



Purpose. The purpose of this Subsection is to establish a range of development options that promote flexibility while guiding the physical form and character of new development. These options are intended to ensure that future growth aligns with the desired development pattern and reinforces the intended character of the area, as identified in the Comprehensive Plan.

- A. **Applicability.** The development options established in this Subsection apply to residential development within the zoning districts listed in Table 21-2200.2-1, *Residential Development Options*.
- B. **Zoning Districts.** Applicable zoning districts govern allowable uses and density standards and can be found in [Subsec. 21-2200.3, Zoning Districts](#).
- C. **Building Forms.** All building forms shall comply with the standards in [Subsec. 21-2200.4, Building Forms](#).

Table 21-2200.2-1, Residential Development Options

Development Option	Intent Statement	Applicable Zoning District	Open Space (Min.)
Central Neighborhoods ¹	Honor Commerce City’s historic roots and established development patterns while promoting context-sensitive, higher-density housing options that complement existing neighborhoods.	R-1, R-2, R-3, MHP	10%
Neighborhood Village ¹	Utilize greenfield development and infill/redevelopment to create walkable, well-connected neighborhoods that support the Neighborhood Village concept—featuring a mix of housing types, quality of open space/parks, and an interconnected street grid.	R-1, R-2, R-3, MU-1	20%
Northern Neighborhoods	Recognizes the existing suburban-style development patterns in the northern areas, characterized by curvilinear streets, single-unit homes, and a mix of townhomes and apartments.	R-E, R-1, R-2, R-3	10%

Table Notes:

- 1. Court developments are permitted within this development option. Refer to [Subsec. 21-2200.2A, Central Neighborhoods](#), [Subsec. 21-2200.2B, Neighborhood Village](#), and [Article IV, Design Standards](#), for additional standards.

Subsec. 21-2200.2A Central Neighborhoods

- A. **General.** Honor Commerce City’s historic roots and established development patterns while promoting context-sensitive, higher-density housing options that complement existing neighborhoods.
- B. **Zoning Districts.** The applicable zoning districts can be found in [Table 21-2200.1, Development Options](#). Additional standards for each zoning district can be found in [Subsec. 21-2200.3, Zoning Districts](#).
- C. **Building Forms.** Table 21-2200.2A-1, *Building Forms by Zoning District*, shows the building forms that are permitted in each district within the Central Neighborhood development option. Standards for each building type can be found in [Subsec. 21-2200.4, Building Forms](#).

Figure 21-2200.2A-1, Central Neighborhoods



Table 21-2200.2A-1, Building Forms by Zoning District

Key: • = Permitted | -- = Prohibited

Building Types		R-1	R-2	R-3	MHP	Specific Standards
	Single-Unit Dwelling, Alley-Loaded ¹	•	•	•	--	Subsec. 21-2200.4A
	Single-Unit Dwelling	•	•	•	--	Subsec. 21-2200.4B
	Two-Unit Dwelling, Duplex Side-by-Side ¹	--	•	•	--	Subsec. 21-2200.4C
	Two-Unit Dwelling, Duplex Stack ¹	--	•	•	--	Subsec. 21-2200.4D
	Townhouse ¹	--	--	•	--	Subsec. 21-2200.4D

Table 21-2200.2A-1, Building Forms by Zoning District

Key: ● = Permitted | -- = Prohibited

Building Types	R-1	R-2	R-3	MHP	Specific Standards
 Rowhouse ¹	--	--	●	--	Subsec. 21-2200.4F
 Multiplex	--	--	●	--	Subsec. 21-2200.4G
 Apartment	--	--	●	--	Subsec. 21-2200.4H
 Tiny Home ¹	--	--	--	●	Subsec. 21-2200.4I
 HUD Manufactured Home	--	--	--	●	Subsec. 21-2200.4J

Table Notes:

1. Building form is permitted within Court developments. Refer to [Subsec. 21-2200.2, Development Options](#), and [Article IV, Design Standards](#), for additional standards.

Effective on: 5/5/2025

Subsec. 21-2200.2B Neighborhood Village

- General.** Utilize greenfield development to create walkable, well-connected neighborhoods that support the Neighborhood Village concept—featuring a mix of housing types, quality of open space/parks, and an interconnected street grid.
- Zoning Districts.** The applicable zoning districts can be found in [Table 21-2200.1, Development Options](#). Additional standards for each zoning district can be found in [Subsec. 21-2200.3, Zoning Districts](#).
- Building Forms.** Table 21-2200.2B-1, *Building Forms by Zoning District*, shows the building forms that are permitted in each district within the Neighborhood Village development option. Standards for each building type can be found in [Subsec. 21-2200.4, Building Forms](#).

Figure 21-2200.2B-1, Neighborhood Village



Table 21-2200.2B-1, Building Forms by Zoning District

Key: • = Permitted | -- = Prohibited

Building Types		R-1	R-2	R-3	MU-1	Specific Standards
	Single-Unit Dwelling, Alley-Loaded ¹	•	•	•	--	Subsec. 21-2200.4A
	Single-Unit Dwelling	•	•	•	--	Subsec. 21-2200.4B
	Two-Unit Dwelling, Duplex Side-by-Side ¹	--	•	•	--	Subsec. 21-2200.4C
	Two-Unit Dwelling, Duplex Stack ¹	--	•	•	--	Subsec. 21-2200.4D
	Townhouse ¹	--	--	•	•	Subsec. 21-2200.4D

Table 21-2200.2B-1, Building Forms by Zoning District

Key: • = Permitted | -- = Prohibited

Building Types		R-1	R-2	R-3	MU-1	Specific Standards
	Rowhouse ¹	--	--	•	•	Subsec. 21-2200.4F
	Multiplex	--	--	•	•	Subsec. 21-2200.4G
	Apartment	--	--	•	•	Subsec. 21-2200.4H
	Tiny Home ¹	--	--	--	--	Subsec. 21-2200.4I
	HUD Manufactured Home	--	--	--	--	Subsec. 21-2200.4J
	Mixed Use	--	--	--	•	Subsec. 21-2210.4B

Table Notes:

1. Building form is permitted within Court developments. Refer to [Subsec. 21-2200.2, Development Options](#), and [Article IV, Design Standards](#), for additional standards.

Effective on: 5/5/2025

Subsec. 21-2200.2C Northern Neighborhoods

Subsec. 21-2200.2C Northern Neighborhoods

- General.** Recognize and build upon the suburban-style development patterns in the northern areas, characterized by curvilinear streets, single-unit homes, and a mix of townhomes and apartments.
- Zoning Districts.** The applicable zoning districts can be found in [Table 21-2200.1, Development Options](#). Additional standards for each zoning district can be found in [Subsec. 21-2200.3, Zoning Districts](#).
- Building Forms.** Table 21-2200.2C-1, *Building Forms by Zoning District*, shows the building forms that are permitted in each district within the Northern Neighborhoods development option. Standards for each building type can be found in [Subsec. 21-2200.4, Building Forms](#).

Figure 21-2200.2C-1, Northern Neighborhoods



Table 21-2200.2C-1, Building Forms by Zoning District

Key: • = Permitted | -- = Prohibited

	Building Types	R-E	R-1	R-2	R-3	Specific Standards
	Single-Unit Dwelling, Alley-Loaded ¹	--	•	•	•	Subsec. 21-2200.4A
	Single-Unit Dwelling	•	•	•	•	Subsec. 21-2200.4B
	Two-Unit Dwelling, Duplex Side-by-Side ¹	--	--	•	•	Subsec. 21-2200.4C
	Two-Unit Dwelling, Duplex Stack ¹	--	--	•	•	Subsec. 21-2200.4D
	Townhouse ¹	--	--	--	•	Subsec. 21-2200.4D

Table 21-2200.2C-1, Building Forms by Zoning District

Key: ● = Permitted | -- = Prohibited

Building Types		R-E	R-1	R-2	R-3	Specific Standards
	Rowhouse ¹	--	--	--	●	Subsec. 21-2200.4F
	Multiplex	--	--	--	●	Subsec. 21-2200.4G
	Apartment	--	--	--	●	Subsec. 21-2200.4H
	Tiny Home ¹	--	--	--	--	Subsec. 21-2200.4I
	HUD Manufactured Home	--	--	--	--	Subsec. 21-2200.4J
	Mixed Use	--	--	--	--	Subsec. 21-2210.4B

Table Notes:

1. Building form is permitted within Court developments. Refer to [Subsec. 21-2200.2, Development Options](#), and [Article IV, Design Standards](#), for additional standards.

Section Comments	
Date: 5/16/2025	Court developments are noted but not defined anywhere

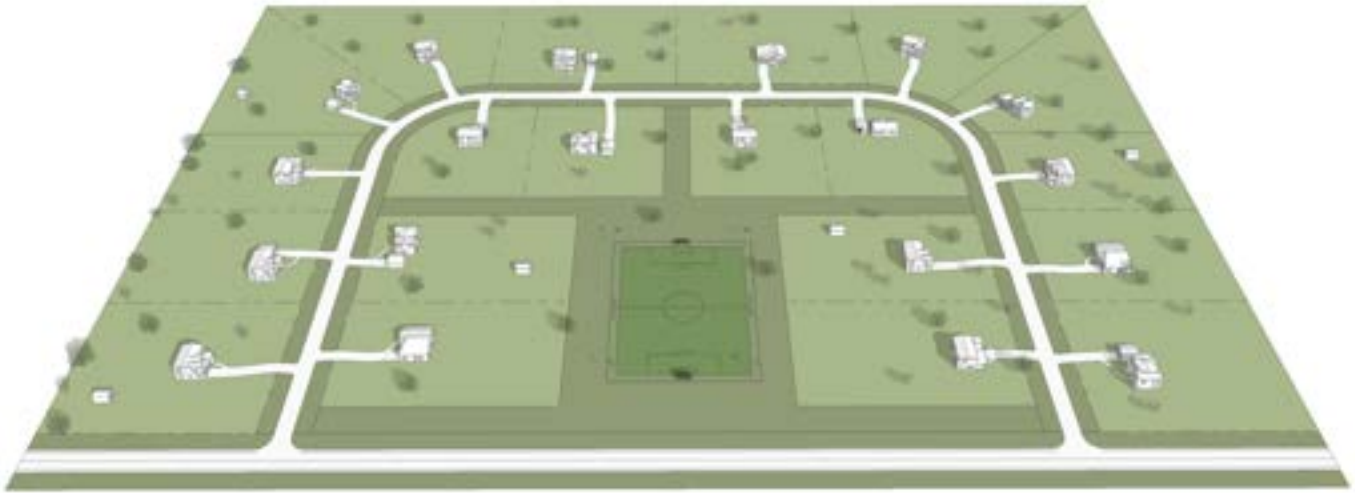
Effective on: 5/5/2025

Subsec. 21-2200.3 Zoning Districts

Subsec. 21-2200.3A Residential Estate (R-E)

Purpose. The Residential Estate (R-E) district provides for areas designed as larger, estate-sized lots with multiple options for open space and densities. Development in this district is primarily reserved for very low density detached residential developments with an optional accessory dwelling unit. The district is intended to preserve existing areas of rural character in the city and to manage growth on the periphery on the City limits.

Table 21-2200.3A-1, R-E District Standards



- A. **Applicability.** The R-E district is appropriate for a mix of single-unit dwellings and clusters of attached homes with integrated open spaces and is intended to be utilized in the South Platte District, North Airport District, and Innovation District character areas of the [Comprehensive Plan](#) where large lot residential is identified. R-E is not intended to be mapped and used for new development projects, but rather to accommodate potential annexations of unincorporated Adams County residential subdivisions that are typically composed of large lots.
- B. **District Standards.** All developments shall comply with Table 21-2200.3A-1, *R-E District Standards*.
- C. **Related Standards.** All sites and buildings shall comply with Table 21-2200.3A-2, *R-E References to Related Standards*.

Table 21-2200.3A-2, R-E References to Related Standards

Topic	Location in LDC
Land Uses	Sec. 21-2200
Development Options	Subsec. 21-2200.2
Building Forms	Subsec. 21-2200.4
Use Standards	Article III
Design Standards	Article IV
Floodplain and Floodway Development	Sec. 21-5280
Parking Design Standards	Division 4.3
Streets and Transportation	Article V
Amenity Space	Division 4.8

Section Comments	
Date: 5/16/2025	Why is R-E a choice within the Northern Neighborhoods Character Area if that area is not listed in the Applicability section? Or, should the Northern Neighborhoods Character Area be listed here?

Effective on: 5/5/2025

Subsec. 21-2200.3B Single-Unit Dwelling (R-1)

Purpose. The Single-Unit Dwelling (R-1) district provides for protection of established single-unit dwelling neighborhoods in low-density residential developments. This district may also include uses that support and are compatible with low-density residential areas.

