

Appendix A

Adoption Schedule

	April				May				June
	Wk 1	Wk 2	Wk 3	Wk 4	Wk 1	Wk 2	Wk 3	Wk 4	Wks 1-4
Office Hours and One on One	7-Apr		21-Apr						
Business and Retail Working Group	8-Apr	15-Apr							
Zoning Code Task Force	8-Apr	Tent: 16 - Apr			6-May				
PB Public Hearing Draft (4.1); Notification; Staff Report	6-Apr	13-Apr							
Planning Board	7-Apr		Apr 21 Apr 22						
Blueprint Committee		14-Apr		28-Apr					
Staff Report & Final Code and Map					14-May - CAO	20-May - Filing			
City Council: 1st Rdg & 2 Rdg/Public Hrg							24-May	21-Jun	

Appendix B

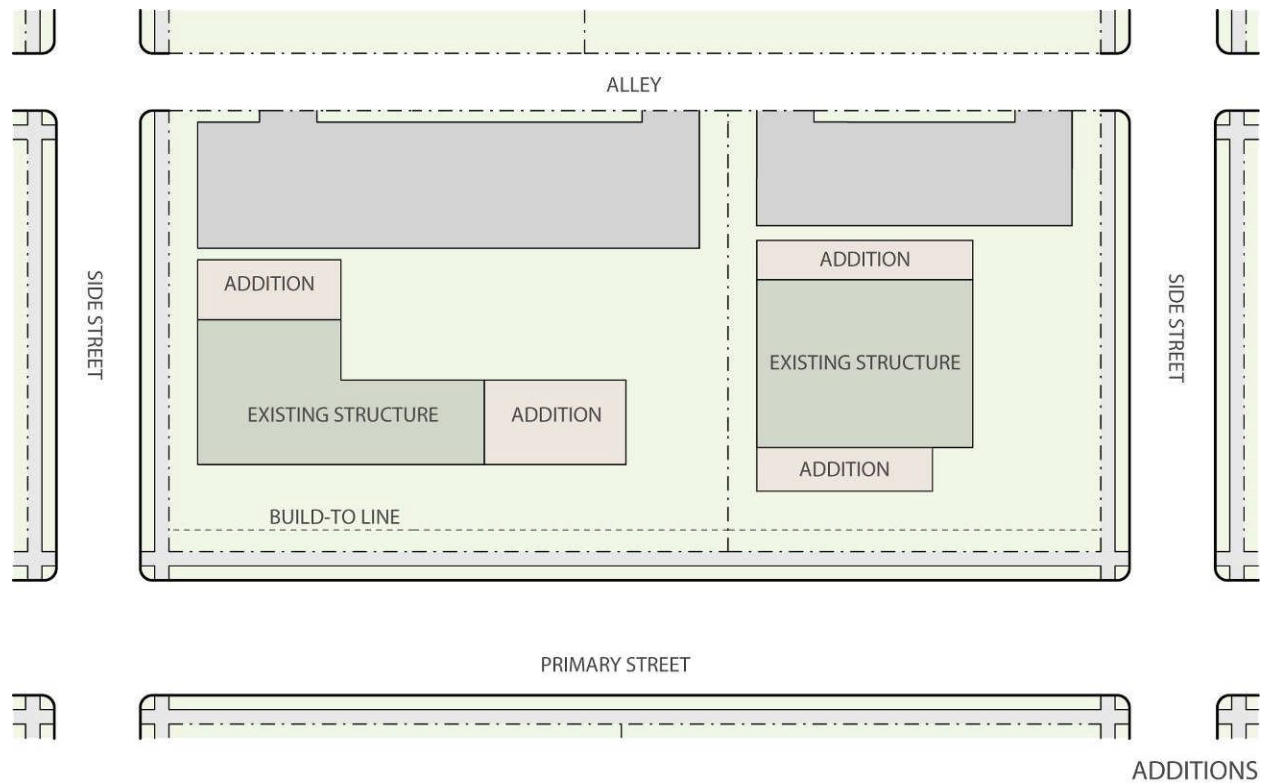
Sampling Matrix

	Random Sampling						
