interest and pedestrian scale may count toward 50% of Primary Street and 50% of Side Street transparency requirements if they provide a minimum of three (3) of the following elements occurring at intervals no greater than 25' horizontally and 10' vertically:

- a. Expression of structural system and infill panels through change in plane not less than 3"
- b. System of horizontal and vertical scaling elements such as: belt course, string courses, cornice, pilasters
- c. System of horizontal and vertical reveals not less than 1" in width/depth
- d. Variations in material module, pattern and/or color
- e. System of integrated architectural ornamentation
- f. Green screen or planter walls
- g. Translucent, fritted, patterned or colored glazing

4. Outdoor Eating/Serving Areas

Accessory outdoor eating/serving areas located between the building and the Primary Street zone lot line may count toward 60% of the transparency requirement. Accessory outdoor eating/serving areas located between the building and Side Street zone lot line may count toward 80% of the transparency requirement.

5. Permanent Art

Non-commercial art or graphic design may count toward a maximum of 40% of the transparency requirement, provided such art or design complies with all of the following standards:

- a. Of sufficient scale and orientation to be perceived from the public right of way;
- b. Rendered in materials or media appropriate to an exterior, urban environment; and
- c. Permanently integrated into the building wall.

B. Entrance Alternative

In General Urban Neighborhood Context zone districts, excluding Main Street zone districts and the Row House building form, an alternative to an Entrance is permitted. The Entrance Alternative shall provide a clear and obvious, publicly accessible route connecting the Primary Street to the primary uses within the building. An Entrance Alternative shall be one of the following:

1. Courtyard or Plaza
 - a. Shall be accessible to public during business hours
 - b. Shall be within 2' of grade at edge of public right-of-way

- c. The Entrance shall not be a distance from the public right-of-way more than 3 times the width of the space measured at the primary street facing facade.
 - d. Maximum dimension shall not exceed 3 times the minimum dimension
 - e. Required public Entrance shall be visible from the public right-of-way.
 - f. Perimeter walls of court or plaza shall meet primary facade transparency standards.
2. Covered Walkway
- a. Arcades or Pergola/Trellis that meet the following:
 - i. Shall be accessible to public during business hours
 - ii. Shall provide continuous covered access to required Entrance from the public right-of-way
 - iii. Required public Entrance shall be visible from the public right-of-way

SECTION 6.3.7 DESIGN STANDARD EXCEPTIONS

6.3.7.1 Height Exceptions

- A. No occupied part of any building shall be constructed above the permitted height; however, unoccupied building features such as spires, towers, flagpoles, antennas, chimneys, flues and vents, cooling towers, enclosures for tanks and elevator penthouses serving the roof including any vertical or sloped screen walls may extend a maximum of 28 feet above the permitted height of the building.
- B. Unoccupied building features, excluding spires, towers, flagpoles and chimneys, shall be set back from the perimeter of the building a minimum of one foot horizontally for every one foot of vertical height.
- C. Elevator penthouses not serving the roof and other enclosed or unenclosed mechanical equipment including vertical or sloped screen walls for such equipment shall not exceed a height of 12 feet above the permitted height of the building. The aggregate area of all penthouses and other roof structures shall not exceed 33-1/3 percent of the area of the supporting roof.
- D. Flush-mounted solar panels, as defined in this Article 13, may exceed the maximum permitted height of a building.

6.3.7.2 Bulk Plane and Upper Story Setback Exceptions

In all zone districts the following exceptions to any applicable bulk plane or upper story setback are permitted: eaves, spires, unoccupied towers, flagpoles, antennas, chimneys, flues, vents, flush mounted solar panels, evaporative coolers, or accessory water tanks.

6.3.7.3 Required Build-To Exceptions

Civic Uses are not required to meet the Primary Street and Side Street Build-To standard.

6.3.7.4 Building Coverage Exception

- A. Area on a zone lot occupied by a front porch accessory to a suburban house, urban house, town house, or row house building form may be excluded from the calculation of building coverage, up to a maximum of 400 square feet.
- B. Area on a zone lot occupied by either a Detached Accessory Dwelling Unit building form or a Detached Garage building form may be excluded from the calculation of building coverage, as specifically allowed in the applicable zone district. The exclusion shall be for an area up to one-half the area of the zone lot occupied by the building form, up to a maximum of 500 square feet. To qualify for this exclusion, the detached building form shall be separated by at least 15 feet

from the primary residential building on the zone lot, measured as the distance between the two closest exterior building walls. Zone lots containing both a Detached Accessory Dwelling Unit and a Detached Garage building forms may exclude the coverage of both detached accessory buildings from the calculation of maximum building coverage, subject to the limits in this subsection, provided the Detached Accessory Dwelling Unit form does not include floor area for vehicle parking.