Table 21-2200.3B-1, R-1 District Standards



- A. **Applicability.** The R-1 district is appropriate for low density single-unit dwelling homes with an optional accessory dwelling unit, and is designed to be utilized in the Central and Northern Neighborhood Character Areas of the [Comprehensive Plan](#).
- B. **District Standards.** All developments shall comply with Table 21-2200.3B-1, *R-1 District Standards*.
- C. **Related Standards.** All sites and buildings shall comply with Table 21-2200.3B-2, *R-1 References to Related Standards*.



Table 21-2200.3B-2, R-1 References to Related Standards

Topic	Location in LDC
Land Uses	Sec. 21-2200
Development Options	Subsec. 21-2200.2
Building Forms	Subsec. 21-2200.4
Use Standards	Article III
Design Standards	Article IV
Floodplain and Floodway Development	Sec. 21-5280
Parking Design Standards	Division 4.3
Streets and Transportation	Article V
Amenity Space	Division 4.8

Effective on: 5/5/2025

Subsec. 21-2200.3C Two-Unit Dwelling (R-2)

Purpose. The Two-Unit Dwelling (R-2) district provides a mix of single-and two-unit dwellings in a moderate density setting.

Table 21-2200.3C-1, R-2 District Standards



- A. **Applicability.** The R-2 district is appropriate for varying lot areas with a medium to high residential single-unit dwelling and attached with an optional accessory dwelling unit as designated in the Central and Northern Neighborhood Character Areas of the [Comprehensive Plan](#).
- B. **District Standards.** All developments shall comply with Table 21-2200.3C-1, *R-2 District Standards*.
- C. **Related Standards.** All sites and buildings shall comply with Table 21-2200.3C-2, *R-2 References to Related Standards*.

Table 21-2200.3C-2, R-2 References to Related Standards

Topic	Location in LDC
Land Uses	Sec. 21-2200
Development Options	Subsec. 21-2200.2
Building Forms	Subsec. 21-2200.4
Use Standards	Article III
Design Standards	Article IV
Floodplain and Floodway Development	Sec. 21-5280
Parking Design Standards	Division 4.3
Streets and Transportation	Article V
Amenity Space	Division 4.8

Effective on: 5/5/2025

Subsec. 21-2200.3D Multi-Unit Dwelling (R-3)

Purpose. The Multi-Unit Dwelling (R-3) district provides for higher density residential development that can accommodate more dwelling units and be developed at a larger scale.

Table 21-2200.3D-1, R-3 District Standards



- A. **Applicability.** The R-3 district is appropriate near areas where there is a concentration of commercial uses, employment, and community facilities to provide better access to these services and amenities, and is intended to be used in the Central and North Neighborhood Character Areas and the Higher Density Residential Framework Area of the [Comprehensive Plan](#). This zone district is also intended to serve as a transition from higher intensity uses to lower density residential areas.
- B. **District Standards.** All developments shall comply with Table 21-2200.3D-1, *R-3 District Standards*.
- C. **Related Standards.** All sites and buildings shall comply with Table 21-2200.3D-2, *R-3 References to Related Standards*.

Table 21-2200.3D-2, R-3 References to Related Standards	
Topic	Location in LDC
Land Uses	Sec. 21-2200
Development Options	Subsec. 21-2200.2
Building Forms	Subsec. 21-2200.4
Use Standards	Article III
Design Standards	Article IV
Floodplain and Floodway Development	Sec. 21-5280
Parking Design Standards	Division 4.3
Streets and Transportation	Article V
Amenity Space	Division 4.8

Effective on: 5/5/2025

Subsec. 21-2200.3E Mobile Home Park (MHP)

Purpose. The Mobile Home Park (MHP) district provides for mobile home parks, manufactured homes, and tiny home communities with the necessary facilities that include mobile home spaces or lots that may, but need not be, owned by different persons.

Table 21-2200.3E-1, MHP District Standards



- A. **Applicability.** The MHP district is appropriate for large land holdings in the low-density residential with buffering and open space standards as designated in the [Character Areas Land Use Map](#) of the Comprehensive Plan.
- B. **District Standards.** All developments shall comply with Table 21-2200.3E-1, *MHP District Standards*.
- C. **Related Standards.** All sites and buildings shall comply with Table 21-2200.3E-2, *MHP References to Related Standards*.



1. *Mobile Homes Restricted.* It shall be unlawful for any person to park, place, construct, store, install, inhabit or occupy a mobile home within the City except within a mobile home park.
2. *Mobile Home Parks Restricted.* It shall be unlawful for any person to construct, install, establish, begin operation, or continue operation of a mobile home park within the City except within a MHP district. Mobile home parks shall be located in a manner to assure compatibility with adjacent and surrounding zone districts. No park shall be permitted within the boundaries of floodplains, high noise areas, or any other hazard areas designated by municipal, county, state, or federal law.

Table 21-2200.3E-2, MHP References to Related Standards

Topic	Location in LDC
Land Uses	Sec. 21-2200
Development Options	Subsec. 21-2200.2
Building Forms	Subsec. 21-2200.4
Use Standards	Article III
Design Standards	Article IV
Floodplain and Floodway Development	Sec. 21-5280
Parking Design Standards	Division 4.3
Streets and Transportation	Article V
Amenity Space	Division 4.8

Effective on: 5/5/2025

Subsec. 21-2200.4 Building Forms

Subsec. 21-2200.4A Single-Unit Detached, Alley-Loaded



- A. **Generally.** This Subsection provides design standards for the Single-Unit Detached, Alley-Loaded building type. The illustration of a Single-Unit Detached, Alley-Loaded building type identifies common design features. Next is a description of the building type followed by a table providing the design standards.
- B. **Description.** This building type is a small-scale, freestanding dwelling that is one to two stories in height. The primary entrance is defined by a porch, stoop, or recessed entry. An attached garage with a pitched roof may be present on the front elevation in some contexts but is secondary to the principal building. Table 21-2200.4A-1, *Single-Unit Detached, Alley-Loaded Building Type*, illustrates this building type and establishes the dimensional standards.

Table 21-2200.4A-1, Single-Unit Detached, Alley-Loaded



Lot		
A	Lot Width (<i>min.</i>)	30'
B	Lot Area (<i>min.</i>)	2,500 SF
Setbacks and Building Coverage		
C	Building Coverage (<i>max.</i>)	60%
D	Front Setback (<i>min.</i>)	15'
E	Side Setback (<i>min.</i>)	5'
F	Corner Setback (<i>min.</i>)	10'
G	Rear Setback (<i>min.</i>) ¹	10'
Building Height		
H	Building Height (<i>max.</i>)	35'
Access and Parking		
Vehicle Access		From Alley
Parking Setback (<i>min.</i>)		Front, Street: 20' Alley: 5'
Parking and Garage ^[1] Location		Rear See Table 21-4310 -1, <i>Off-Street Parking Requirements</i> .



Street Level Design^[2]

Primary Street-Facing Attached Garage Door Width (<i>max per unit</i>)	No more than 50% of the front facade of the ground floor living area for a two car garage and not more than 60% for a three or more car garage.
Windows (<i>min.</i>)	Front: 40% Corner Side: 40% Side: 20% Rear: 25%
Pedestrian Access	Entrance shall be covered and contain at least one of the following: - Awning, - Portico, - Overhang, - Minimum one foot recess or projection, - Arcade, - Raised corniced parapet above the door, - Peaked roof form, or - Arch.

Legend

CN = Central Neighborhoods | **NV** = Neighborhood Village | **NN** = Northern Neighborhoods

Table Notes:

- [1] An attached garage located at the rear of the principal structure may use the accessory structure rear setback, provided it meets all other accessory structure height and bulk standards. Refer to [Sec. 21-3220, Accessory Uses and Structures](#), for related standards.
- [2] Refer to [Division 4.2, Building Design Standards](#), for additional related standards.

Effective on: 5/5/2025

Subsec. 21-2200.4B Single-Unit Dwelling



- A. **Generally.** This Subsection provides design standards for the Single-Unit Dwelling building type. The illustration of a Single-Unit Dwelling building type identifies common design features. Next is a description of the building type followed by a table providing the design standards.
- B. **Description.** This building type is a small-scale, freestanding dwelling that is located on its own lot and is not attached to another dwelling. The structure is one to two- and one-half stories in height. The primary entrance is defined by a porch, stoop, or recessed entry. Most have a pitched roof unless the building is art-deco or contemporary in style. High quality, natural, and durable materials are features of this building type. Table 21-2200.4B-1, *Single-Unit, Building Type*, illustrates this building type and establishes the dimensional standards.

Table 21-2200.4B-1, Single-Unit Dwelling



Lot

A	Lot Width (<i>min.</i>)	Front/Alley Vehicle Access: 50' Side/Rear Vehicle Access: 55'
B	Lot Area (<i>min.</i>)	4,500 SF

Setbacks and Building Coverage

C	Building Coverage (<i>max.</i>)	45%
D	Front Setback (<i>min.</i>)	15'
E	Side Setback (<i>min.</i>)	5'
F	Corner Setback (<i>min.</i>)	10'
G	Rear Setback (<i>min.</i>)	20'

Building Height

H	Building Height (<i>max.</i>)	35'
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Access and Parking

Vehicle Access	Street access
Parking Setback (<i>min.</i>)	Front, Street: 20'
Parking and Garage ^[1] Location	See Table 21-4310-1, <i>Off-Street Parking Requirements</i> .



Street Level Design^[2]

Primary Street-Facing Attached Garage Door Width (*max per unit*)

No more than 50% of the front facade of the ground floor living area for a two car garage and not more than 60% for a three or more car garage.

Windows (*min.*)

Front: 40%
Corner Side: 40%
Side: 20%
Rear: 25%

Pedestrian Access

Entrance shall be covered and contain at least one of the following:

- Awning,
- Portico,
- Overhang,
- Minimum one foot recess or projection,
- Arcade,
- Raised corniced parapet above the door,
- Peaked roof form, or
- Arch.

Legend

CN = Central Neighborhoods | **NV** = Neighborhood Village | **NN** = Northern Neighborhoods

Table Notes:

[1] An attached garage located at the rear of the principal structure may use the accessory structure rear setback, provided it meets all other accessory structure height and bulk standards. Refer to [Sec. 21-3220, Accessory Uses and Structures](#), for related standards.

[2] Refer to [Division 4.2, Building Design Standards](#), for additional related standards.

Effective on: 5/5/2025

Subsec. 21-2200.4C Duplex Side-by-Side



- A. **Generally.** This Subsection provides design standards for the Duplex, Side-by-Side building type. The illustration of a Duplex, Side-by-Side building type identifies common design features. Next is a description of the building type followed by a table providing the design standards.
- B. **Description.** This building type contains two dwelling units separated by a firewall with either both units on the same lot (a duplex) or each unit on separate lots. This building type is a small-scale, freestanding dwelling that is one to two- and one-half stories in height. The primary entrance is defined by a porch, stoop, or recessed entry. An attached garage with a pitched roof may be present on the front elevation in some contexts but is secondary to the principal building. Table 21-2200.4C-1, *Duplex, Side-by-Side Building Type*, illustrates this building type and establishes the dimensional standards.

Table 21-2200.4C-1, Duplex, Side-by-Side Building Type



Lot^{[3][4]}

A	Lot Width (<i>min.</i>)	Front/Alley Vehicle Access: 50' Side/Rear Vehicle Access: 55' 0 lot line: 20'
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B	Lot Area (<i>min.</i>)	4,500 SF
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Setbacks and Building Coverage

C	Building Coverage (<i>max.</i>)	60%
D	Front Setback (<i>min.</i>)	15'
E	Side Setback (<i>min.</i>)	5'
F	Corner Setback (<i>min.</i>)	10'
G	Rear Setback (<i>min.</i>)	Alley: 10'; No Alley: 20' 1

Building Height

H	Building Height (<i>max.</i>)	35'
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Access and Parking

Vehicle Access	From Alley; or Street access allowed when alley is unimproved or not present
Parking Setback (<i>min.</i>)	Front, Street: 20' Alley: 5'
Parking and Garage ^[1] Location	See Table 21-4310 -1, Off-Street Parking Requirements



Street Level Design^[2]

Primary Street-Facing Attached Garage Door Width (<i>max per unit</i>)	No more than 50% of the front facade of the ground floor living area for a two car garage and not more than 60% for a three or more car garage.
Windows (<i>min.</i>)	Front: 30% Corner Side: 30% Side: 10% Rear: 20%
Pedestrian Access	Entrance shall be covered and contain at least one of the following: - Awning, - Portico, - Overhang, - Minimum one foot recess or projection, - Arcade, - Raised corniced parapet above the door, - Peaked roof form, or - Arch.