	Conforming to Conforming	Conforming to Compliant	Conforming to Nonconforming	Nonconforming to Conforming	Nonconforming to Compliant	Nonconforming to Nonconforming	# of Parcels
S-CC	50	0	0	12	0	0	62
S-MX	44	3	0	9	1	0	57
E-CC	41	5	0	6	0	2	54
E-MX	17	12	7*	7	3	3	49
E-MX-2A, -3A	-	-	-	-	-	-	-
U-MX	31	8	2*	4	7	0	52
G-MX	13	8	0	3	1	0	25
C-MX	47	13	0	0	1	2	63
Main Street All Contexts	141	66	0	16	27	6	256
TOTAL	384 62%	115 19%	9 1%	57 9%	40 6%	13 2%	618
<p>*may be nonconforming today due to bulk plane Staff looked at these 618 properties using existing GIS and city records. Transparency was not evaluated.</p>							

Appendix C

Compliant Structures

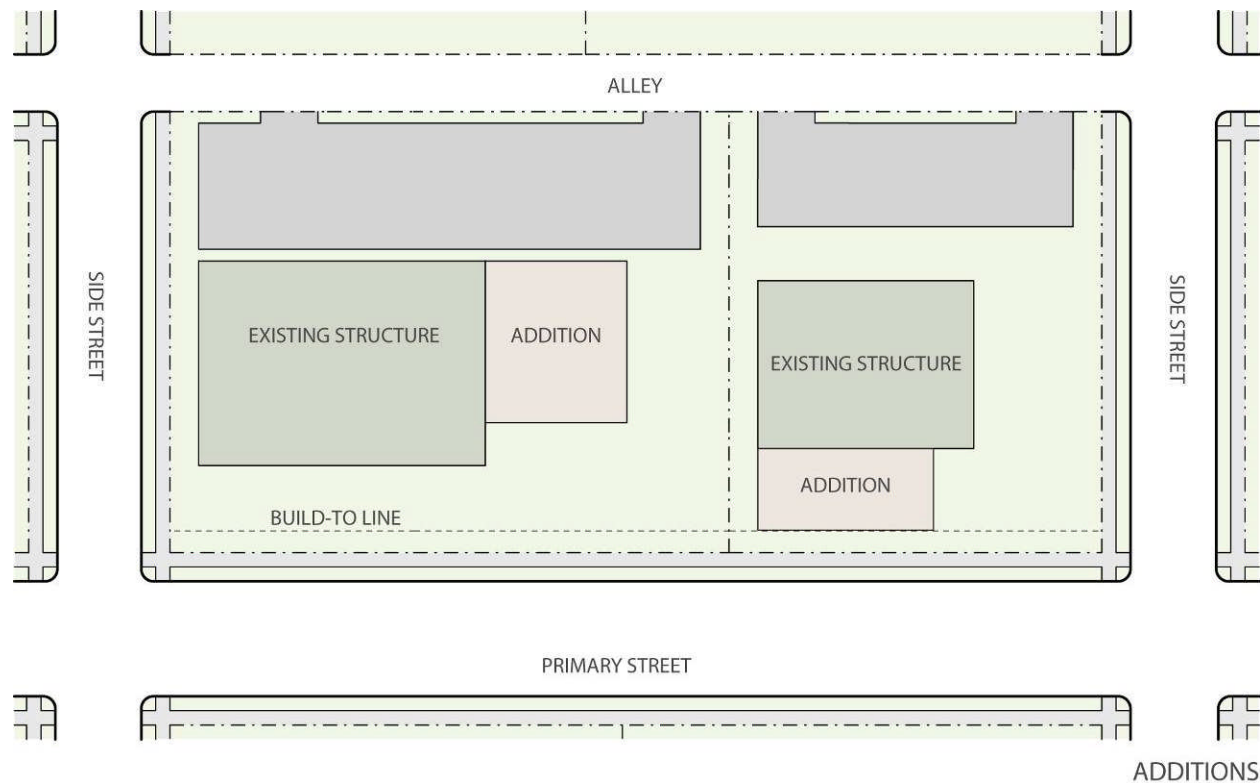
Additions Allowed in zones with Required Build-To (1 of 2)