6.3.7.5 Setback Encroachments

Permitted encroachments into required setback areas include:

	ZONE DISTRICTS	PERMITTED ENCROACHMENTS INTO REQUIRED SETBACKS (MAX)			
		PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Belt courses, sills, lintel and pilasters	All districts	18"	18"	18"	18"
Brick and Stone veneers above finished grade	All districts	6"	6"	6"	6"
Cornices, eaves, gutters	All districts	3'	3'	3'; if setback is less than 5': 2'	5'
Chimneys and fireplace insert vents, not exceeding 6' in width	All districts	18"	18"	18"	18"
Outside stairways	All districts	5'	3'	3'	10'
Porches: unwall porches, terraces, decks, patios, porches (including 2-story) and exterior balconies	All districts	8'	not allowed	not allowed	5'
Above-grade stairways associated with front porches	All districts	any distance, provided, minimum 1' between right-of-way and bottom step	not allowed	not allowed	not allowed
Access ramps for the handicapped, provided no alternative location is available and provided the ramp construction is compatible with the character of the structure, as determined by the Zoning Administrator	All districts	any distance	any distance	any distance	any distance
Building elements, such as awnings, designed and intended to control light entering a building and being a permanent part of such building	All districts	5'	3'	3'	10'
Building elements, such as awnings, designed and intended to control light entering a building but not a permanent part of such building	All districts	any distance	any distance	any distance	any distance
Canopies	All districts	any distance	not allowed	not allowed	not allowed
Enclosed structure or part of an enclosed structure that is below the grade of any setback space, except as otherwise restricted by this Code	All districts	any distance	any distance	any distance	any distance

	ZONE DISTRICTS	PERMITTED ENCROACHMENTS INTO REQUIRED SETBACKS (MAX)			
		PRIMARY STREET	SIDE STREET	SIDE INTERIOR	REAR
Window well and/or emergency basement egress areas	All districts	Any distance for any width, provided the provisions of Division 10.6 (Site Grading Standards) and Section 10.5.6 (Retaining Wall Requirements) are met	Each may be no more than 3' in width as measured perpendicular to the side interior/side street zone lot line and 4' in length as measured parallel to the side interior/side street zone lot line		Any distance for any width, provided the provisions of Division 10.6 (Site Grading Standards) and Section 10.5.6 (Retaining Wall Requirements) are met
Gas and electric meters	All districts	18"	18"	18"	18"
Utility pedestals, transformers or other similar equipment, excluding mechanical equipment, not exceeding 3' in height	All districts	any distance	any distance	any distance	any distance
Basketball goals on a fixed post	All districts	any distance	any distance	any distance	any distance
Ground mounted evaporative coolers located behind the front of the primary structure and screened from adjacent properties and public rights-of-way, and not to exceed the noise standards of D.R.M.C. section 36-6	All districts	not allowed	3'	3'	not allowed
Ground mounted air conditioning units or other similar mechanical equipment, except evaporative coolers, subject to review according to Section 12.4.2, Zoning Permit Review with Informational Notice	All districts	not allowed	subject to Zoning Permit Review with Informational Notice	subject to Zoning Permit Review with Informational Notice	subject to Zoning Permit Review with Informational Notice
Flush mounted solar panels	All districts	any distance	any distance	any distance	any distance
Surface Parking for the Garden Court, Rowhouse, Courtyard Apartment, and Apartment building forms	All G-MU and G-RO districts	not allowed	not allowed	not allowed	any distance

6.3.7.6 Vehicle Access

A. Applicability

1. This section's alley access requirements shall apply only to urban house, duplex house, tandem house, town house, garden court, or row house building forms developed in an General Urban (G-) context zone district.
2. For all other building form development allowed in an General Urban (G-) context zone district, vehicle access shall be determined as part of site development plan review.

B. Vehicle Access From Alley Required - Exceptions

Where applicable, any newly constructed driveway, driving aisle, garage, carport, or other parking facility shall be accessed solely from an alley if the zone lot is bounded by an alley, unless:

1. The alley is not provided with an all weather surface of asphalt, asphaltic concrete, concrete, or any equivalent material;
2. The alley is less than 12 feet in width;

3. At least 60 percent of the existing dwelling units on the same face block are served by driveways, driving aisles, or other parking facilities accessed directly from a primary street; or
4. The Department of Public Works prohibits the use of the alley for vehicular access to the zone lot based upon a determination that the alley cannot safely or operationally accommodate additional vehicular traffic.

SECTION 6.3.8 REFERENCE TO OTHER DESIGN STANDARDS

6.3.8.1 Article 10: General Design Standards

Refer to the following Divisions for other applicable design standards

- A. Parking and Loading: Division 10.4
- B. Landscaping, Fences, Screening and Walls: Division 10.5
- C. Site Grading: Division 10.6
- D. Outdoor Lighting: Division 10.7
- E. Signs: Division 10.10

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DIVISION 6.4 USES AND REQUIRED MINIMUM PARKING

SECTION 6.4.1 OVERVIEW - SUMMARY USE AND PARKING TABLE

The Summary Use and Parking Table below sets forth the general land use classifications, land use categories, and specific types of primary, accessory and temporary land uses allowed within the General Urban Neighborhood Context zone districts. In addition, required off-street parking and off-street bicycle amounts are stated for each specific primary use type allowed within each zone district. See Article 10, Division 10.4, Parking and Loading, for additional vehicle and bicycle parking requirements and standards.

SECTION 6.4.2 ORGANIZATION - SUMMARY USE AND PARKING TABLE

6.4.2.1 Organized by Primary, Accessory and Temporary Uses

The Summary Use and Parking Table first presents all primary uses, then all accessory uses, and finally all temporary uses. Primary uses are arranged hierarchically within the table by use classification, category of primary uses, and then by specific use type. Accessory uses are organized by whether such use is accessory to a primary residential use or to a primary nonresidential use. Temporary uses are presented alphabetically ordered in the last division of the table.