Legend

CN = Central Neighborhoods | **NV** = Neighborhood Village | **NN** = Northern Neighborhoods

Table Notes:

- [1] An attached garage located at the rear of the principal structure may use the accessory structure rear setback, provided it meets all other accessory structure height and bulk standards. Refer to [Sec. 21-3220, Accessory Uses and Structures](#), for related standards.
- [2] Refer to [Division 4.2, Building Design Standards](#), for additional related standards.
- [3] Lot ownership may affect location of lot lines. Refer to [Sec. 21-52110, Deed Restrictions](#), for additional standards.
- [4] If each dwelling unit is on its own lot, then a setback of 0' on the side with the common wall is permitted. Refer to [Sec. 21-52110, Deed Restrictions](#), for additional standards.

Effective on: 5/5/2025

Subsec. 21-2200.4D Duplex Stack



- A. **Generally.** This Subsection provides design standards for the Duplex, Stack building type. The illustration of a Duplex, Stack building type identifies common design features. Next is a description of the building type followed by a table providing the design standards.
- B. **Description.** This building type contains two dwelling units stacked on top of each other on one lot. This building type is a small-scale, freestanding dwelling that is two stories in height. The primary entrance is defined by a porch, stoop, or recessed entry. A detached garage with a pitched roof may be present on the rear elevation in some contexts but is secondary to the principal building. Table 21-2200.4D-1, *Duplex, Stack Building Type*, illustrates this building type and establishes the dimensional standards.

Table 21-2200.4D-1, Duplex, Stack Building Type



Lot^{[3][4]}

A	Lot Width (<i>min.</i>)	Front/Alley Vehicle Access: 30' Side/Rear Vehicle Access: 35'
B	Lot Area (<i>min.</i>)	2,500 SF

Setbacks and Building Coverage

C	Building Coverage (<i>max.</i>)	70%
D	Front Setback (<i>min.</i>)	15'
E	Side Setback (<i>min.</i>)	5'
F	Corner Setback (<i>min.</i>)	10'
G	Rear Setback (<i>min.</i>)	Alley: 10'; No Alley: 20'

Building Height

H	Building Height (<i>max.</i>)	35'
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Access and Parking

Vehicle Access	From Alley; or Street access allowed when alley is unimproved or not present
Parking Setback (<i>min.</i>)	Front, Street: 20' Alley: 5'
Parking and Garage ^[1] Location	See Table 21-4310-1, <i>Off-Street Parking Requirements</i> .



Street Level Design^[2]

Primary Street-Facing Attached Garage Door Width (*max per unit*)

No more than 50% of the front facade of the ground floor living area for a two car garage and not more than 60% for a three or more car garage.

Windows (*min.*)

Front: 30%
Corner Side: 30%
Side: 10%
Rear: 20%

Pedestrian Access

Entrance shall be covered and contain at least one of the following:

- Awning,
- Portico,
- Overhang,
- Minimum one foot recess or projection,
- Arcade,
- Raised corniced parapet above the door,
- Peaked roof form, or
- Arch.

Legend

CN = Central Neighborhoods | **NV** = Neighborhood Village | **NN** = Northern Neighborhoods

Table Notes:

- [1] An attached garage located at the rear of the principal structure may use the accessory structure rear setback, provided it meets all other accessory structure height and bulk standards. Refer to [Sec. 21-3220, Accessory Uses and Structures](#), for related standards.
- [2] Refer to [Division 4.2, Building Design Standards](#), for additional related standards.
- [3] Lot ownership may affect location of lot lines. Refer to [Sec. 21-52110, Deed Restrictions](#), for additional standards.
- [4] If each dwelling unit is on its own lot, then a setback of 0' on the side with the common wall is permitted. Refer to [Sec. 21-52110, Deed Restrictions](#), for additional standards.

Effective on: 5/5/2025

Subsec. 21-2200.4D Townhouse



- A. **Generally.** This Subsection provides design standards for the Townhouse building type. The illustration of a Townhouse building type identifies common design features. Next is a description of the building type followed by a table providing the design standards.
- B. **Description.** This building type accommodates three to eight single-unit that are on their own lot, are attached to one another side-by-side, and are oriented to the street. They are to be compatible in mass and scale with nearby residential structures of a lower scale. A townhouse is one to two stories in height. The facade is designed to express each individual unit. Each unit has a principal entrance on the ground floor defined by a porch, stoop, or recessed entry. End units have window openings on three sides, while interior



units have window openings only in the front and back. Parking is located in the rear. Table 21-2200.4D-1, *Townhouse Building Type*, illustrates this building type and establishes the dimensional standards.

Table 21-2200.4D-1, Townhouse Building Type



Lot^{[3][4]}

A	Lot Width that is not subdivided with 0 lot line (<i>min.</i>)	Alley Vehicle Access: 60' Rear Vehicle Access: 65'
	Lot Width that is subdivided with 0 lot line (<i>min.</i>)	16'
B	Lot Area that is not subdivided with 0 lot line (<i>min.</i>)	5,250 SF

Setbacks and Building Coverage

C	Building Coverage (<i>max.</i>)	70%
D	Front Setback (<i>min.</i>)	15'
E	Side Setback (<i>min.</i>)	5'
F	Corner Setback (<i>min.</i>)	10'
G	Rear Setback (<i>min.</i>) ¹	Alley: 10'; No Alley: 20'

Building Height

H	Building Height (<i>max.</i>)	35'
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Access and Parking

Vehicle Access	From Alley; or Street access allowed when alley is unimproved or not present
Parking Setback (<i>min.</i>)	Front, Street: 20' Alley: 5'
Parking and Garage ^[1] Location	Side / Rear See Table 21-4310-1, <i>Off-Street Parking Requirements</i> .



Street Level Design^[2]

Primary Street-Facing Attached Garage Door Width (*max per unit*)

No more than 50% of the front facade of the ground floor living area for a two car garage and not more than 60% for a three or more car garage.

Windows (*min.*)

Front: 30%
Corner Side: 30%
Side: 10%
Rear: 20%

Pedestrian Access

Entrance shall be covered and contain at least one of the following:

- Awning,
- Portico,
- Overhang,
- Minimum one foot recess or projection,
- Arcade,
- Raised corniced parapet above the door,
- Peaked roof form, or
- Arch.

Dwelling Units Oriented to the Street

Required if any portion of the Dwelling Unit is located within 20' of Primary or Side Street Lot Line

Legend

CN = Central Neighborhoods | NV = Neighborhood Village | NN = Northern Neighborhoods

Table Notes:

- [1] An attached garage located at the rear of the principal structure may use the accessory structure rear setback, provided it meets all other accessory structure height and bulk standards. Refer to [Sec. 21-3220, Accessory Uses and Structures](#), for related standards.
- [2] Refer to [Division 4.2, Building Design Standards](#), for additional related standards.
- [3] Lot ownership may affect location of lot lines. Refer to [Sec. 21-52110, Deed Restrictions](#), for additional standards.
- [4] If each dwelling unit is on its own lot, then a setback of 0' on the side with the common wall is permitted. Refer to [Sec. 21-52110, Deed Restrictions](#), for additional standards.

Effective on: 5/5/2025

Subsec. 21-2200.4F Rowhouse



- A. **Generally.** This Subsection provides design standards for the Rowhouse building type. The illustration of a Rowhouse building type identifies common design features. Next is a description of the building type followed by a table providing the design standards.
- B. **Description.** This building type accommodates three to eight residential units that are on their own lot, are attached to one another side-by-side, and are oriented to the street. A rowhouse is one to three stories in height. The facade is designed to express each individual unit. Each unit has a principal entrance on the ground floor defined by a porch, stoop, or recessed entry. End units have window openings on three sides, while interior units have window openings only in the front and back. Parking is located in the rear or tucked under the residential unit. This building type accommodates three to eight residential units on a single lot,



within a single structure. Table 21-2200.4F-1, *Rowhouse Building Type*, illustrates this building type and establishes the dimensional standards.

Table 21-2200.4F-1, Rowhouse Building Type



Lot

A	Lot Width that is not subdivided with 0 lot line (<i>min.</i>)	Alley Vehicle Access: 60' Rear Vehicle Access: 65'
	Lot Width that is subdivided with 0 lot line (<i>min.</i>)	16'
B	Lot Area that is not subdivided with 0 lot line (<i>min.</i>)	5,250 SF

Setbacks and Building Coverage

C	Building Coverage (<i>max.</i>)	70%
D	Front Setback (<i>min.</i>)	15'
E	Side Setback (<i>min.</i>)	5'
F	Corner Setback (<i>min.</i>)	10'
G	Rear Setback (<i>min.</i>) ¹	Alley: 10'; No Alley: 20'

Building Height

H	Building Height (<i>max.</i>)	45'
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Access and Parking

Vehicle Access	From Alley; or Street access allowed when alley is unimproved or not present
Parking Setback (<i>min.</i>)	Front, Street: 20' Alley: 5'
Parking and Garage ⁽¹⁾ Location	Side / Rear See Table 21-4310-1, <i>Off-Street Parking Requirements</i> .



Street Level Design⁽²⁾

Primary Street-Facing Attached Garage Door Width (*max per unit*)

No more than 50% of the front facade of the ground floor living area for a two car garage and not more than 60% for a three or more car garage.

Windows (*min.*)

Front: 30%
Corner Side: 30%
Side: 10%
Rear: 20%

Pedestrian Access

Entrance shall be covered and contain at least one of the following:

- Awning,
- Portico,
- Overhang,
- Minimum one foot recess or projection,
- Arcade,
- Raised corniced parapet above the door,
- Peaked roof form, or
- Arch.

Dwelling Units Oriented to the Street

Required if any portion of the Dwelling Unit is located within 20' of Primary or Side Street Lot Line

Legend

CN = Central Neighborhoods | NV = Neighborhood Village | NN = Northern Neighborhoods

Table Notes:

- [1] An attached garage located at the rear of the principal structure may use the accessory structure rear setback, provided it meets all other accessory structure height and bulk standards. Refer to [Sec. 21-3220, Accessory Uses and Structures](#), for related standards.
- [2] Refer to [Division 4.2, Building Design Standards](#), for additional related standards.

Effective on: 5/5/2025

Subsec. 21-2200.4G Multiplex



- A. **Generally.** This Subsection provides design standards for the Multiplex building type. The illustration of a Multiplex building type identifies common design features. Next is a description of the building type followed by a table providing the design standards.
- B. **Description.** This building type accommodates three to six residential units on a single lot, within a single structure. This building type reflects traditional residential structures in form but is larger in scale. It is freestanding, and one to two and one half stories in height in different contexts. Details include principal entrances in one or more locations. Each is defined by a porch, stoop, or recessed entry. A Multiplex building generally includes a pitched roof. Table 21-2200.4G-1, *Multiplex Building Type*, illustrates this building type and establishes the dimensional standards.

Table 21-2200.4G-1, Multiplex Building Type



Lot^{[3][4]}

A Lot Width (*min.*) Front/Alley Vehicle Access: 50'
Side/Rear Vehicle Access: 55'

B Lot Area (*min.*) 4,500 SF

Setbacks and Building Coverage

C Building Coverage (*max.*) 70%

D Front Setback (*min.*) 15'

E Side Setback (*min.*) 5'

F Corner Setback (*min.*) 10'

G Rear Setback (*min.*) Alley: 10'; No Alley: 15'

Building Height

H Building Height (*max.*) 35'

Access and Parking

Vehicle Access From Alley; or Street access allowed when alley is unimproved or not present

Parking Setback (*min.*) Front, Street: 20'
Alley: 5'

Parking and Garage^[1] Location Rear
See Table 21-4310-1, *Off-Street Parking Requirements*.



Street Level Design^[2]

Primary Street-Facing Attached Garage Door Width (*max per unit*)

Windows (*min.*)

Pedestrian Access

No more than 50% of the front facade of the ground floor living area for a two car garage and not more than 60% for a three or more car garage.

Front: 30%
Corner Side: 30%
Side: 10%
Rear: 20%

Entrance shall be covered and contain at least one of the following:

- Awning,
- Portico,
- Overhang,
- Minimum one foot recess or projection,
- Arcade,
- Raised corniced parapet above the door,
- Peaked roof form, or
- Arch.