Appendix C

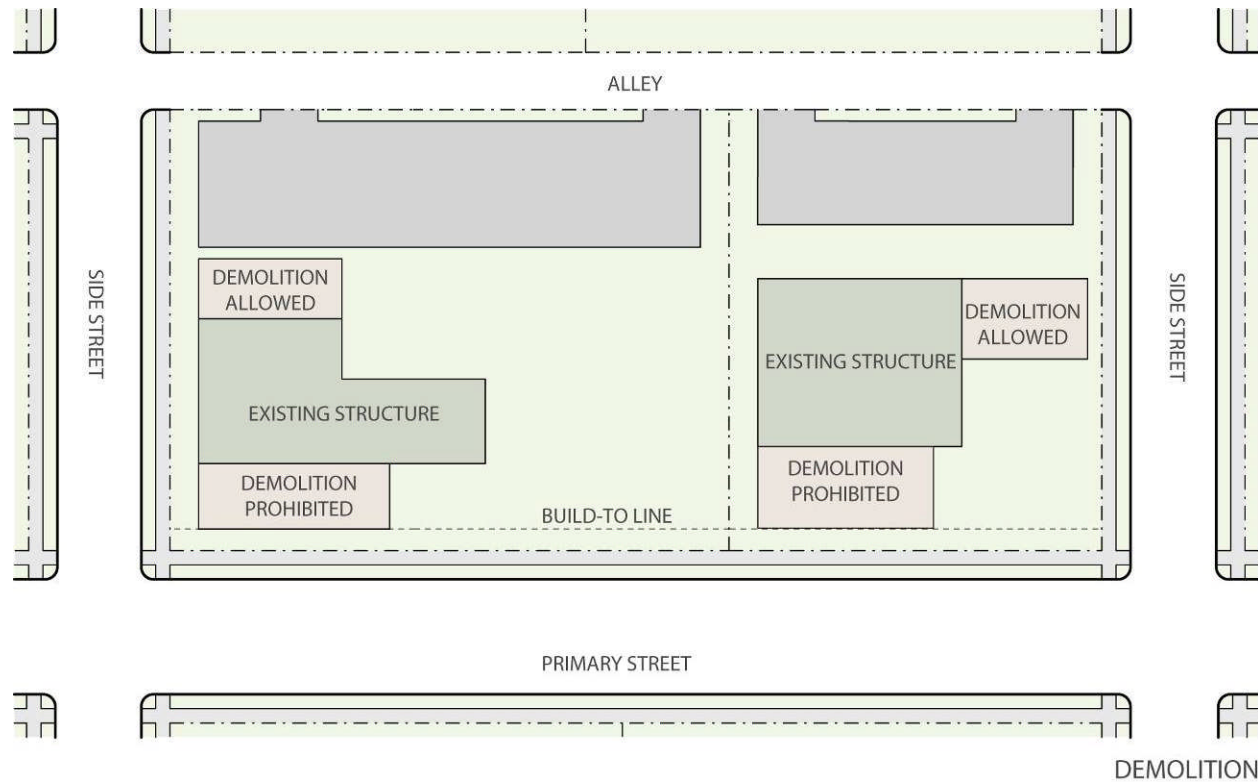
Compliant Structures

Additions Allowed in zones with Required Build-To (2 of 2)