6.4.2.2 Primary Use Classifications, Categories & Specific Use Types

A. Primary Use Classifications

All primary land uses in the Summary Use and Parking Table are organized into one of the following five general land use classifications:

1. Residential Uses
2. Civic, Public & Institutional Uses
3. Commercial Sales, Service & Repair Uses
4. Industrial, Manufacturing & Wholesale Uses
5. Agriculture

B. Primary Use Categories & Specific Use Types

Primary uses are further organized into use categories and specific use types listed under each general primary land use classification. The Summary Use and Parking Table is organized into the above five general land use classifications, use categories and specific use types.

C. Classifications & Categories Are Mutually Exclusive

The general land use classifications and use categories listed in the Summary Use and Parking Table are intended to be mutually exclusive; that is, a use classified into one use category, such as “lodging accommodations,” cannot be classified in a different use category, such as “group living,” unless otherwise expressly allowed by this Code.

SECTION 6.4.3 EXPLANATION OF TABLE ABBREVIATIONS

6.4.3.1 General Explanation of Table Cell Entries

In each of the table cells, the entry will indicate first whether use limitations or standards apply to the specific use, and then separated by a hyphen, the type of zoning review required prior to establishment of the use under this Code. For example, as described in more detail below, a cell entry “L-ZPIN” means, first, the use is subject to use standards and limitations (the “L”), and, second, that the use is subject to zoning permit review with information notice (the “ZPIN”) prior to its establishment.

6.4.3.2 Permitted Use - No Use Limitations Apply (“P”)

A “P” in a table cell indicates that the use is permitted in the respective zone district, and is not subject to use limitations or standards.

6.4.3.3 Permitted Use - Subject to Use Limitations and Standards (“L”)

“L” in a table cell indicates the use is permitted in the zone district subject to compliance with the use limitations and standards referenced in the last column of the use table (“Applicable Use Limitations”).

6.4.3.4 Use Subject to Zoning Permit Review (“ZP”)

“ZP” in a table cell indicates that the use is permitted in the respective zone district only if reviewed and approved according to the requirements in Section 12.4.1, Zoning Permit Review.

6.4.3.5 Use Subject to Zoning Permit Review with Informational Notice (“ZPIN”)

“ZPIN” in a table cell indicates that the use is permitted in the respective zone district only if reviewed and approved according to the public notice and procedural requirements in Section 12.4.2, Zoning Permit Review with Informational Notice. Such uses shall comply with any applicable use limitations noted in the last column of the use table (“Applicable Use Limitations”), as well as the review criteria stated in Section 12.4.2, Zoning Permit Review with Informational Notice.

6.4.3.6 Use Subject to Zoning Permit with Special Exception Review (“ZPSE”)

“ZPSE” in a table cell indicates that use is generally appropriate in the neighborhood context and zoning district, yet may have the potential for limited impacts on adjacent properties or on the established character of the neighborhood context or zoning district. “ZPSE” uses are subject to a Board of Adjustments public hearing according to Section 12.4.9, Zoning Permit with Special Exception Review, which grants the Board of Adjustment the authority to impose conditions on the specified use to mitigate any potential impacts. Such uses shall comply with any applicable use limitations noted in the last column of the use table (“Applicable Use Limitations”), as well as the review criteria stated in Section 12.4.9, Zoning Permit with Special Exception Review.

6.4.3.7 Uses Not Permitted (“NP”)

“NP” in a table cell indicates that the use is not permitted in the specific zone district.

6.4.3.8 Applicable Use Limitations

The last column of the table, entitled “Applicable Use Limitations,” contains one or more cross-references to use limitations and standards applicable to the specific use, as indicated by a “L” cell entry in the Summary Use and Parking Table. Applicable limitations and standards specific to the use are found in Article 11 of this Code.

6.4.3.9 Unlisted Uses

Uses not listed in the Use Table are prohibited, unless the Zoning Administrator specifically permits the unlisted use according to the procedures and criteria in Section 12.4.6, Code Interpretation & Determination of Unlisted Uses.

SECTION 6.4.4 COMPLIANCE WITH OTHER CODE PROVISIONS REQUIRED

The establishment of all uses is subject to compliance with all applicable design and development standards stated in this Code, including but not limited to the zone district building form and design standards found in this Article 3, and the standards stated in Article 10, General Design Standards.

SECTION 6.4.5 APPLICABLE PROCEDURES PRIOR TO ESTABLISHMENT OF USE

6.4.5.1 A Zoning Permit is required prior to establishment of any use permitted by this Code. See Article 12, Zoning Procedures & Enforcement, and Sections 12.4.1, Zoning Permit Review and 12.4.2, Zoning Permit Review with Informational Notice.

- 6.4.5.2 The development or establishment of a permitted use may also require Site Development Plan Review prior to issuance of a Zoning Permit. Please refer to Section 12.4.3, Site Development Plan Review, to determine whether site plan review is applicable to a particular use or development. Site Plan Review may occur prior to, or concurrent with, any other applicable review procedure, such as Special Exception Review or Zoning Permit Review.