Legend

CN = Central Neighborhoods | **NV** = Neighborhood Village | **NN** = Northern Neighborhoods

Table Notes:

- [1] An attached garage located at the rear of the principal structure may use the accessory structure rear setback, provided it meets all other accessory structure height and bulk standards. Refer to [Sec. 21-3220, Accessory Uses and Structures](#), for related standards.
- [2] Refer to [Division 4.2, Building Design Standards](#), for additional related standards.
- [3] Lot ownership may affect location of lot lines. Refer to [Sec. 21-52110, Deed Restrictions](#), for additional standards.
- [4] If each dwelling unit is on its own lot, then a setback of 0' on the side with the common wall is permitted. Refer to [Sec. 21-52110, Deed Restrictions](#), for additional standards.

Effective on: 5/5/2025

Subsec. 21-2200.4H Apartment



- A. **Generally.** This Subsection provides design standards for the Apartment building type. The illustration of an Apartment building type identifies common design features. Next is a description of the building type followed by a table providing the design standards.
- B. **Description.** This building type includes seven or more residential units on multiple floors in a single structure or multiple structures on a single lot. The design is intended to be compatible in mass and scale with the surrounding area and with a pedestrian friendly facade incorporating high quality ground floor design elements, such as transparency and clearly defined entrances. Table 21-2200.4H-1, *Apartment Building Type*, illustrates this building type and establishes the dimensional standards.

Table 21-2200.4H-1, Apartment Building Type



Lot

A	Lot Width (<i>min.</i>)	Alley Vehicle Access: 60' Rear Vehicle Access: 65'
B	Lot Area (<i>min.</i>)	5,250 SF

Setbacks and Building Coverage

C	Building Coverage (<i>max.</i>)	60%
D	Front Setback (<i>min.</i>)	15'
E	Side Setback (<i>min.</i>)	5'
F	Corner Setback (<i>min.</i>)	10'
G	Rear Setback (<i>min.</i>)	Alley: 10'; No Alley: 20'

Building Height

H	Building Height (<i>max.</i>)	50'
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Access and Parking

Vehicle Access	From Alley; or Street access allowed when alley is unimproved or not present
Parking Setback (<i>min.</i>)	Front, Street: 20' Alley: 5'
Street Access, Parking Location	Rear See Table 21-4310-1, <i>Off-Street Parking Requirements</i> .



Street Level Design^[1]

Garages and Carports	See Table 21-5210-1.
Windows (<i>min.</i>)	Front: 30% Corner Side: 30% Side: 10% Rear: 20%
Pedestrian Access	Entrance shall be covered and contain at least one of the following: - Awning, - Portico, - Overhang, - Minimum one foot recess or projection, - Arcade, - Raised corniced parapet above the door, - Peaked roof form, or - Arch.

Legend

CN = Central Neighborhoods | **NV** = Neighborhood Village | **NN** = Northern Neighborhoods

Table Notes:

[1] Refer to [Division 4.2, Building Design Standards](#), for additional related standards.

Effective on: 5/5/2025

Subsec. 21-2200.4I Tiny Home



- A. **Generally.** This Subsection provides design standards for the Tiny Home building type. The illustration of a Tiny Home development type identifies common design features. Next is a description of the building type followed by a table providing the design standards.
- B. **Description.** A single-unit detached dwelling unit that is 400 square feet or less in total floor area, excluding lofts, designed for permanent, year-round occupancy. Tiny homes shall be constructed on a permanent foundation. Tiny homes shall include a kitchen, bathroom, and sleeping area, and shall be connected to utilities where required. Table 21-2200.4I-1, *Tiny Home Development Type*, illustrates this building type and establishes the dimensional standards.

Table 21-2200.4I-1, Tiny Home Building Type



Lot

A	Lot Width (<i>min.</i>)	--
B	Lot Area (<i>min.</i>)	--

Setbacks and Building Coverage

C	Building Coverage (<i>max.</i>)	60%
D	Setback from local or private street (<i>min.</i>)	15'
E	Side Setback (<i>min.</i>)	5'
F	Setback from collector or arterial street (<i>min.</i>)	30'
G	Rear Setback (<i>min.</i>)	20'
	Maximum Gross Floor Area	400'

Building Height

H	Building Height (<i>max.</i>)	35'
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Access and Parking

Vehicle Access	From Alley; or Street access allowed when alley is unimproved or not present
Parking Setback (<i>min.</i>)	--
Street Access, Parking Location	Side See Table 21-4310 -1, <i>Off-Street Parking Requirements</i> .



Street Level Design^[1]

Primary Street-Facing Attached Garage ^[1] Door Width (<i>max per unit</i>)	No more than 50% of the front facade of the ground floor living area for a two car garage and not more than 60% for a three or more car garage.
Windows (<i>min.</i>)	--
Pedestrian Access	--

Legend

CN = Central Neighborhoods | **NV** = Neighborhood Village | **NN** = Northern Neighborhoods

Table Notes:

[1] Refer to [Division 4.2, Building Design Standards](#), for additional related standards.

Effective on: 5/5/2025

Subsec. 21-2200.4J HUD Manufactured Home



- A. **Generally.** This Subsection provides design standards for the HUD Manufactured Home building type. The illustration of a HUD Manufactured Home building type identifies common design features. Next is a description of the building type followed by a table providing the design standards.
- B. **Description.** A structure, constructed on or after June 15, 1976, in compliance with the rules and definitions of the United States Department of Housing and Urban Development, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities for occupancy. This term does not include recreational vehicles. This building type is a small-scale, freestanding form that is one story in height. The primary entrance is defined by a porch, stoop, or recessed entry. A detached garage with a pitched roof may be present and is secondary to the principal building. Table 21-2200.4J-1, *HUD Manufactured Home Building Type*, illustrates this building type and establishes the dimensional standards.

Table 21-2200.4J-1, HUD Manufactured Home



Lot

A	Lot Width (<i>min.</i>)	280'
B	Lot Area (<i>min.</i>)	10 acres

Setbacks and Building Coverage

C	Building Coverage (<i>max.</i>)	60%
D	Setback from local or private street (<i>min.</i>)	15'
E	Side setback (<i>min.</i>)	5'
F	Setback from collector or arterial street (<i>min.</i>)	30'
G	Rear Setback (<i>min.</i>)	20'

Building Height

H	Building Height (<i>max.</i>)	35'
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Access and Parking

Vehicle Access	From Alley; or Street access allowed when alley is unimproved or not present
Parking Setback (<i>min.</i>)	--
Street Access, Parking Location	Side See Table 21-4310 -1, <i>Off-Street Parking Requirements</i> .



Street Level Design^[1]

Primary Street-Facing Attached Garage Door Width (<i>max per unit</i>)	No more than 50% of the front facade of the ground floor living area for a two car garage and not more than 60% for a three or more car garage.
Windows (<i>min.</i>)	--
Pedestrian Access	--

Legend

CN = Central Neighborhoods | **NV** = Neighborhood Village | **NN** = Northern Neighborhoods

Table Notes:

[1] Refer to [Division 4.2, Building Design Standards](#), for additional related standards.

Effective on: 5/5/2025



Table 21-2210.1-1, Mixed Use and Commercial District Use Table

Use Category	Specific Use	C-1	C-2	MU-C	MU-1	C-C	Standards
Resource Extraction	All Resource Extraction Uses Other than Listed	-	-	--	--	--	--

Table Notes:

1. No new residential use shall be established on any property that lies within an airport noise contour of 55 DNL (day-night noise level) or higher.

Effective on: 5/5/2025

Subsec. 21-2210.2 Development Options

Table 21-2210.2-1, Mixed Use and Commercial Development Options

Development Option	Intent Statement	Applicable Zoning District	Open Space (Min.)
Mixed Use, Commercial	Promote pedestrian-friendly, high-quality development and gathering spaces that support both neighborhood-scale development and oriented businesses that serve local residents.	C-1, C-2, MU-C	10%
Mixed Use, Neighborhood	Promote pedestrian-friendly, mixed use centers where housing, businesses, and public spaces are seamlessly integrated. Encourage neighborhood-scaled buildings and walkable streets, human-scaled design, and a mix of uses that support daily needs.	MU-1, C-1	20%
Mixed Use, Regional	Promote pedestrian-friendly, mixed use centers where housing, businesses, and public spaces are seamlessly integrated. Encourage larger-scaled buildings and walkable streets, human-scaled design, and a mix of uses that support needs. These areas should also accommodate regional destinations that attract visitors.	C-2, C-C	10%

Subsec. 21-2210.2A Mixed Use, Commercial

- General.** Promote pedestrian-friendly, high-quality development and gathering spaces that support both neighborhood-scale development and oriented businesses that serve local residents.
- Zoning Districts.** The applicable zoning districts can be found in [Table 21-2210.1, Development Options](#). Additional standards for each zoning district can be found in [Subsec. 21-2210.3, Zoning Districts](#).
- Building Forms.** Table 21-2210.2A-1, *Building Forms by Zoning District*, shows the building forms that are permitted in each district within the Mixed Use, Commercial development option. Standards for each building type can be found in [Subsec. 21-2200.4, Building Forms](#).

Figure 21-2210.2A-1, Mixed Use Commercial



Table 21-2210.2A-1, Building Forms by Zoning District

Key: • = Permitted | -- = Prohibited

Building Types	C-1	C-2	MU-C	Specific Standards
 Live-Work	--	•	•	Subsec. 21-2210.4A
 Mixed Use	•	•	•	Subsec. 21-2210.4B
 Commercial (Single-Tenant)	•	•	•	Subsec. 21-2210.4C
 Commercial (Multi-Tenant)	•	•	•	Subsec. 21-2210.4D
 Commercial (Drive Through)	•	•	•	Subsec. 21-2210.4E

Table 21-2210.2A-1, Building Forms by Zoning District

Key: • = Permitted | -- = Prohibited

Building Types	C-1	C-2	MU -C	Specific Standards
 Office-Institutional	•	•	•	Subsec. 21-2210.4F
 Parking Structure		--	•	Subsec. 21-2210.4G

Effective on: 5/5/2025

Subsec. 21-2210.2B Mixed Use, Neighborhood

- A. **General.** Promote pedestrian-friendly, mixed use centers where housing, businesses, and public spaces are seamlessly integrated. Encourage neighborhood-scaled buildings and walkable streets, human-scaled design, and a mix of uses that support daily needs.
- B. **Zoning Districts.** The applicable zoning districts can be found in [Table 21-2210.1, Development Options](#). Additional standards for each zoning district can be found in [Subsec. 21-2210.3, Zoning Districts](#).
- C. **Building Forms.** Table 21-2210.2B-1, *Building Forms by Zoning District*, shows the building forms that are permitted in each district within the Mixed Use, Neighborhood development option. Standards for each building type can be found in [Subsec. 21-2200.4, Building Forms](#).

Figure 21-2210.2B-1, Mixed Use, Neighborhood



Table 21-2210.2B-1, Building Forms by Zoning District

Key: • = Permitted | -- = Prohibited

	Building Types	C-1	MU-1	Specific Standards
	Live-Work	--	•	Subsec. 21-2210.4A
	Mixed Use	•	•	Subsec. 21-2210.4B
	Commercial (Single-Tenant)	•	•	Subsec. 21-2210.4C
	Commercial (Multi-Tenant)	•	•	Subsec. 21-2210.4D
	Commercial (Drive Through)	•	•	Subsec. 21-2210.4E
	Office-Institutional	•	•	Subsec. 21-2210.4F
	Parking Structure	--	•	Subsec. 21-2210.4G

Effective on: 5/5/2025

Subsec. 21-2210.2C Mixed Use, Regional

- A. **General.** Promote pedestrian-friendly, mixed use centers where housing, businesses, and public spaces are seamlessly integrated. Encourage larger-scaled buildings and walkable streets, human-scaled design, and a mix of uses that support needs. These areas should also accommodate regional destinations that attract visitors.
- B. **Zoning Districts.** The applicable zoning districts can be found in [Table 21-2210.1, Development Options](#). Additional standards for each zoning district can be found in [Subsec. 21-2210.3, Zoning Districts](#).
- C. **Building Forms.** Table 21-2210.2C-1, *Building Forms by Zoning District*, shows the building forms that are permitted in each district within the Mixed Use, Regional development option. Standards for each building type can be found in [Subsec. 21-2200.4, Building Forms](#).