Appendix C

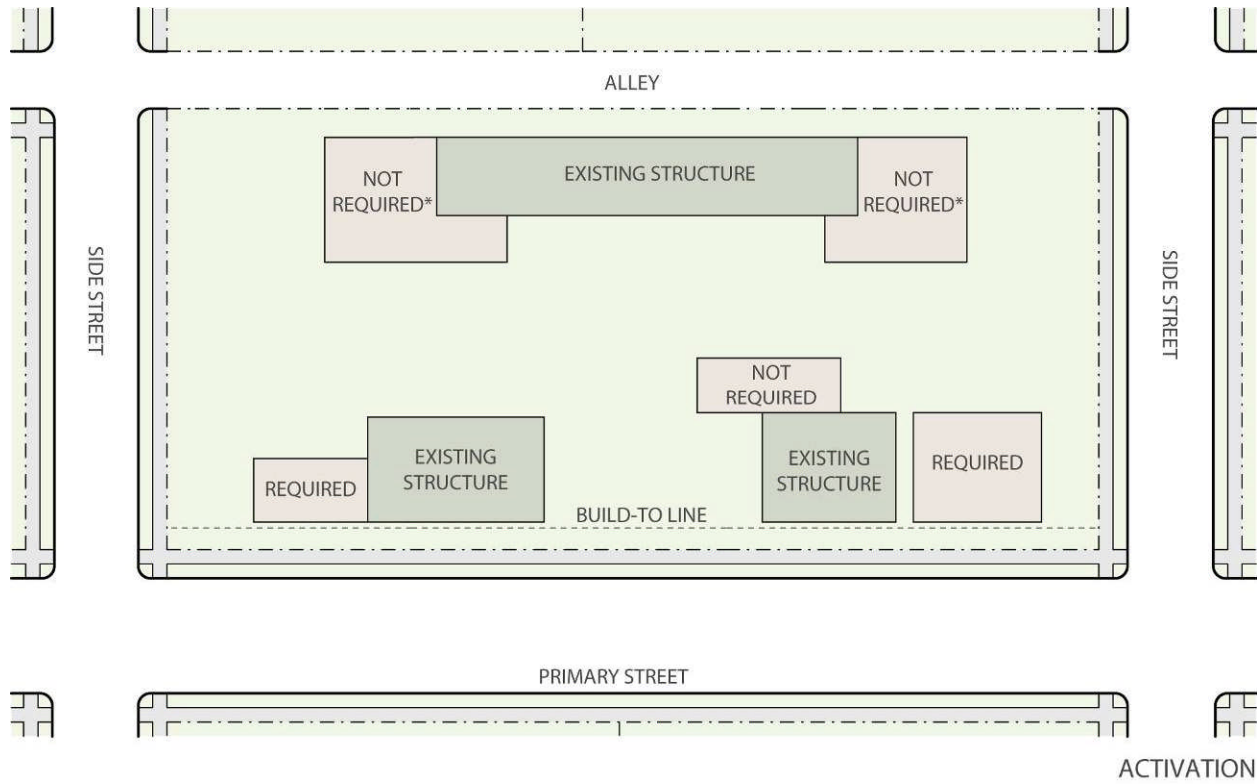
Compliant Structures Demolition Allowed in zones with Required Build-To



Appendix C

Compliant Structures

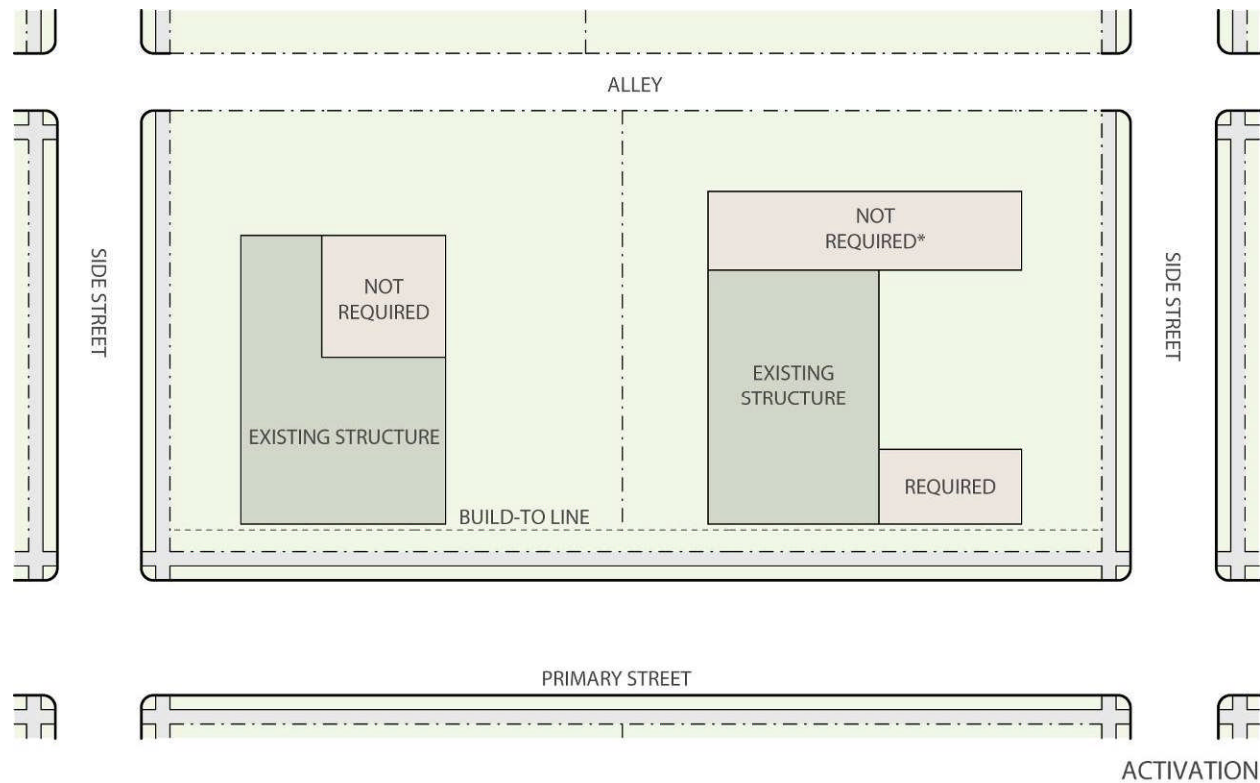
Transparency Required/Not Required for Additions (1 of 2)



