



THE NEW ZONING CODE

PUTTING BLUEPRINT DENVER TO WORK

Summary of Draft Zone Districts from Public Review Draft #1

Naming Convention:

The initial letter designates the neighborhood context. (e.g. S = Suburban Neighborhood Context)

The second pair designates the dominate use and form. (e.g. TU = Two Unit)

The final letter designates change in minimum lot size OR the final number indicates the maximum height. (e.g. 3 = maximum of 3 stories)

Suburban (S-) Neighborhood Context

S-SU-A - Single Unit A (3,000 ft ²)	S-CC-3 - Commercial Corridor 3
S-SU-B - Single Unit B (6,000 ft ²)	S-CC-5 - Commercial Corridor 5
S-SU-C - Single Unit C (8,500 ft ²)	S-MX-3 - Mixed Use 3
S-SU-C1 – Single Unit C1 (8,500 ft ² + TH/ADU [note 2])	S-MX-5 - Mixed Use 5
S-SU-D - Single Unit D (12,000 ft ²)	S-MX-8 - Mixed Use 8
S-SU-D1 - Single Unit D1 (12,000 ft ² + TH/ADU [note 2])	S-MX-12 - Mixed Use 12
S-TH-2 - Town House 2	S-MS-3 - Main Street 3
S-MU-3 - Multi Unit 3	S-MS-5 - Main Street 5

Urban Edge (E-) Neighborhood Context

E-SU-A - Single Unit A (3,000 ft ² +ADU/DPX/TH [note 4])	E-TU-B - Two Unit B (5,500 ft ² +ADU [note 1])
E-SU-B - Single Unit B (4,500 ft ²)	E-TH-2 - Town House 2(4,500ft ² +ADU [note 1])
E-SU-C - Single Unit C (6,000 ft ²)	E-CC-3 - Commercial Corridor 3
E-SU-C1 - Single Unit C1 (6,000 ft ² +ADU [note 1])	E-MX-2 - Mixed Use 2
E-SU-D - Single Unit D (6,000 ft ²)	E-MX-3 - Mixed Use 3
E-SU-D1 - Single Unit D1 (6,000 ft ² + ADU [note 1])	E-RX-5 - Residential Mixed Use 5
E-SU-E - Single Unit E (9,000 ft ²)	E-MS-2 - Main Street 2
E-SU-E1 - Single Unit E1 (9,000 ft ² +ADU [note 1])	E-MS-3 - Main Street 3
E-TU-A - Two Unit A (4,500 ft ² +ADU [note 1])	E-MS-5 - Main Street 5

Urban (U-) Neighborhood Context

U-SU-A - Single Unit A (3,000 ft ²)	U-SU-E1 - Single Unit E1 (10,000 ft ² +ADU [note 1])
U-SU-A1 - Single Unit A1 (3,000 ft ² +ADU [note 1])	U-TU-A - Two Unit A (4,500 ft ²)
U-SU-A2 - Single Unit A2 (3,000 ft ² +ADU/DPX/TH [note 4])	U-TU-A1 - Two Unit A1 (4,500 ft ² + RH [note 5])
U-SU-B - Single Unit B (4,500 ft ²)	U-TU-B - Two Unit B (5,500 ft ²)
U-SU-B1 - Single Unit B1 (4,500 ft ² +ADU [note 1])	U-RH-3 - Row House 3
U-SU-B2 - Single Unit B2 (4,500 ft ² +ADU/DPX/TH [note 4])	U-RH-3A - Row House 3A (+NA [note 6])
U-SU-C - Single Unit C (5,500 ft ²)	U-MX-2 - Mixed Use 2
U-SU-C1 - Single Unit C1 (5,500 ft ² +ADU [note 1])	U-MX-3 - Mixed Use 3
U-SU-C2 - Single Unit C2 (5,500 ft ² +ADU/DPX/TH [note 4])	U-RX-5 - Residential Mixed Use 5
U-SU-D - Single Unit D (7,000 ft ²)	U-MS-2 - Main Street 2
U-SU-D1 - Single Unit D1 (7,000 ft ² +ADU [note 1])	U-MS-3 - Main Street 3
U-SU-E - Single Unit E (10,000 ft ²)	U-MS-5 - Main Street 5

Notes:

- 1 ADU = Accessory Dwelling Unit form allowed anywhere in zone district
- 2 TH / ADU = Tandem House / Accessory Dwelling Unit forms allowed on zones lots with lot depth of at least 150 feet
- 3 TH / ADU = Tandem House / Accessory Dwelling Unit forms allowed on corner lots (One intersecting street must be an arterial or collector)
- 4 ADU/DPX/TH = Accessory Dwelling Unit/Duplex/Tandem House forms allowed on corner zone lots of 5,500 sf² only (One intersecting street must be an arterial or collector)
- 5 RH = Row House form allowed on corner lots (One intersecting street must be an arterial or collector)
- 6 NA = Neighborhood Apartment form allowed on corner lots (One intersecting street must be an arterial or collector)

General Urban (G-) Neighborhood Context

G-RH-3 - Row House 3
G-MU-3 - Multi Unit 3
G-MU-5 - Multi Unit 5
G-MU-8 - Multi Unit 8
G-MU-12 - Multi Unit 12
G-MU-20 - Multi Unit 20

G-MX-3 - Mixed Use 3
G-RX-5 - Residential Mixed Use 5
G-RX-8 - Residential Mixed Use 8
G-MS-3 - Main Street 3
G-MS-5 - Main Street 5

Urban Center (C-) Neighborhood Context

C-MX-3 - Mixed Use 3
C-MX-5 - Mixed Use 5
C-MX-8 - Mixed Use 8
C-MX-12 - Mixed Use 12
C-MX-20 - Mixed Use 20
C-RX-5 - Residential Mixed Use 5
C-RX-8 - Residential Mixed Use 8

C-RX-12 - Residential Mixed Use 12
C-IX-3 - Industrial Mixed Use 3
C-IX-5 - Industrial Mixed Use 5
C-IX-8 - Industrial Mixed Use 8
C-MS-5 - Main Street 5
C-MS-8 - Main Street 8
CCN - Cherry Creek North

Downtown (D-) Neighborhood Context

D-D - Downtown
D-DT - Downtown Theater

D-LD - Lower Downtown
D-MX - Downtown Mixed Use

SPECIAL CONTEXTS

Industrial: I-A – Industrial/Commercial **I-B** – General Industrial

Civic: CIV – Civic Zone District

Campus: CMP - Campus Master Plan Zone District

Open Space: OS-A – Open Space Public Parks **OS-B** – Open Space Recreation **OS-C** – Open Space Conservation

Airport: DIA - Denver International Airport District

Neighborhood Conservation: NC - Neighborhood Conservation Overlay Zone District

Planned Unit Development: PUD - Planned Unit Development Zone District