SECTION 6.4.6 ALLOWED USES BY DISTRICT AND MINIMUM PARKING REQUIREMENTS

KEY: P = Permitted Use without Limitations L = Permitted Use with Limitations NP = Not Permitted Use ZP = Zoning Permit Review
 ZPIN = Subject to Zoning Permit Review with Informational Notice ZPSE = Subject to Zoning Permit with Special Exception Review * = Need Not be Enclosed

USE CATEGORY	SPECIFIC USETYPE •Vehicle Parking Reqmt: # spaces per unit of measurement •Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)								APPLICABLE USE LIMITATIONS AND STANDARDS
		G-RH-3	G-MU-3 G-MU-5 G-MU-8	G-MU-12 G-MU-20	G-RO-3 G-RO-5	G-RX-5	G-MX-3	G-MS-3 G-MS-5	
RESIDENTIAL PRIMARY USE CLASSIFICATION									
Household Living	Dwelling, Single Unit •No Parking Requirements	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Dwelling, Two Unit •Vehicle: 1/unit	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Dwelling, Multi-Unit •Vehicle: 1/unit •Bicycle: 1/ 4 units (80/20)	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Dwelling, Mixed Use •Vehicle: 1/unit •Bicycle: 1/ 4 units (80/20)	NP	NP	NP	NP	P-ZP	P-ZP	P-ZP	
	Dwelling, Live / Work •Vehicle: 1/unit •Bicycle: 1/ 4 units (80/20)	NP	NP	NP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.2.3
Group Living	Assisted Living Facility •Vehicle: .75/unit •Bicycle: No requirement	P-ZPIN	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Community Correctional Facility	NP	NP	NP	NP	NP	NP	NP	
	Nursing Home, Hospice •Vehicle: .75/unit •Bicycle: No requirement	NP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Residence for Older Adults •Vehicle: .75/unit •Bicycle: No requirement	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Residential Care Use, Small or Large •Vehicle: .0.125/unit •Bicycle: No requirement	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	§ 11.2.4
	Shelter for the Homeless •Vehicle: .5/ 1,000 ft ² GFA •Bicycle: No requirement	NP	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	§ 11.2.5
	Student Housing •Vehicle: 1/unit •Bicycle: 1/ 4 units (80/20)	NP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
CIVIC, PUBLIC & INSTITUTIONAL PRIMARY USE CLASSIFICATION									
Basic Utilities	Utility, Major Impact* •Vehicle: .5/ 1,000 ft ² GFA •Bicycle: No requirement	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	§ 11.3.1
	Utility, Minor Impact* •Vehicle: .5/ 1,000 ft ² GFA •Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.3.2

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USE CATEGORY	SPECIFIC USE TYPE •Vehicle Parking Reqmt: # spaces per unit of measurement •Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	G-MU-3 G-MU-5 G-MU-8							APPLICABLE USE LIMITATIONS AND STANDARDS
		G-RH-3	G-MU-12	G-MU-20	G-RO-3 G-RO-5	G-RX-5	G-MX-3	G-MS-3 G-MS-5	
Community/ Public Services	Community Center •Vehicle: .5 / 1,000 ft ² GFA •Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.3.3
	Day Care Center •Vehicle: 1/ 1,000 ft ² GFA •Bicycle: 1/ 10,000 ft ² GFA (0/100)	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Postal Facility, Neighborhood •Vehicle: 1.875/ 1,000 ft ² GFA •Bicycle: 1/ 10,000 ft ² GFA (20/80)	NP	NP	NP	P-ZP	P-ZP	P-ZP	P-ZP	
	Postal Processing Center •Vehicle: 1/ 1,000 ft ² GFA •Bicycle: 1/ 10,000 ft ² GFA (20/80)	NP	NP	NP	NP	P-ZP	P-ZP	P-ZP	
	Public Safety Facility •Vehicle: 1/ 1,000 ft ² GFA •Bicycle: 1/ 10,000 ft ² GFA (0/100)	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Hospital	NP	NP	NP	NP	NP	NP	NP	
	Correctional Institution	NP	NP	NP	NP	NP	NP	NP	
Cultural/SpecialPurpose/ Public Parks & Open Space	Cemetery	NP	NP	NP	NP	NP	NP	NP	
	Library •Vehicle: 1/ 1,000 ft ² GFA •Bicycle: 1/ 10,000 ft ² GFA (0/100)	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Museum •Vehicle: 1/ 1,000 ft ² GFA •Bicycle: 1/ 10,000 ft ² GFA (0/100)	NP	NP	NP	NP	P-ZP	P-ZP	P-ZP	
	City Park	NP	NP	NP	NP	NP	NP	NP	
	Open Space - Recreation •Vehicle: .375/ 1,000 ft ² GFA •Bicycle: No requirement	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Open Space - Conservation •No Parking Requirements	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	