Appendix C

Compliant Structures

Transparency Required/Not Required for Additions (2 of 2)



Appendix D

Large Format Retail (Topic 4)

Context	Suburban			Urban Edge				Urban	General Urban	Urban Center	All Contexts
	S-CC*	S-MX	S-MX Added Option B For 20,000 or greater	E-CC*	E-CC* Added Option B For 20,000 or greater	E-MX Option C	E-MX Option A&B				
Primary Street Build-To	NA	50% within 0'/80'	50% within 0'/150'	50% within 0'/80	NA	70% within 0'/80'	70% within 0'/15'	70% within 0'/15'	70% within 0'/10'	70% within 0'/10'	75% within 0'/5'
Side Street Build-To	NA	NA	NA	NA	NA	25% within 0'/15'	NA	NA	NA	NA	25% within 0'/5'
Parking btw building and Primary Street	Allowed	Allowed	Allowed; limited to two double loaded aisles	Allowed	Allowed	Allowed	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed
Parking btw building and Side Street	Allowed	Allowed	Allowed	Allowed	Allowed	Not Allowed	Allowed	Allowed	Allowed	Not Allowed	Not Allowed

*Add additional S-CC and E-CC districts for "light" use list

Appendix D

Store Entrance Location (Topic 9)

Context	Suburban			Urban Edge				Urban	General Urban	Urban Center	All Contexts
Zone District	S-CC	S-MX	S-MX Added Option B For 20,000 or greater	E-CC	E-CC Added Option B For 20,000 or greater	E-MX Option C	E-MX Option A&B	U-MX	G-MX	C-MX	MS
Entrance	Pedestrian Connection						Entrance	Entrance	Entrance	Entrance	Entrance
Alternative Entrance	NA	NA	NA	NA	NA	NA	Yes	Yes	Yes	Yes	No

Pedestrian Connection: Walkway from Primary Street, thru parking field, to the setback building entrance. Allows the door to face in any direction.

Entrance: Facing Primary Street, if not facing Primary Street, must be within 15' of Primary Street

Alternative Entrance : Architectural elements and walkways that connect the Primary Street to the building entrance that may be set behind the required build-to

Appendix D

Parking Location (Topic 10)

Context	Suburban			Urban Edge				Urban	General Urban	Urban Center	All Contexts
Zone District	S-CC	S-MX	S-MX Added Option B For 20,000 or greater	E-CC	E-CC Added Option B For 20,000 or greater	E-MX Option C	E-MX Option A&B	U-MX	G-MX	C-MX	MS
Parking btw building and Primary Street	Allowed	Allowed	Allowed; limited to two double loaded aisles	Allowed	Allowed	Allowed	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed
Parking btw building and Side Street	Allowed	Allowed	Allowed	Allowed	Allowed	Not Allowed	Allowed	Allowed	Allowed	Not Allowed	Not Allowed