Figure 21-2210.2C-1, Mixed Use, Regional



Table 21-2210.2C-1, Building Forms by Zoning District

Key: • = Permitted | -- = Prohibited

	Building Types	C-2	MU-1	C-C	Specific Standards
	Live-Work	•	•	•	Subsec. 21-2210.4A
	Mixed Use	•	•	•	Subsec. 21-2210.4B
	Commercial (Single-Tenant)	•	•	•	Subsec. 21-2210.4C
	Commercial (Multi-Tenant)	•	•	•	Subsec. 21-2210.4D
	Commercial (Drive Through)	•	--	--	Subsec. 21-2210.4E

Table 21-2210.2C-1, Building Forms by Zoning District

Key: • = Permitted | -- = Prohibited

Building Types	C-2	MU-1	C-C	Specific Standards
 Office-Institutional	•	•	•	Subsec. 21-2210.4F
 Industrial	--	--	•	Subsec. 21-2220.3A
 Parking Structure	--	•	•	Subsec. 21-2210.4G

Effective on: 5/5/2025

Subsec. 21-2210.3 Zoning Districts

Subsec. 21-2210.3A Neighborhood Commercial (C-1)

Purpose. The Neighborhood Commercial (C-1) District accommodates a mix of commercial, retail, office, and multi-unit housing. The district emphasizes commercial uses, including on the ground floor of mixed use buildings, and includes limitations on multi-unit housing to preserve opportunities for commercial activity. This district is intended to provide commercial uses and services that serve nearby residents and is not meant to include businesses that generate intensive, high-traffic activity.

Table 21-2210.3A-1, C-1 District Standards



- A. **Applicability.** The C-1 district is appropriate for a variety of lot sizes with commercial, office, and mixed use development. This district is intended to be utilized in various character areas where locally-serving activity centers are envisioned, including the North Range Commercial designated in the Economic Development Framework of the [Comprehensive Plan](#).
- B. **District Standards.** All developments shall comply with Table 21-2210.3A-1, *C-1 District Standards*.
- C. **Related Standards.** All sites and buildings shall comply with Table 21-2210.3A-2, *C-1 References to Related Standards*.

Table 21-2210.3A-2, C-1 References to Related Standards	
Topic	Location in LDC
Land Uses	Sec. 21-2210
Development Options	Subsec. 21-2210.2
Building Forms	Subsec. 21-2210.4
Use Standards	Article III
Design Standards	Article IV
Floodplain and Floodway Development	Sec. 21-5280
Parking Design Standards	Division 4.3
Streets and Transportation	Article V
Amenity Space	Division 4.8

Effective on: 5/5/2025

Subsec. 21-2210.3B Regional Commercial (C-2)

Purpose. The Regional Commercial (C-2) district provides for more intensive business activities that have a regional draw, as well as general retail, commercial, personal and business services, and professional offices. The district emphasizes commercial uses, including on the ground floor of mixed use buildings, and includes limitations on multi-unit housing to preserve opportunities for commercial activity.

Table 21-2210.3B-1, C-2 District Standards



- A. **Applicability.** The C-2 district is appropriate for larger lot sizes and developments, and is intended to be used in the Regional Commercial Areas designated in the Economic Development Framework of the [Comprehensive Plan](#).
- B. **District Standards.** All developments shall comply with Table 21-2210.3B-1, *C-2 District Standards*.
- C. **Related Standards.** All sites and buildings shall comply with Table 21-2210.3B-2, *C-2 References to Related Standards*.

Table 21-2210.3B-2, C-2 References to Related Standards

Topic	Location in LDC
Land Uses	Sec. 21-2210
Development Options	Subsec. 21-2210.2
Building Forms	Subsec. 21-2210.4
Use Standards	Article III
Design Standards	Article IV
Floodplain and Floodway Development	Sec. 21-5280
Parking Design Standards	Division 4.3
Streets and Transportation	Article V
Amenity Space	Division 4.8

Effective on: 5/5/2025

Subsec. 21-2210.3C Corridor Mixed Use (MU-C)

Purpose. The Corridor Mixed Use (MU-C) district provides for commercial, office, and higher-density residential options along key corridors that provide high visibility and access.

Table 21-2210.3C-1, MU-C District Standards



- A. **Applicability.** The MU-C district is appropriate for office, commercial, mixed use, and higher density housing such as two-unit dwelling and apartment buildings, and is intended to be used in the Mixed Commercial Areas designated in the Economic Development Framework of the [Comprehensive Plan](#).
- B. **District Standards.** All developments shall comply with Table 21-2210.3C-1, *MU-C District Standards*.
- C. **Related Standards.** All sites and buildings shall comply with Table 21-2210.3C-2, *MU-C References to Related Standards*.

Table 21-2210.3C-2, MU-C References to Related Standards

Topic	Location in LDC
Land Uses	Sec. 21-2210
Development Options	Subsec. 21-2210.2
Building Forms	Subsec. 21-2210.4
Use Standards	Article III
Design Standards	Article IV
Floodplain and Floodway Development	Sec. 21-5280
Parking Design Standards	Division 4.3
Streets and Transportation	Article V
Amenity Space	Division 4.8

Effective on: 5/5/2025

Subsec. 21-2210.3D Neighborhood Mixed Use (MU-1)

Purpose. The Neighborhood Mixed Use (MU-1) district provides a walkable, urban environment by blending businesses and housing in a small area. Residential is integrated into retail settings, such as retail and commercial on the ground floor and residential above. Building forms clearly define and activate the public street edge and spaces. The overall scale and height of buildings are smaller in size and consistent with surrounding neighborhoods.

Figure 21-2210.3D-1, MU-1 District Standards



- A. **Applicability.** The MU-1 district is appropriate for office, commercial, and vertical mixed use development designated in the Community Connection District and Stadium District Character Areas, and the Derby and Transit-Oriented Development Economic Development Framework Areas of the [Comprehensive Plan](#). This zone district might be applicable in other character areas where a more urban, mixed use environment is envisioned.
- B. **District Lot Types.** The MU-1 development options described in [Table 21-2240-1, Development Standards by Zoning District](#), are shown in Figure 21-2210.3D-1, *MU-1 District Lot Types*, as examples.
- C. **Related Standards.** All sites and buildings shall comply with Table 21-2210.3D-2, *MU-1 References to Related Standards*.

Table 21-2210.3D-2, MU-1 References to Related Standards	
Topic	Location in LDC
Land Uses	Sec. 21-2210
Development Options	Subsec. 21-2210.2
Building Forms	Subsec. 21-2210.4
Use Standards	Article III
Design Standards	Article IV
Floodplain and Floodway Development	Sec. 21-5280
Parking Design Standards	Division 4.3
Streets and Transportation	Article V
Amenity Space	Division 4.8

Effective on: 5/5/2025

Subsec. 21-2210.3E Corridor Campus (C-C)

Purpose. The Corridor Campus (C-C) district provides for office, retail, educational, logistics, technology and research, mixed use, and secondary housing uses and allows projects of innovative design and layout in a highly walkable and campus-like setting organized around public spaces.

Table 21-2210.3E-1, C-C District Standards



- A. **Applicability.** The C-C district is appropriate for employment, commercial, and supportive residential development as designated in the E-470 Expressway Corridor District of the [Comprehensive Plan](#).
- B. **District Standards.** All developments shall comply with Table 21-2210.3E-1, *C-C District Standards*.
- C. **Related Standards.** All sites and buildings shall comply with Table 21-2210.3E-2, *C-C References to Related Standards*.



Table 21-2210.3E-2, C-C References to Related Standards	
Topic	Location in LDC
Land Uses	Sec. 21-2210
Development Options	Subsec. 21-2210.2
Building Forms	Subsec. 21-2210.4
Use Standards	Article III
Design Standards	Article IV
Floodplain and Floodway Development	Sec. 21-5280
Parking Design Standards	Division 4.3
Streets and Transportation	Article V
Amenity Space	Division 4.8

Effective on: 5/5/2025

Subsec. 21-2210.4 Building Forms

Subsec. 21-2210.4A Live-Work



- A. **Generally.** This Subsection provides design standards for the Live-Work building type. The illustration of a Live-Work building type identifies common design features. Next is a description of the building type followed by a table providing the design standards.
- B. **Description.** This building type combines commercial uses with residential units in one structure, often providing an opportunity for a building or business owner to live and work within the same structure, although this is not required. Those uses may be separated vertically or horizontally. Commercial uses include, but are not limited to, art studios, small offices, and technology support services. The design includes varied massing and articulation techniques to maintain scale and a pedestrian-friendly facade. Table 21-2210.4A-1, *Live-Work Building Type*, illustrates this building type and establishes the dimensional standards.

Table 21-2210.4A-1, Live-Work Building Type^[3]



Lot

A	Lot Width (<i>max.</i>)	N/A
B	Lot Area (<i>max.</i>)	N/A

Setbacks and Building Coverage

C	Building Coverage (<i>max.</i>)	MUC/MUR: 70% MUN: 60%
D	Front Setback (<i>min.</i>)	20'
E	Side Setback (<i>min.</i>)	Detached Buildings: 10'; Attached Buildings: 0'
F	Corner Setback ^[2] (<i>min.</i>)	15'
G	Rear Setback (<i>min.</i>)	Alley: 10'; No Alley: 20'

Building Height

H	Building Height (<i>max.</i>)	MUC/MUN: 45' MUR: 55'
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Access and Parking^[4]

Vehicle Access	From Alley; or Street access allowed when no Alley present
Parking Setback (<i>min.</i>)	Front, Street: 20' Alley: 5'
Street Access, Parking Location ^[5]	Primary: Rear Secondary: Side



Street Level Design^[1]

Windows (*min.*)

Front:	40%
Corner Side:	30%
Side:	10%
Rear:	20%

Pedestrian Access

Entrance shall be covered and contain at least one of the following:

- Awning,
- Portico,
- Overhang,
- Minimum one foot recess or projection,
- Arcade,
- Raised corniced parapet above the door,
- Peaked roof form, or
- Arch.

Ground Floor Activation

Depth (<i>min.</i>)	30'
Non-residential street frontage (<i>min.</i>)	50% active use required on ground floor of front façade
Floor to Ceiling Height (<i>min.</i>)	14'
Entry Frequency (<i>multi-tenant buildings</i>)	Every 50 ft. (<i>max.</i>)

Legend

MUC = Mixed use, Commercial | **MUN** = Mixed use, Neighborhood | **MUR** = Mixed use, Regional

Table Notes:

- [1] Refer to [Division 4.2, Building Design Standards](#), for additional related standards.
- [2] For corner lots, the dumpster enclosure shall not be located between the building and the street.
- [3] Building types less intense than Mixed use are any [residential building type](#) and [Live-Work](#).
- [4] Refer to [Division 4.3, Parking, Loading, Stacking, and Pedestrian Circulation](#), for additional related standards.
- [5] Secondary front-loaded parking may be permitted in instances where rear or side access is not feasible due to site constraints, topographic conditions, or lack of alley or secondary street access. To mitigate the prominence of parking along the frontage, enhanced landscaping shall be required, including but not limited to increased plantings, low screening walls, and shade trees placed at regular intervals. Refer to [Division 4.4, Landscaping, Buffering, and Screening](#), for additional related standards.

Effective on: 5/5/2025

Subsec. 21-2210.4B Mixed Use



- A. **Generally.** This Subsection provides design standards for the Mixed Use building type. The illustration of a Mixed Use building type identifies common design features. Next is a description of the building type followed by a table providing the design standards.
- B. **Description.** This building type houses retail, office, commercial, and residential uses on the upper floors. The parking is sometimes in a single structure. The design is intended to be compatible in mass and scale with a pedestrian. The design characteristics are usually varying heights, highly articulated masses, and a



pedestrian-friendly facade. The entrances shall be clearly defined with canopies and awnings. High quality and durable materials are features of this building type. Table 21-2210.4B-1, *Mixed Use Building Type*, illustrates this building type and establishes the dimensional standards.

- C. **Active Ground Floor Non-Residential Use Standards.** These standards apply to ground floor spaces facing any public street, plaza, paseo, or other publicly accessible open space within the Mixed Use Regional (MUR), Mixed Use Commercial (MUC), and Mixed Use Neighborhood (MUN) development options, as specified in Table 21-2210.4B-1, *Mixed Use Building Type*. The uses listed below are considered qualifying active ground floor non-residential uses for the purposes of meeting frontage, depth, and floor height requirements in this Subsection. However, inclusion in this list does not imply that a use is permitted by-right in all zoning districts. Permitted uses, along with any additional use-specific standards, are governed by [Article IV, Use Standards](#).

1. *Qualifying Uses.* The following are considered active ground floor non-residential uses:
 - a. Retail sales and service establishments;
 - b. Restaurants, cafés, and bakeries;
 - c. Art galleries and studios;
 - d. Personal service uses (e.g., salons, tailors, fitness studios);
 - e. Commercial office space (including co-working spaces); and
 - f. Civic, cultural, or educational facilities with public access (e.g., libraries, museums, community centers).
2. *Non-Qualifying Uses.* The following uses do not qualify as active ground floor uses:
 - a. Residential uses, including leasing offices, tenant gyms, or resident lounges;
 - b. Structured parking or garages;
 - c. Storage spaces, including self-storage facilities;
 - d. Vehicle-oriented uses (e.g., gas stations, drive-throughs, car washes); and
 - e. Utility, mechanical, or service areas.