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USE CATEGORY	SPECIFIC USE TYPE •Vehicle Parking Reqmt: # spaces per unit of measurement •Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	G-RH-3	G-MU-3 G-MU-5 G-MU-8	G-MU-12 G-MU-20	G-RO-3 G-RO-5	G-RX-5	G-MX-3	G-MS-3 G-MS-5	APPLICABLE USE LIMITATIONS AND STANDARDS
Education	Elementary or Secondary School •Vehicle- Elementary: 1/1,000 ft ² GFA •Bicycle-Elementary: 1/10,000 ft ² GFA (0/100) •Vehicle- Secondary: 1/1,000 ft ² GFA •Bicycle: 1/10,000 ft ² GFA (0/100)	L-ZP	L-ZP	L-ZP	L-ZP	P-ZP	P-ZP	P-ZP	§ 11.3.6
	University or College •Vehicle: 1/1,000 ft ² GFA •Bicycle: 1/10,000 ft ² GFA (0/100)	NP	L-ZP	L-ZP	NP	P-ZP	P-ZP	P-ZP	§ 11.3.6 ; § 11.3.7
	Vocational or Professional School •Vehicle: 1/1,000 ft ² GFA •Bicycle: 1/10,000 ft ² GFA (0/100)	NP	NP	NP	NP	P-ZP	P-ZP	P-ZP	§ 11.3.6
Public and Religious Assembly	All Types •Vehicle: .5/1,000 ft ² GFA •Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	P-ZP	P-ZP	P-ZP	§ 11.3.8
COMMERCIAL SALES, SERVICES, & REPAIR PRIMARY USE CLASSIFICATION									
Adult Business	All Types	NP	NP	NP	NP	NP	NP	NP	
Arts, Recreation and Entertainment	Arts, Recreation and Entertainment Services, Indoor •Vehicle: 1.875/1,000 ft ² GFA •Bicycle: 1/10,000 ft ² GFA (20/80)	NP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.4.1
	Arts, Recreation and Entertainment Services, Outdoor* •Vehicle: 1.875/1,000 ft ² GFA •Bicycle: 1/10,000 ft ² GFA (20/80)	NP	NP	NP	NP	L-ZPSE	L-ZPSE	L-ZPSE	§ 11.4.2
	Sports and/or Entertainment Arena or Stadium*	NP	NP	NP	NP	NP	NP	NP	
Nonresidential Uses in Existing Business Structures In Residential Zones (All Uses Shall Be Parked According to the Parking Requirement Stated in this Use Table for the Specific Nonresidential Use)		L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	Not Applicable			§ 11.4.3
Parking of Vehicles	Parking, Garage •No Parking Requirements	NP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Parking, Surface* •No Parking Requirements	L-ZP	L-ZP	L-ZP	L-ZP	NP	NP	NP	§ 11.4.5
Eating & Drinking Establishments	All Types •Vehicle - MS only: 2 / 1,000 ft ² GFA •Vehicle: 3.75/1,000 ft ² GFA •Bicycle: 1/3,000 ft ² GFA (0/100)	NP	NP	NP	NP	L-ZP	L-ZP	L-ZP	§ 11.4.6

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USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	G-RH-3	G-MU-3 G-MU-5 G-MU-8	G-MU-12 G-MU-20	G-RO-3 G-RO-5	G-RX-5	G-MX-3	G-MS-3 G-MS-5	APPLICABLE USE LIMITATIONS AND STANDARDS
Lodging Accommodations	Bed and Breakfast Lodging • Vehicle: 1/guest room or unit • Bicycle: 1/4 guest room or unit (80/20)	NP	NP	NP	P-ZP	P-ZP	P-ZP	P-ZP	
	Lodging Accommodations, All Others • Vehicle: 1/ guest room or unit • Bicycle: 1/4 guest room or unit (80/20)	NP	NP	NP	NP	P-ZP	P-ZP	P-ZP	
Office	Dental / Medical Office or Clinic • Vehicle: 1.875/ 1,000 ft ² GFA • Bicycle: 1/10,000 ft ² GFA (60/40)	NP	NP	NP	L-ZPIN	L-ZP	L-ZP	L-ZP	§ 11.4.7
	Office, All Others • Vehicle: 1.875/ 1,000 ft ² GFA • Bicycle: 1/10,000 ft ² GFA (60/40)	NP	NP	NP	P-ZP	P-ZP	P-ZP	P-ZP	

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USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)								APPLICABLE USE LIMITATIONS AND STANDARDS
		G-RH-3	G-MU-3 G-MU-5 G-MU-8	G-MU-12 G-MU-20	G-RO-3 G-RO-5	G-RX-5	G-MX-3	G-MS-3 G-MS-5	
Retail Sales, Service & Repair (Not Including Vehicle or Equipment Sales, Service & Repair)	Animal Sales and Services, Household Pets Only •Vehicle: 1.875/ 1,000 ft ² GFA •Bicycle: 1/10,000 ft ² GFA (20/80)	NP	NP	NP	NP	L-ZP	L-ZP	L-ZP	§ 11.4.9
	Animal Sales and Services, All Others	NP	NP	NP	NP	NP	NP	NP	
	Body Art Establishment •Vehicle: 1.875/ 1,000 ft ² GFA •Bicycle: 1/10,000 ft ² GFA (20/80)	NP	NP	NP	NP	L-ZP	L-ZP	L-ZP	§ 11.4.10
	Food Sales or Market •Vehicle: 1.875/ 1,000 ft ² GFA •Bicycle: 1/10,000 ft ² GFA (20/80)	NP	NP	NP	NP	L-ZP	P-ZP	P-ZP	§ 11.4.11
	Liquor Store, Including Drug-stores Licensed to Sell Liquor •Vehicle: 1.875/ 1,000 ft ² GFA •Bicycle: 1/10,000 ft ² GFA (20/80)	NP	NP	NP	NP	L-ZP	L-ZP	L-ZP	§ 11.4.12
	Pawn Shop •Vehicle: 1.875/ 1,000 ft ² GFA •Bicycle: 1/10,000 ft ² GFA (20/80)	NP	NP	NP	NP	NP	NP	NP	
	Retail Sales, Service & Repair -- Outdoor*	NP	NP	NP	NP	NP	NP	NP	
	Retail Sales, Service & Repair - Firearms Sales •Vehicle: 1.875/ 1,000 ft ² GFA •Bicycle: 1/10,000 ft ² GFA (20/80)	NP	NP	NP	NP	NP	NP	P-ZP	
	Retail Sales, Service & Repair, All Others •Vehicle: 1.875/ 1,000 ft ² GFA •Bicycle: 1/10,000 ft ² GFA (20/80)	NP	NP	NP	NP	P-ZP	P-ZP	P-ZP	