Appendix D

Primary and Side Street: Multiple Streets Zoning Administrator Criteria (Topic 11)

1. If exists, then this criteria only: General Development Plan, Regulating Plan, Urban Design Standards and Guidelines
2. If 1 does not exist, then
 - 2a Blueprint Denver Street Classification
 - 2b Existing Conditions
 - Same or similar use, building form and/or zone district occurring on same and opposing face block frontage
 - Frontage facing a public park
 - Frontage facing a Parkway designated under D.R.M.C, Chapter 49
 - Functional Street Classification as adopted by Public Works Department

Appendix D

Primary and Side Street: Multiple Streets Zoning Administrator Criteria (Topic 11)

	Zone District								
	No Max	Max of 2 Primary Street full obligations			Max of 1 Primary Street				
Blueprint Denver Street Classification (http://www.denvergov.org/denvermaps/downloads/maps/citywide/blueprintdenver.pdf)	All MS	C-MX	G-MX	U-MX	E-MX-2A, 3A	E-MX	E-CC	S-MX	S-CC
Main	Primary	Primary			Primary		If more than one street has this designation, see Criteria 2b Existing Conditions for which street will be determined as Primary Street		
Mixed Use	Primary	May be Primary or Side, See Criteria 2b Existing Conditions			May be Primary or Side, See Criteria 2b Existing Conditions				
Commercial	Primary	May be Primary or Side, See Criteria 2b Existing Conditions			May be Primary or Side, See Criteria 2b Existing Conditions				
Residential Arterial**	May be Primary or Side, See Criteria 2b Existing Conditions	May be Primary or Side, See Criteria 2b Existing Conditions		Side Street	Side Street				
Residential Collector**	Side Street	Side Street			Side Street				
Residential Local or Undesignated**	Side Street	Side Street			Side Street				

**If all the streets are Residential Arterial (except in MS and C-MX) and/or Residential Collector and/or Residential Local and/or Undesignated, only one street shall be required to be Primary and all others shall be Side. See Criteria 2b Existing Conditions to determine which Primary
ALL lots have at least one Primary Street

Appendix D

Drive Thru Services (Topic 12)

Context	Suburban		Urban Edge			Urban	General Urban	Urban Center	All Contexts
Zone District	S-CC	S-MX	E-CC	E-MX-2, 3	E-MX-2A, 3A	U-MX	G-MX	C-MX	MS
Option Allowed	A, B	A, B	A, B	A, B	A, Add Option B for gas station	A, Add Option B for gas station	A	A	A
*Primary Street and Side Street Required Build-To	NA	Max Setback 70'	Max Setback 70'	50% 0'/15' NA	50% 0'/15' 50% 0'/15'	50% 0'/15' 50% 0'/15'	50% 0'/15' 50% 0'/15'	50% 0'/15' 50% 0'/15'	50% 0'/15' 50% 0'/15'
*Garden Wall Aligned with Canopy may count toward Build-To	NA	NA	NA	Within build-to range, rather than aligned to canopy	Within build-to range, rather than aligned to canopy	Within build-to range, rather than aligned to canopy	Within build-to range, rather than aligned to canopy	Within build-to range, rather than aligned to canopy	Within build-to range, rather than aligned to canopy
Parking between building and street	Allowed	Allowed	Allowed	Allowed on Side Street and Primary Street	Allowed between building and canopy (similar to multiple building provision)		Not allowed	Not allowed	Not allowed

Appendix D

Drive Thru Restaurants (Topic 13)