Table 21-2210.4B-1, Mixed Use Building Type^[3]



Lot

A	Lot Width (<i>max.</i>)	N/A
B	Lot Area (<i>max.</i>)	N/A

Setbacks and Building Coverage

C	Building Coverage (<i>max.</i>)	MUC/MUR: 75% MUN: 65%
D	Front Setback (<i>min./max.</i>)	0 - 10'
E	Side Setback (<i>min.</i>)	Detached Buildings: 10'; Attached Buildings: 0'
F	Corner Setback ^[2] (<i>min.</i>)	15'
G	Rear Setback (<i>min.</i>)	Alley: 10'; No Alley: 20'

Building Height

H	Building Height (<i>max.</i>)	MUN & MUC: 45' MUR: 75'
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Access and Parking^[4]

Vehicle Access	From Alley; or Street access allowed when no Alley present
Parking Setback (<i>min.</i>)	Front, Street: 20' Alley: 5'
Street Access, Parking Location ^[5]	Primary: Rear/Side Secondary: Front (62' width <i>max.</i>)



Street Level Design^[1]

Windows (*min.*)

Front:	40%
Corner Side:	30%
Side:	10%
Rear:	20%

Pedestrian Access

Entrance shall be covered and contain at least one of the following:

- Awning,
- Portico,
- Overhang,
- Minimum one foot recess or projection,
- Arcade,
- Raised corniced parapet above the door,
- Peaked roof form, or
- Arch.

Ground Floor Activation

Depth (<i>min.</i>)	30'
Non-residential street frontage (<i>min.</i>)	50% active use required on ground floor of front façade
Floor to Ceiling Height (<i>min.</i>)	14'
Entry Frequency (<i>multi-tenant buildings</i>)	Every 50 ft. (<i>max.</i>)

Legend

MUC = Mixed Use, Commercial | **MUN** = Mixed Use, Neighborhood | **MUR** = Mixed Use, Regional

Table Notes:

- [1] Refer to [Division 5.2, Building Design Standards](#), for additional related standards.
- [2] For corner lots, the dumpster enclosure shall not be located between the building and the street.
- [3] Building types less intense than Mixed Use are any [residential building type](#) and [Live-Work](#).
- [4] Refer to [Division 5.3, Parking, Loading, Stacking, and Pedestrian Circulation](#), for additional related standards.
- [5] Secondary front-loaded parking may be permitted in instances where rear or side access is not feasible due to site constraints, topographic conditions, or lack of alley or secondary street access. To mitigate the prominence of parking along the frontage, enhanced landscaping shall be required, including but not limited to increased plantings, low screening walls, and shade trees placed at regular intervals. Refer to [Division 4.4, Landscaping, Buffering, and Screening](#), for additional related standards.

Effective on: 5/5/2025

Subsec. 21-2210.4C Commercial (Single-Tenant)



- A. **Generally.** This Subsection provides design standards for the Commercial building type. The illustration of a Commercial building type identifies common design features. Next is a description of the building type followed by a table providing the design standards.
- B. **Description.** This building type houses commercial uses, such as retail and service-oriented businesses. It occurs in a variety of sizes from a small retail store to a large grocery store. It has a pedestrian-friendly facade. Entrances are clearly defined with canopies and awnings. Table 21-2210.4C-1, *Commercial (Single-Tenant) Building Type*, illustrates this building type and establishes the dimensional standards.

Table 21-2210.4C-1, Commercial (Single-Tenant) Building Type^[3]



Lot

A	Lot Width (<i>max.</i>)	N/A
B	Lot Area (<i>max.</i>)	N/A

Setbacks and Building Coverage

C	Building Coverage (<i>max.</i>)	MUC/MUR: 75% MUN: 60%
D	Front Setback (<i>min.</i>)	15'
E	Side Setback (<i>min.</i>)	Detached Buildings: 10'; Attached Buildings: 0'
F	Corner Setback ^[2] (<i>min.</i>)	15'
G	Rear Setback (<i>min.</i>)	Alley: 15'; No Alley: 20'

Building Height

H	Building Height (<i>max.</i>)	45'
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Access and Parking^[4]

Vehicle Access	From Alley; or Street access allowed when no Alley present
Parking Setback (<i>min.</i>)	Front, Street: 20' Alley: 5'
Street Access, Parking Location ^[5]	Primary: Rear/Side Secondary: Front (62' width <i>max.</i>)



Street Level Design^[1]

Windows (*min.*)

Front:	40%
Corner Side:	30%
Side:	10%
Rear:	20%

Pedestrian Access	Entrance shall be covered and contain at least one of the following: - Awning, - Portico, - Overhang, - Minimum one foot recess or projection, - Arcade, - Raised corniced parapet above the door, - Peaked roof form, or - Arch.
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Legend

MUC = Mixed Use, Commercial | **MUN** = Mixed Use, Neighborhood | **MUR** = Mixed Use, Regional

Table Notes:

- [1] Refer to [Division 4.2, Building Design Standards](#), for additional related standards.
- [2] For corner lots, the dumpster enclosure shall not be located between the building and the street.
- [3] Building types less intense than Mixed Use are any [residential building type](#) and [Live-Work](#).
- [4] Refer to [Division 4.3, Parking, Loading, Stacking, and Pedestrian Circulation](#), for additional related standards.
- [5] Secondary front-loaded parking may be permitted in instances where rear or side access is not feasible due to site constraints, topographic conditions, or lack of alley or secondary street access. To mitigate the prominence of parking along the frontage, enhanced landscaping shall be required, including but not limited to increased plantings, low screening walls, and shade trees placed at regular intervals. Refer to [Division 4.4, Landscaping, Buffering, and Screening](#), for additional related standards.

Effective on: 5/5/2025

Subsec. 21-2210.4D Commercial (Multi-Tenant)



- A. **Generally.** This Subsection provides design standards for the Commercial building type. The illustration of a Commercial building type identifies common design features. Next is a description of the building type followed by a table providing the design standards.
- B. **Description.** This building type houses commercial uses, such as retail and service-oriented businesses. It occurs in a variety of sizes from a small retail store to a large grocery store. It has a pedestrian-friendly

facade. Entrances are clearly defined with canopies and awnings. Table 21-2210.4D-1, *Commercial (Multi-Tenant) Building Type*, illustrates this building type and establishes the dimensional standards.

Table 21-2210.4D-1, Commercial (Multi-Tenant) Building Type^[3]



Lot

A	Lot Width (max.)	N/A
B	Lot Area (max.)	N/A

Setbacks and Building Coverage

C	Building Coverage (max.)	MUC/MUR: 75% MUN: 60%
D	Front Setback (min.)	15'
E	Side Setback (min.)	10'
F	Corner Setback ^[2] (min.)	15'
G	Rear Setback (min.)	Alley: 15'; No Alley: 20'

Building Height

H	Building Height (max.)	45'
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Access and Parking^[4]

Vehicle Access	From Alley; or Street access allowed when no Alley present
Parking Setback (min.)	Front, Street: 20' Alley: 5'
Street Access, Parking Location ^[5]	Primary: Rear/Side Secondary: Front (62' width max.)



Street Level Design^[1]

Windows (min.)

Front:	40%
Corner Side:	30%
Side:	10%
Rear:	20%

Pedestrian Access

Entrance shall be covered and contain at least one of the following:

- Awning,
- Portico,
- Overhang,
- Minimum one foot recess or projection,
- Arcade,
- Raised corniced parapet above the door,
- Peaked roof form, or
- Arch.

Legend

MUC = Mixed Use, Commercial | **MUN** = Mixed Use, Neighborhood | **MUR** = Mixed Use, Regional

Table Notes:

- [1] Refer to [Division 4.2, Building Design Standards](#), for additional related standards.
- [2] For corner lots, the dumpster enclosure shall not be located between the building and the street.
- [3] Building types less intense than Mixed Use are any [residential building type](#) and [Live-Work](#).
- [4] Refer to [Division 4.3, Parking, Loading, Stacking, and Pedestrian Circulation](#), for additional related standards.
- [5] Secondary front-loaded parking may be permitted in instances where rear or side access is not feasible due to site constraints, topographic conditions, or lack of alley or secondary street access. To mitigate the prominence of parking along the frontage, enhanced landscaping shall be required, including but not limited to increased plantings, low screening walls, and shade trees placed at regular intervals. Refer to [Division 4.4, Landscaping, Buffering, and Screening](#), for additional related standards.

Effective on: 5/5/2025

Subsec. 21-2210.4E Commercial (Drive-Through)



- A. **Generally.** This Subsection provides design standards for the Commercial building type. The illustration of a Commercial building type identifies common design features. Next is a description of the building type followed by a table providing the design standards.
- B. **Description.** This building type houses commercial uses, such as retail and service-oriented businesses. It occurs in a variety of sizes from a small retail store to a large grocery store. It has a pedestrian-friendly



facade. Entrances are clearly defined with canopies and awnings. Table 21-2210.4E-1, *Commercial (Drive Through) Building Type*, illustrates this building type and establishes the dimensional standards.

- C. **Use.** The building type shall only be associated with the [Restaurant](#) and [Office](#) use categories.
- D. **Limited Use Standards.** Refer to [Sec. 21-3200](#), *Limited Use Standards*, for standards related to stacking, aisle width, screening, architecture, and other requirements for drive-through facilities in certain districts.

Table 21-2210.4E-1, Commercial (Drive-Through) Building Type^[3]



Lot

A	Lot Width (max.)	N/A
B	Lot Area (max.)	N/A

Setbacks and Building Coverage

C	Building Coverage (max.)	MUC/MUR: 60% MUN: 50%
D	Front Setback (min.)	20'
E	Side Setback (min.)	10'
F	Corner Setback ^[2] (min.)	15'
G	Rear Setback (min.)	Alley: 15'; No Alley: 20'

Building Height

H	Building Height (max.)	45'
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Access and Parking^[4]

Vehicle Access	From Alley; or Street access allowed when no Alley present
Parking Setback (min.)	Front, Street: 20' Alley: 5'

Primary:
Rear/Side
Secondary:
Front
(62' width max.)
Drive Through Lane Screening Required:
Landscaping, screen walls, berms, placement of the drive aisle, or other site design techniques

Vehicle Access:
No drive-thru, drive-in, or drive-up aisle shall exit directly onto, or gain direct access from a public right-of-way, except when



Street Level Design^[1]

Windows (min.)

Front:	40%
Corner Side:	30%
Side:	10%
Rear:	20%

Pedestrian Access	Entrance shall be covered and contain at least one of the following: - Awning, - Portico, - Overhang, - Minimum one foot recess or projection, - Arcade, - Raised corniced parapet above the door, - Peaked roof form, or - Arch.
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Legend

MUC = Mixed Use, Commercial | **MUN** = Mixed Use, Neighborhood | **MUR** = Mixed Use, Regional

Table Notes:

- [1] Refer to [Division 4.2, Building Design Standards](#), for additional related standards.
- [2] For corner lots, the dumpster enclosure shall not be located between the building and the street.
- [3] Building types less intense than Mixed Use are any [residential building type](#) and [Live-Work](#).
- [4] Refer to [Division 4.3, Parking, Loading, Stacking, and Pedestrian Circulation](#), for additional related standards.
- [5] Secondary front-loaded parking may be permitted in instances where rear or side access is not feasible due to site constraints, topographic conditions, or lack of alley or secondary street access. To mitigate the prominence of parking along the frontage, enhanced landscaping shall be required, including but not limited to increased plantings, low screening walls, and shade trees placed at regular intervals. Refer to [Division 4.4, Landscaping, Buffering, and Screening](#), for additional related standards.

Effective on: 5/5/2025

Subsec. 21-2210.4F Office-Institutional



- A. **Generally.** This Subsection provides design standards for the Office-Institutional building type. The illustration of an Office-Institutional building type identifies common design features. Next is a description of the building type followed by a table providing the design standards.

- B. **Description.** This building type provides space for a variety of businesses, civic uses, and public organizations, including medical facilities, public assembly, and corporate offices. A pedestrian-friendly facade is achieved by incorporating transparency, clearly defined entrances, and architectural details. Table 21-2210.4F-1, *Office-Institutional Building Type*, illustrates this building type and establishes the dimensional standards.