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USE CATEGORY	SPECIFIC USE TYPE •Vehicle Parking Reqmt: # spaces per unit of measurement •Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	G-RH-3	G-MU-3 G-MU-5 G-MU-8	G-MU-12 G-MU-20	G-RO-3 G-RO-5	G-RX-5	G-MX-3	G-MS-3 G-MS-5	APPLICABLE USE LIMITATIONS AND STANDARDS
Vehicle / Equipment Sales, Rentals, Service & Repair	Automobile Emissions Inspection Facility •Vehicle: .5/ 1,000 ft ² GFA •Bicycle: No requirement	NP	NP	NP	NP	NP	P-ZP	P-ZP	
	Automobile Services, Light •Vehicle: .5/ 1,000 ft ² GFA •Bicycle: No requirement	NP	NP	NP	NP	NP	L-ZP	L-ZP	§ 11.4.16; § 11.4.17
	Automobile Services, Heavy Vehicle: .5/ 1,000 ft ² GFA Bicycle: No requirement	NP	NP	NP	NP	NP	NP	L-ZP	§ 11.4.16; § 11.4.18
	Automobile / Motorcycle / Light Truck Sales, Rentals, Leasing; Pawn Lot or Vehicle Auctioneer* •Vehicle: .5/ 1,000 ft ² GFA •Bicycle: No requirement	NP	NP	NP	NP	L-ZP	L-ZP	L-ZP	§ 11.4.19
	Heavy Vehicle/ Equipment Sales, Rentals, & Service*	NP	NP	NP	NP	NP	NP	NP	
INDUSTRIAL, MANUFACTURING & WHOLESALE PRIMARY USE CLASSIFICATION									
Communications and Information	Communication Services •Vehicle: .5/ 1,000 ft ² GFA •Bicycle: No requirement	NP	NP	NP	NP	P-ZPSE	P-ZPSE	P-ZPSE	§ 11.5.1
	Telecommunications Towers* •No Parking Requirements	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	L-ZPSE	§ 11.5.2
	Telecommunications Tower - Alternative Structure* •No Parking Requirements	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	§ 11.5.2
	Telecommunication Facilities -- All Others* •No Parking Requirements	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	§ 11.5.2
Industrial Services	Contractors, Special Trade - General •Vehicle: .5/ 1,000 ft ² GFA •Bicycle: No requirement	NP	NP	NP	NP	L-ZP	L-ZP	L-ZP	§ 11.5.3
	Contractors, Special Trade - Heavy/ Contractor Yard*	NP	NP	NP	NP	NP	NP	NP	
	Food Preparation and Sales, Commercial •Vehicle: .5 / 1,000 ft ² GFA •Bicycle: No requirement	NP	NP	NP	NP	P-ZP	P-ZP	P-ZP	
	Laboratory, Research, Development and Technological Services Service/Repair, Commercial •Vehicle: .5 / 1,000 ft ² GFA •Bicycle: No requirement	NP	NP	NP	NP	NP	NP	NP	
		NP	NP	NP	NP	L-ZP	L-ZP	L-ZP	§ 11.5.5

Article 6. General Urban Neighborhood Context
Division 6.4 Uses and Required Minimum Parking