Context	Suburban		Urban Edge			Urban	General Urban	Main Street		Urban Center
	S-CC	S-MX	E-CC	E-MX-2, 3	E-MX-2A, 3A	U-MX	G-MX	S-MS and E-MS	U-MS and G-MS	C-MX, MS
Option Allowed	A, B	A, B	A, B	A, B	A, B	A, B	A, B	A, B	Remove Option B, Only allow Option A	A
Primary Street and Side Street Build-To	NA	NA	NA	Option A Primary: 50% 0'/10' and Side: 50% 0'/10' Option B: Primary: 50% 0'/change from 25' to 35' and Side: 50% 0'/change from 15' to 18'				50% 0'/10' 50% 0'/10'	50% 0'/10' 50% 0'/10'	
Drive Thru Lane btw building and street; garden wall required	Allowed	Allowed	Allowed	Allowed; garden wall required	Allowed; garden wall required	Allowed; garden wall required	Allowed; garden wall required	Allowed; garden wall required	Not Allowed	Not Allowed
Parking between building and street	Allowed	Allowed	Allowed	Not allowed	Allow on Side Street	Allow on Side Street	Allow on Side Street	Not allowed	Not allowed	Not allowed

Appendix E

Current vs. New Code Rezoning Procedures

Current Code Steps	New Code Steps
Pre-application conference (practice)	Pre-application conference (codified)
Submit application & CCD internal review	Submit application & CCD internal review
Planning Board public hearing and recommendation (practice)	Planning Board public hearing and recommendation (codified)
Blueprint Denver Committee review	Blueprint Denver Committee review
City Council public hearing and final action	City Council public hearing and final action

Appendix E

Current vs. New Code New PUD Zoning Procedures

Current Code	New Code
Same as Rezoning Process Steps	Same as Rezoning Process Steps - with following improvement: – Submit application for either General or Detailed PUD District & CCD internal review
Threshold – No size limit	Threshold – No size limit
Criteria – Unique circumstances, meet PUD intent, no other base zone district practicable (practice)	Criteria – Unique circumstances, meet PUD intent, no other base zone district practicable (codified)
After Rezoning: PUD site plan → Zoning Permit → Building Permits	After Rezoning: General PUD: Site Development Plan → Zoning / Building Permits Detailed PUD: Zoning / Building Permits

Appendix E

Current vs. New Code Site Plan Review Procedures

Current Code	New Code
Purpose: Zoning compliance check and vehicle for coordinated inter-agency review / decisions	Purpose: Zoning compliance check and vehicle for coordinated inter-agency review / decisions
Triggers for Review: <ul style="list-style-type: none">(1) Size of land area (10,000+ sf)(2) Development in R-MU or C-MU zone(3) Industrial uses	Triggers for Review: <ul style="list-style-type: none">(1) Based on complexity of project

Appendix E

Current vs. New Code Site Plan Review Procedures

Current Code Steps - All Site Plan Types	New Code Steps - Site Development Plan
Pre-application / Concept Review (practice)	Pre-application / Concept Review (codified) – Minor vs. major site plan review decision
Application submittal & CCD internal review	Application submittal & CCD internal review
Zoning Administrator final decision	Zoning Administrator final decision
Effect of Approval: 18 months to secure building permits	Effect of Approval: 18 months to secure building permits
Next process steps: Zoning and building permits	Next process steps: Zoning and building permits

Appendix E

Current vs. New Code Planned Building Groups (PBGs)

Current Code	New Code
<p>Can you develop multiple buildings on a single zone lot? No, unless established in a special type of site plan called a “PBG” site plan</p>	<p>Can you develop multiple buildings on a single zone lot? Yes, all mixed use and high-density zones allow multiple buildings on single zone lot by-right</p>
<p>Standards: PBG review criteria leave room for interpretation = every case is different</p>	<p>Standards: Common starting point = clear building form and compatibility standards in New Code</p>
<p>Process: Administrative site plan review to check</p>	<p>Process: Administrative site development plan review</p>

Appendix E

Current vs. New Code Use Review Procedures

Current Code	New Code
Permitted By Right Use = "P" (but may be limits lurking in definition)	Permitted By Right Use = "P" (no limits)
Permitted Subject to Compliance with Use Limitations = "L"	Permitted Subject to Compliance with Use Limitations = "L"
Subject to administrative use review with public notice (Sec 59-41b) – multiple flavors: <ol style="list-style-type: none">1. "Conditional" Use Review2. "Special" Use Review	Subject to administrative use review with public notice (Sec 12.4.2) – one flavor only: <ol style="list-style-type: none">1. "PIN" Use Review (Permitted Subject to Informational Public Notice)
Use Review with BOA Public Hearing = "Special Exception"	Use Review with BOA Public Hearing = "Special Exception"