Table 21-2210.4F-1, Office-Institutional Building Type^[3]



Lot

A	Lot Width (max.)	N/A
B	Lot Area (max.)	N/A

Setbacks and Building Coverage

C	Building Coverage (max.)	MUC/MUR: 75% MUN: 60%
D	Front Setback (min.)	15'
E	Side Setback (min.)	10'
F	Corner Setback ^[2] (min.)	15'
G	Rear Setback (min.)	Alley: 15'; No Alley: 20'

Building Height

H	Building Height (max.)	MUN/MUC: 45' MUR: 75'
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Access and Parking^[4]

Vehicle Access	From Alley; or Street access allowed when no Alley present
Parking Setback (min.)	Front, Street: 20' Alley: 5'
Street Access, Parking Location ^[5]	Primary: Rear/Side Secondary: Front (62' width max.)



Street Level Design^[1]

Windows (min.)

Front:	40%
Corner Side:	30%
Side:	10%
Rear:	20%

Pedestrian Access	Entrance shall be covered and contain at least one of the following: - Awning, - Portico, - Overhang, - Minimum one foot recess or projection, - Arcade, - Raised corniced parapet above the door, - Peaked roof form, or - Arch.
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Legend

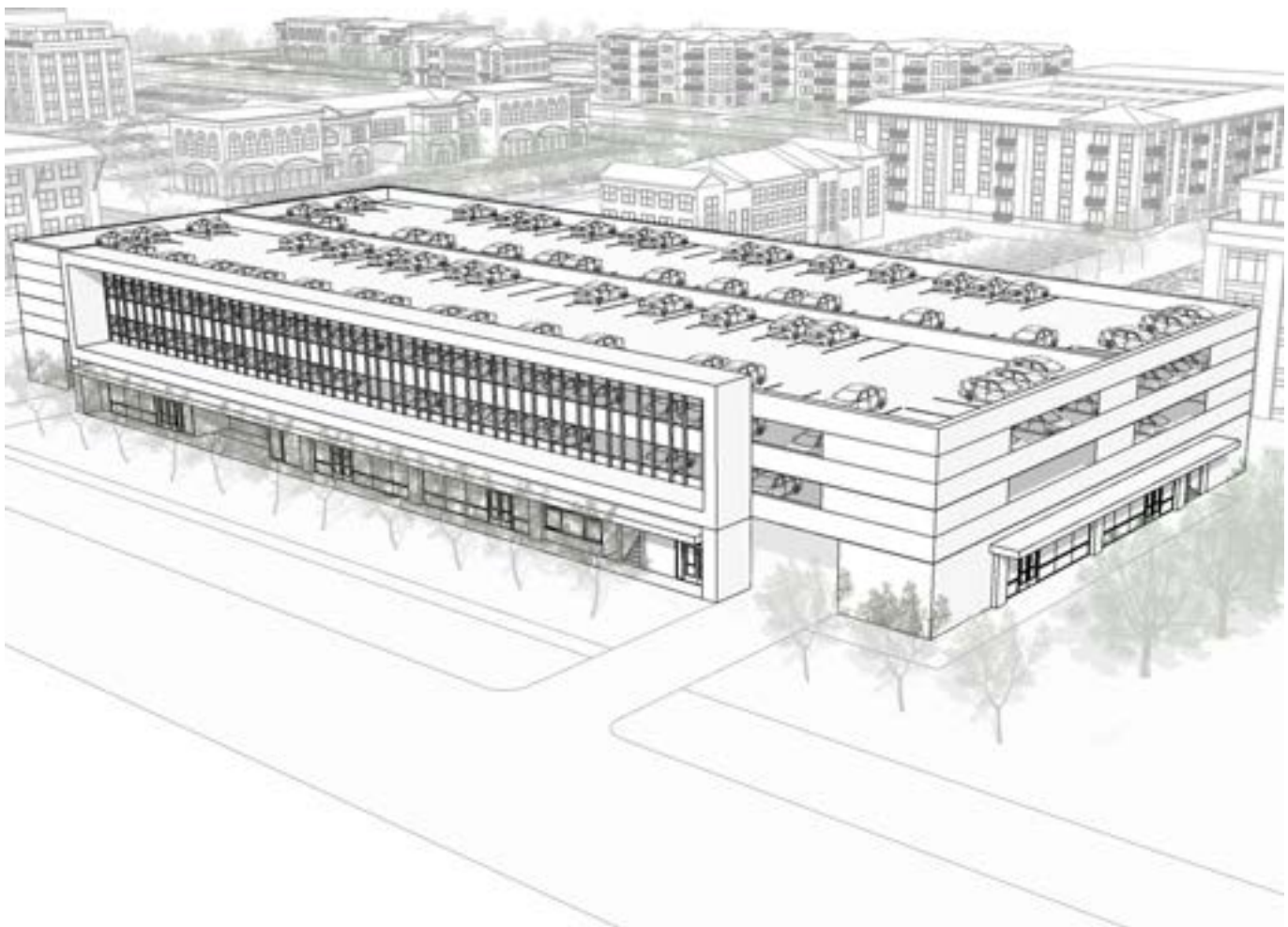
MUC = Mixed Use, Commercial | **MUN** = Mixed Use, Neighborhood | **MUR** = Mixed Use, Regional

Table Notes:

- [1] Refer to [Division 4.2, Building Design Standards](#), for additional related standards.
- [2] For corner lots, the dumpster enclosure shall not be located between the building and the street.
- [3] Building types less intense than Mixed Use are any [residential building type](#) and [Live-Work](#).
- [4] Refer to [Division 4.3, Parking, Loading, Stacking, and Pedestrian Circulation](#), for additional related standards.
- [5] Secondary front-loaded parking may be permitted in instances where rear or side access is not feasible due to site constraints, topographic conditions, or lack of alley or secondary street access. To mitigate the prominence of parking along the frontage, enhanced landscaping shall be required, including but not limited to increased plantings, low screening walls, and shade trees placed at regular intervals. Refer to [Division 4.4, Landscaping, Buffering, and Screening](#), for additional related standards.

Effective on: 5/5/2025

Subsec. 21-2210.4G Parking Structure



- A. **Generally.** This Subsection provides design standards for the Parking Structure building type. The illustration of a Parking Structure building type identifies common design features. Next is a description of the building type followed by a table providing the design standards.
- B. **Description.** This building type accommodates vehicle parking in a form that is designed to be compatible with character of the surrounding area. Cars are concealed to the greatest extent possible and auto entries are visually subordinate. This is accomplished by concealing the garage space with other active uses as a

"wrap" around parking spaces, or with architectural screens that provide visual interest and a sense of human scale. Table 21-2210.4G-1, *Parking Structure Building Type*, illustrates this building type and establishes the dimensional standards.

Table 21-2210.4G-1, Parking Structure Building Type^[3]



Lot

A	Lot Width (max.)	N/A
B	Lot Area (max.)	N/A

Setbacks and Building Coverage

C	Building Coverage (max.)	70%
D	Front Setback (min.)	20'
E	Side Setback (min.)	15'
F	Corner Setback ^[2] (min.)	15'
G	Rear Setback (min.)	Alley: 15'; No Alley: 20'

Building Height

H	Building Height (max.)	75'
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Access and Parking^[4]

Vehicle Access	From Alley; or Street access allowed when no Alley present
Street Access, Parking Location ^[5]	Integrated into block or placed behind mixed use buildings



Street Level Design^[1]

Windows (min.) for parking structures with ground-floor commercial uses

Front:	40%
Corner Side:	30%
Side:	10%
Rear:	20%

Pedestrian Access Entrance shall be covered and contain at least one of the following:

- Awning,
- Portico,
- Overhang,
- Minimum one foot recess or projection,
- Arcade,
- Raised corniced parapet above the door,
- Peaked roof form, or
- Arch.

Screening Required Conceal views of autos from public streets and open spaces

Street-Level Facade A brick, masonry, precast or similar wall at least 42 inches high shall be provided at street level when within 40' of a public street or open space.

Legend

MUC = Mixed Use, Commercial | **MUN** = Mixed Use, Neighborhood | **MUR** = Mixed Use, Regional

Table 21-2220.2-1, Industrial Development Options

Development Option	Intent Statement	Applicable Zoning District	Open Space (Min.)
Urban, Business and Employment	Create a balanced employment district where light industrial, commercial service and business park uses coexist seamlessly, fostering economic growth, innovation, and job opportunities while remaining compatible with surrounding areas. This includes smaller industrial sites that are located in a more urban setting and may be adjacent to or in close proximity to commercial and residential uses. This requires effective management of industrial uses to minimize their impact on nearby residents and businesses to ensure a balance between economic vitality and community well-being.	I-1, I-2	5%
Suburban, Business and Employment	Create a balanced employment district where light industrial, commercial service and business park uses coexist seamlessly, fostering economic growth, innovation, and job opportunities while remaining compatible with surrounding areas. This requires effective management of industrial uses to minimize their impact on nearby residents and businesses to ensure a balance between economic vitality and community well-being.	I-1, I-A, CC	10%
Heavy Manufacturing	Ensure the effective management and containment of the city's most established and impactful industrial uses, minimizing their effects on nearby residents and businesses. This may require greater separation and buffering to balance economic vitality with community well-being. Over time, introduce new employment uses—such as business parks, offices, and light manufacturing—at the edges to create a more compatible transition.	I-1, I-2, I-3	5%

Subsec. 21-2220.2A Urban, Business and Employment

- A. **General.** Create a balanced employment district where light industrial, commercial service and business park uses coexist seamlessly, fostering economic growth, innovation, and job opportunities while remaining compatible with surrounding areas. This requires effective management of industrial uses to minimize their impact on nearby residents and businesses, which may include greater separation and buffering for more urban settings to ensure a balance between economic vitality and community well-being.
- B. **Zoning Districts.** The applicable zoning districts can be found in [Table 21-2220.1-1, Development Options](#). Additional standards for each zoning district can be found in [Subsec. 21-2220.3, Zoning Districts](#).
- C. **Building Forms.** Table 21-2220.2A-1, *Building Forms by Zoning District*, shows the building forms that are permitted in each district within the Urban, Business and Employment development option. Standards for each building type can be found in [Subsec. 21-2200.4, Building Forms](#).

Figure 21-2220.2A-1, Urban, Business and Employment



Table 21-2220.2A-1, Building Forms by Zoning District

Key: • = Permitted | -- = Prohibited

Building Types	I-1	I-2	Specific Standards
 Commercial (Single-Tenant)	•	•	Subsec. 21-2210.4C
 Commercial (Multi-Tenant)	•	•	Subsec. 21-2210.4D
 Office-Institutional	•	•	Subsec. 21-2210.4F
 Industrial	•	•	Subsec. 21-2220.3A

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Subsec. 21-2220.2B Suburban, Business and Employment

- A. **General.** Create a balanced employment district where light industrial, commercial service and business park uses coexist seamlessly, fostering economic growth, innovation, and job opportunities while remaining compatible with surrounding areas. This requires effective management of industrial uses to minimize their

impact on nearby residents and businesses to ensure a balance between economic vitality and community well-being.

- B. **Zoning Districts.** The applicable zoning districts can be found in [Table 21-2220.1-1, Development Options](#). Additional standards for each zoning district can be found in [Subsec. 21-2220.3, Zoning Districts](#).
- C. **Building Forms.** Table 21-2220.2B-1, *Building Forms by Zoning District*, shows the building forms that are permitted in each district within the Suburban, Business and Employment development option. Standards for each building type can be found in [Subsec. 21-2200.4, Building Forms](#).

Figure 21-2220.2B-1, Suburban, Business and Employment



Table 21-2220.2B-1, Building Forms by Zoning District

Key: • = Permitted | -- = Prohibited

Building Types	C-C	I-1	I-A	Specific Standards
 Live-Work	•	--	--	Subsec. 21-2210.4A
 Mixed Use	•	--	--	Subsec. 21-2210.4B
 Commercial (Single-Tenant)	•	•	•	Subsec. 21-2210.4C
 Commercial (Multi-Tenant)	•	•	•	Subsec. 21-2210.4D

Table 21-2220.2B-1, Building Forms by Zoning District

Key: • = Permitted | -- = Prohibited

Building Types	C-C	I-1	I-A	Specific Standards
 Commercial (Drive Through)	•	--	•	Subsec. 21-2210.4E
 Office-Institutional	•	•	•	Subsec. 21-2210.4F
 Industrial	•	•	•	Subsec. 21-2220.3A
 Parking Structure	•	--	•	Subsec. 21-2210.4G

Effective on: 5/5/2025

Subsec. 21-2220.2C Heavy Manufacturing

- A. **General.** Ensure the effective management and containment of the city's most established and impactful industrial uses, minimizing their effects on nearby residents and businesses. This may require greater separation and buffering to balance economic vitality with community well-being. Over time, introduce new employment uses—such as business parks, offices, and light manufacturing—at the edges to create a more compatible transition.
- B. **Zoning Districts.** The applicable zoning districts can be found in [Table 21-2220.1-1, Development Options](#). Additional standards for each zoning district can be found in [Subsec. 21-2220.3, Zoning Districts](#).
- C. **Building Forms.** Table 21-2220.2C-1, *Building Forms by Zoning District*, shows the building forms that are permitted in each district within the Heavy Manufacturing development option. Standards for each building type can be found in [Subsec. 21-2200.4, Building Forms](#).