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USE CATEGORY	SPECIFIC USE TYPE •Vehicle Parking Reqmt: # spaces per unit of measurement •Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	G-RH-3	G-MU-3 G-MU-5 G-MU-8	G-MU-12 G-MU-20	G-RO-3 G-RO-5	G-RX-5	G-MX-3	G-MS-3 G-MS-5	APPLICABLE USE LIMITATIONS AND STANDARDS
Manufacturing and Production	Manufacturing, Fabrication & Assembly -- Custom •Vehicle: .5 / 1,000 ft ² GFA •Bicycle: No requirement	NP	NP	NP	NP	P-ZPIN	P-ZPIN	P	
	Manufacturing, Fabrication & Assembly -- General	NP	NP	NP	NP	NP	NP	NP	
	Manufacturing, Fabrication & Assembly -- Heavy	NP	NP	NP	NP	NP	NP	NP	
Mining & Extraction and Energy Producing Systems	Oil, Gas -- Production, Drilling*	NP	NP	NP	NP	NP	NP	NP	
	Sand or Gravel Quarry*	NP	NP	NP	NP	NP	NP	NP	
	Wind Energy Conversion Systems* •No Parking Requirement	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZP	L-ZP	L-ZP	§ 11.5.8
Transportation Facilities	Airport*	NP	NP	NP	NP	NP	NP	NP	
	Helipad, Heliport, Heliport* No Parking Requirements	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	NP	§ 11.5.9
	Railroad Facilities*	NP	NP	NP	NP	NP	NP	NP	
	Railway Right-of-Way* No Parking Requirements	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Terminal, Station or Service Facility for Passenger Transit System •Vehicle: .5/ 1,000 ft ² GFA •Bicycle: No requirement	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	P-ZP	
	Terminal, Freight, Air Courier Services	NP	NP	NP	NP	NP	NP	NP	
Waste Related Services	Automobile Parts Recycling Business*	NP	NP	NP	NP	NP	NP	NP	
	Junkyard*	NP	NP	NP	NP	NP	NP	NP	
	Recycling Center	NP	NP	NP	NP	NP	NP	NP	
	Recycling Collection Station	NP	NP	NP	NP	NP	NP	NP	
	Recycling Plant, Scrap Processor	NP	NP	NP	NP	NP	NP	NP	
	Solid Waste Facility	NP	NP	NP	NP	NP	NP	NP	
Wholesale, Storage, Warehouse & Distribution	Automobile Towing Service Storage Yard*	NP	NP	NP	NP	NP	NP	NP	
	Mini-storage Facility Vehicle: .5/ 1,000 ft ² GFA Bicycle: No requirement	NP	NP	NP	NP	L-ZP	L-ZP	NP	§ 11.5.11
	Vehicle Storage, Commercial*	NP	NP	NP	NP	NP	NP	NP	
	Wholesale Trade or Storage, General	NP	NP	NP	NP	NP	NP	NP	
Wholesale, Storage, Warehouse & Distribution	Wholesale Trade or Storage, Light Vehicle: .5 / 1,000 ft ² GFA Bicycle: No requirement	NP	NP	NP	NP	L-ZPSE	L-ZPSE	L-ZPSE	§ 11.5.13

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USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Reqmt: # spaces per unit of measurement • Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	G-RH-3	G-MU-3 G-MU-5 G-MU-8	G-MU-12 G-MU-20	G-RO-3 G-RO-5	G-RX-5	G-MX-3	G-MS-3 G-MS-5	APPLICABLE USE LIMITATIONS AND STANDARDS
AGRICULTURE PRIMARY USE CLASSIFICATION									
Agriculture	Agriculture, Limited*	NP	NP	NP	NP	NP	NP	NP	
	Aquaculture*	NP	NP	NP	NP	NP	NP	NP	
	Garden, Urban* Vehicle: .5 / 1,000 ft ² GFA Bicycle: No requirement	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.6.1
	Greenhouse Vehicle: .5 / 1,000 ft ² GFA Bicycle: No requirement	NP	NP	NP	NP	P-ZP	P-ZP	P-ZP	
	Husbandry*	NP	NP	NP	NP	NP	NP	NP	
	Nursery, Plant*	NP	NP	NP	NP	NP	NP	NP	
ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION									
Accessory to Primary Residential Uses (Parking is Not Required for Accessory Uses Unless Specifically Stated in this Table or in an Applicable Use Limitation)	Unlisted Accessory Uses	L - Applicable to all Zone Districts							§ 11.7; § 11.8.1
	Accessory Dwelling Unit	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.7, § 11.8.2
	Domestic Employee	L	L	L	L	L	L	L	§ 11.7.1; § 11.8.3
	Garden	L	L	L	L	L	L	L	§ 11.7, § 11.8.4
	Greenhouse	L	L	L	L	L	L	L	§ 11.7; § 11.8.5
	Keeping of Household Animals	L	L	L	L	L	L	L	§ 11.7; § 11.8.6
	Keeping and Off-Street Parking of Vehicles, Motorcycles, Trailers & Recreational Vehicles	L	L	L	L	L	L	L	§ 11.7; § 10.9
	kennel or Exercise Run	L	L	L	L	L	L	L	§ 11.7; § 11.8.7
	Limited Commercial Sales, Services Accessory to Multi-Unit Dwelling Use	L-ZP	L-ZP	L-ZP	NP	L-ZP	L-ZP	L-ZP	§ 11.7; § 11.8.8
	Off-Street Parking of Vehicles in Garages on Zone Lots by Non-Residents of Zone Lot	L	L	L	L	L	L	L	§ 11.7; § 10.9
	Second Kitchen Accessory to Single Unit Dwelling Use	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.7; § 11.8.9
	Vehicle Storage, Repair and Maintenance	L	L	L	L	L	L	L	§ 11.7; § 10.9
Yard or Garage Sales	L	L	L	L	L	L	L	§ 11.7; § 11.8.10	
HOME OCCUPATIONS ACCESSORY TO PRIMARY RESIDENTIAL USE CLASSIFICATION									
Home Occupations	Child Care Home, Large (7-12)	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	L-ZPIN	§ 11.9
(Parking is Not Required for Home Occupations Unless Specifically Stated in this Table or in an Applicable Use Limitation)	Home Occupations, All Types	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.9