Figure 21-2220.2C-1, Heavy Manufacturing

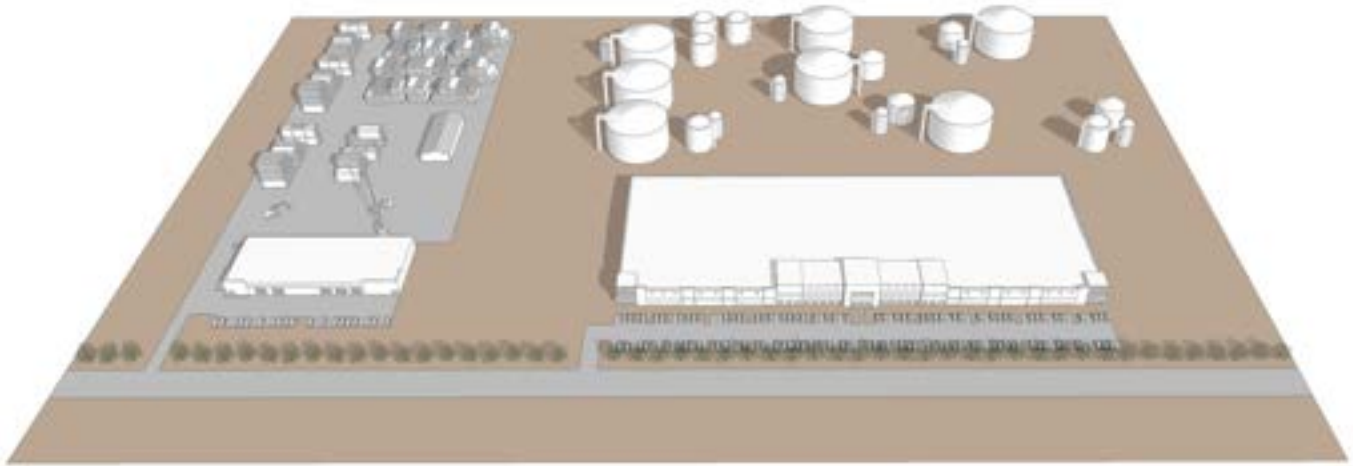


Table 21-2220.2C-1, Building Forms by Zoning District

Key: • = Permitted | -- = Prohibited

Building Types	I-1	I-2	I-3	Specific Standards
 Commercial (Single-Tenant)	•	--	--	Subsec. 21-2210.4C
 Commercial (Multi-Tenant)	•	--	--	Subsec. 21-2210.4D
 Office-Institutional	•	•	--	Subsec. 21-2210.4F
 Industrial	•	•	•	Subsec. 21-2220.3A

Effective on: 5/5/2025

Subsec. 21-2220.3 Zoning Districts

Subsec. 21-2220.3A Industrial Innovation (I-1)

Purpose. The Light Intensity Industrial (I-1) district provides for office, light industrial, and commercial uses such as advanced manufacturing, business incubator, commercial service, data storage/processing, incubation, office/industrial flex, overnight accommodations, professional services, and research laboratories.

Table 21-2220.3A-1, I-1 District Standards



- A. **Applicability.** The I-1 district is appropriate for office, light industrial, and commercial uses as designated in the Innovation Character Area of the [Comprehensive Plan](#).
- B. **District Standards.** All developments shall comply with Table 21-2220.3A-1, *I-1 District Standards*.
- C. **Related Standards.** All sites and buildings shall comply with Table 21-2220.3A-2, *I-1 References to Related Standards*.

Table 21-2220.3A-2, I-1 References to Related Standards

Topic	Location in LDC
Land Uses	Sec. 21-2230
Development Options	Subsec. 21-2220.2
Building Forms	Subsec. 21-2220.4
Use Standards	Article III
Design Standards	Article IV
Floodplain and Floodway Development	Sec. 21-5280
Parking Design Standards	Division 4.3
Streets and Transportation	Article V
Amenity Space	Division 4.8

Effective on: 5/5/2025

Subsec. 21-2220.3B Medium Intensity (I-2)

Purpose. The Medium Intensity Industrial (I-2) district provides for medium industrial and heavy commercial uses with outdoor storage and operation areas that may generate noise, odor, or other nuisances. The character of development within the I-2 typically consists of moderate areas of land and moderate buildings with heavy equipment and facilities. Uses within I- 2 developments may involve significant truck traffic requiring access to major roadways.

Table 21-2220.3B-1, I-2 District Standards



- A. **Applicability.** The I-2 district is appropriate for medium industrial and heavy commercial uses as designated in the Northern Business District, Fusion District (Irondale) and Fusion District (South Rose Hill) Character Areas, and Business and Employment Parks Economic Development Framework Area of the [Comprehensive Plan](#).
- B. **District Standards.** All developments shall comply with Table 21-2220.3B-1, *I-2 District Standards*.
- C. **Related Standards.** All sites and buildings shall comply with Table 21-2220.3B-2, *I-2 References to Related Standards*.

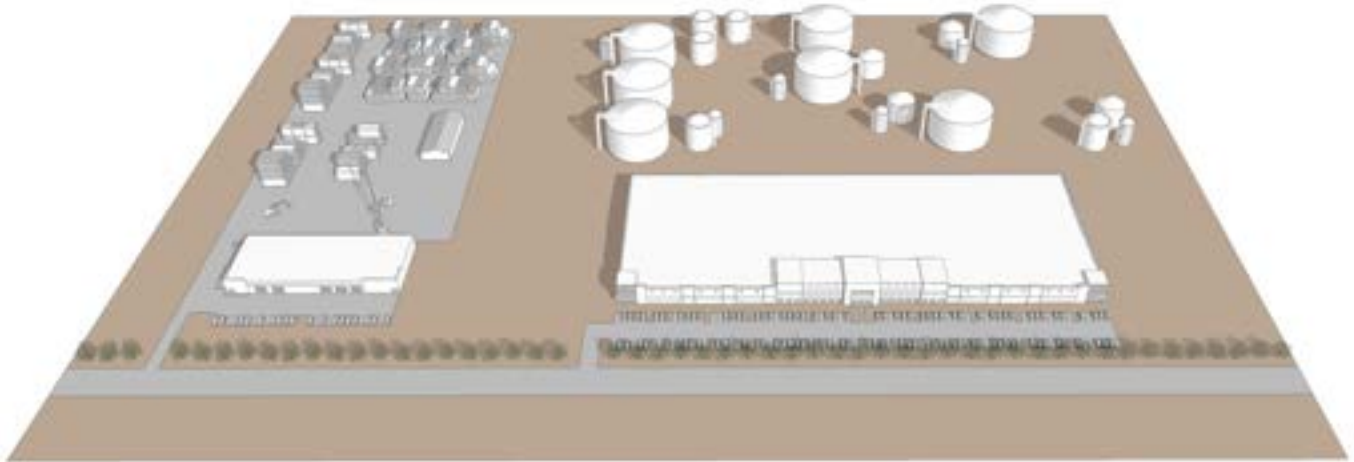
Table 21-2220.3B-2, I-2 References to Related Standards

Topic	Location in LDC
Land Uses	Sec. 21-2230
Development Options	Subsec. 21-2220.2
Building Forms	Subsec. 21-2220.4
Use Standards	Article III
Design Standards	Article IV
Floodplain and Floodway Development	Sec. 21-5280
Parking Design Standards	Division 4.3
Streets and Transportation	Article V
Amenity Space	Division 4.8

Subsec. 21-2220.3C Heavy Intensity (I-3)

Purpose. The Heavy Intensity Industrial (I-3) district provides for areas for heavy industrial and manufacturing uses that may generate noise, odor, or other nuisances. The character of development within the I-3 typically consists of large areas of land and large buildings with heavy equipment and facilities. Uses within I-3 developments may involve significant truck traffic or rail service requiring access to major roadways and rail spurs.

Table 21-2220.3C-1, I-3 District Standards



- A. **Applicability.** The I-3 district is appropriate for industrial manufacturing, processing, storage and transport uses as designated in the 270 Industrial District Character Area of the [Comprehensive Plan](#).
- B. **District Standards.** All developments shall comply with Table 21-2220.3C-1, *I-3 District Standards*.
- C. **Related Standards.** All sites and buildings shall comply with Table 21-2220.3C-2, *I-3 References to Related Standards*.

Table 21-2220.3C-2, I-3 References to Related Standards	
Topic	Location in LDC
Land Uses	Sec. 21-2230
Development Options	Subsec. 21-2220.2
Building Forms	Subsec. 21-2220.4
Use Standards	Article III
Design Standards	Article IV
Floodplain and Floodway Development	Sec. 21-5280
Parking Design Standards	Division 4.3
Streets and Transportation	Article V
Amenity Space	Division 4.8

Effective on: 5/5/2025

Subsec. 21-2220.3D Industrial Airport (I-A)

Purpose. The Industrial Airport (I-A) district provides for Light industrial uses, such as manufacturing, assembly, fulfillment centers, warehousing and distribution facilities that benefit from large land areas, proximity to the airport, and easy access to the interstate. Commercial retail and service uses can play a supporting role and provide goods and services to district employees.

Table 21-2220.3D-1, I-A District Standards



- A. **Applicability.** The I-A district is appropriate for large land holdings with light to medium industrial warehouses, distribution centers, and commercial business park uses as designated in the DEN Gateway District Character Area and Airport Employment Economic Development Framework Area of the [Comprehensive Plan](#).
- B. **District Standards.** All developments shall comply with Table 21-2220.3D-1, *I-A District Standards*.



- C. **Related Standards.** All sites and buildings shall comply with Table 21-2220.3D-2, *I-A References to Related Standards*.

Table 21-2220.3D-2, I-A References to Related Standards	
Topic	Location in LDC
Land Uses	Sec. 21-2230
Development Options	Subsec. 21-2220.2
Building Forms	Subsec. 21-2220.4
Use Standards	Article III
Design Standards	Article IV
Floodplain and Floodway Development	Sec. 21-5280
Parking Design Standards	Division 4.3
Streets and Transportation	Article V
Amenity Space	Division 4.8

Effective on: 5/5/2025

Subsec. 21-2220.4 Building Forms

Subsec. 21-2220.4A Industrial



- A. **Generally.** This Subsection provides design standards for the Industrial building type. The illustration of a Industrial building type identifies common design features. Next is a description of the building type followed by a table providing the design standards.
- B. **Description.** This building type is a large-scale, freestanding form that is typically one story, but can be up to two- stories in height. The primary entrance is defined by a canopy, awning, or a full height glass structure. Table 21-2220.4A-1, *Industrial Building Type*, illustrates this building type and establishes the dimensional standards.

Table 21-2220.4A-1, Industrial Building Type^[3]



Lot

A	Lot Width (<i>max.</i>)	N/A
B	Lot Area (<i>max.</i>)	N/A

Setbacks and Building Coverage

C	Building Coverage (<i>max.</i>)	75%
	Floor Area (<i>min.</i>)	1,500 SF
D	Front Setback (<i>min.</i>)	20'
E	Side Setback (<i>min.</i>)	UBE/SBE: 20' HM: 25'
F	Corner Setback ^[2] (<i>min.</i>)	25'
G	Rear Setback (<i>min.</i>)	UBE/SBE: Alley: 15'; No Alley: 20' HM: 40'

Building Height

H	Building Height (<i>max.</i>)	UBE/SBE: 55' HM: 75'
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Access and Parking^[4]

Vehicle Access	From Alley; or Street access allowed when no Alley present
Parking Setback (<i>min.</i>)	20'
Street Access, Parking Location	UBE Primary: Rear/Side UBE Secondary: Front (62' width <i>max.</i>) SBE/HM: Front/Rear/Side



Street Level Design^[1]

Windows (*min.*)

Front:	30%
Corner Side:	25%
Side:	10%
Rear:	15%

Pedestrian Access	Entrance shall be covered and contain at least two of the following: ▪ Arcade; ▪ Awning, ▪ Canopy or portico, ▪ Overhang, ▪ Minimum one foot recess or projection, ▪ Arcade, ▪ Raised corniced parapet above the door, ▪ Peaked roof form, or ▪ Arch.
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Legend

UBE = Urban, Business and Employment | **SBE** = Suburban, Business and Employment | **HM** = Heavy Manufacturing