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USE CATEGORY	SPECIFIC USE TYPE •Vehicle Parking Reqmt: # spaces per unit of measurement •Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	APPLICABLE ZONING DISTRICTS							APPLICABLE USE LIMITATIONS AND STANDARDS
		G-RH-3	G-MU-3 G-MU-5 G-MU-8	G-MU-12 G-MU-20	G-RO-3 G-RO-5	G-RX-5	G-MX-3	G-MS-3 G-MS-5	
ACCESSORY TO PRIMARY NONRESIDENTIAL USES USE CLASSIFICATION									
Accessory to Primary Nonresidential Uses (Parking is Not Required for Accessory Uses Unless Specifically Stated in this Table or in an Applicable Use Limitation)	Unlisted Accessory Uses	L - Applicable to all Zone Districts							§ 11.7; § 11.10.1
	Amusement Devices Accessory to Eating/Drinking Establishments, College/University and Theater Uses	NP	NP	NP	NP	L-ZP	L-ZP	L-ZP	§ 11.7; § 11.10.2
	Automobile Rental Services Accessory to Certain Retail Uses	NP	NP	NP	NP	L	L	NP	§ 11.7; § 11.10.3
	Book or gift store; media recording and production facilities accessory to public libraries, museums, places of religious assembly, colleges or universities	L	L	L	L	L	L	L	§11.7; §11.10.4
	Car Wash Bay Accessory to Automobile Services or Hotel Uses	NP	NP	NP	NP	L-ZP	L-ZP	NP	§ 11.7; § 11.10.5
	College Accessory to a Place for Religious Assembly	NP	L	L	L	NP	NP	NP	§ 11.7; § 11.10.6
	Conference Facilities Accessory to Hotel Use	NP	NP	NP	NP	L	L	L	§ 11.7; § 11.10.7
	Drive Through Facility Accessory to Eating/Drinking Establishments and to Retail Sales, Service, and Repair Uses	NP	NP	NP	NP	NP	L-ZP	L-ZP	§ 11.7; § 11.10.8
	Garden	L	L	L	L	L	L	L	§ 11.7; § 11.10.9
	Greenhouse	L	L	L	L	L	L	L	§ 11.7
	Occasional Sales, Services Accessory to Places of Religious Assembly*	L	L	L	L	L	L	L	§ 11.7; § 11.10.10
	Outdoor Eating and Serving Area Accessory to Eating/Drinking Establishment Use*	NP	NP	NP	NP	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	§ 11.7; § 11.10.11
	Outdoor Entertainment Accessory to an Eating/Drinking Establishment Use*	NP	NP	NP	NP	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	L-ZPIN/ ZPSE	§ 11.7; § 11.10.12
	Outdoor Retail Sale and Display*	NP	NP	NP	NP	L-ZP	L-ZP	L-ZP	§ 11.7; § 10.8
	Outdoor Storage*	NP	NP	NP	NP	NP	NP	NP	
Rental or Sales of Adult Material Accessory to a Permitted Bookstore Retail Sales Use	NP	NP	NP	NP	L	L	L	§ 11.7; § 11.10.13	

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USE CATEGORY	SPECIFIC USETYPE •Vehicle Parking Reqmt: # spaces per unit of measurement •Bicycle Parking Reqmt : # spaces per unit of measurement (% Required Spaces in Enclosed Facility /% Required Spaces in Fixed Facility)	G-RH-3	G-MU-3 G-MU-5 G-MU-8	G-MU-12 G-MU-20	G-RO-3 G-RO-5	G-RX-5	G-MX-3	G-MS-3 G-MS-5	APPLICABLE USE LIMITATIONS AND STANDARDS
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TEMPORARY USE CLASSIFICATION

Temporary Uses (Parking is Not Required for Temporary Uses Unless Specifically Stated in this Table or in an Applicable Use Limitations)	Unlisted Temporary Uses	L- Applicable to all Zone Distrcts							§ 11.11.1
	Ambulance Service - Temporary	NP	L-ZP	L-ZP	L-ZP	NP	NP	NP	§ 11.11.2
Amusement / Entertainment - Temporary*	NP	NP	NP	NP	NP	NP	NP		
Bazaar, Carnival, Circus or Special Event*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.11.4	
Building or yard for construction materials*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.11.5	
Concrete, Asphalt, and Rock Crushing Facility*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.11.6	
Fence for Demolition or Construction Work	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.11.7	
Health Care Center	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	P-ZP	P-ZP	§ 11.11.8	
Noncommercial Concrete Batching Plant*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.11.9	
Outdoor Retail Sales - Pedestrian / Transit Mall*	NP	NP	NP	NP	NP	NP	NP		
Outdoor Retail Sales*	NP	NP	NP	NP	L-ZP	L-ZP	NP	§ 11.11.11	
Outdoor Sales, Seasonal*	NP	NP	NP	NP	L-ZP	L-ZP	L-ZP	§ 11.11.12	
Parking Lot Designated for a Special Event*	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.11.13	
Retail Food Establishment, Mobile*	NP	NP	NP	NP	L-ZP	L-ZP	NP	§ 11.11.14	
Temporary Construction Office	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.11.15	
Temporary Office - Real Estate Sales	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	L-ZP	§ 11.11.16	
Tent for Religious Services	NP	NP	NP	NP	NP	NP	NP		

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