

# **National Western Center Zoning Strategy Report - Stage 1 Technical Appendix**

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*Prepared by the City and County of Denver  
Community Planning & Development Department  
1.31.2019*



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This document provides draft zoning standards for a variety of land use and urban design topics. The recommendations are consistent with the intent and direction in the Strategy Report, but drill down to a technical level. Additionally, this document identifies minor zoning amendments that are anticipated but are not expressly addressed in the Strategy Report. The draft standards are tailored to recommended zone districts, which are mapped in Figure 4 of the Zoning Strategy Report.

## **A. Uses and Parking Tables**

As discussed in the Strategy Report, the DZC will provide an extensive list of uses and indicate for each district whether a use is permitted, permitted with limitations or not permitted. Table A-1 identifies preliminary regulations for uses in each of the recommended zone districts. Minimum parking requirements are also included in Table A-1.

The DZC typically indicates the specific approval procedures associated with each use. These are purposefully omitted in this draft to ensure a simple land use table for preliminary stakeholder review. Additional information related to required procedures, such as noticing requirements, will be included in the draft zoning amendment language prepared in subsequent steps. Once refined, Table A-1 will become a fundamental component of the zoning regulations that will apply to the NWC.

**Table A-1: National Western Center Zoning Strategy Report - Draft Use Table**

**KEY: \* = Need Not be Enclosed P = Permitted Use NP = Not Permitted Use**  
 Note: References to sections of the Denver Zoning Code identifying potential use limitations for Permitted Uses are listed in the far right column. The application of specific use limitations will be determined for each land use in subsequent project steps.

USE CATEGORY	SPECIFIC USE TYPE	CMP-NWC BC/Main Street	CMP-NWC General	CMP-NWC Outdoor Intensive	CMP-NWC River-front	APPLICABLE USE LIMITATIONS
<b>RESIDENTIAL PRIMARY USE CLASSIFICATION</b>						
Household Living	Dwelling, Single Unit • No Parking Requirements	P	P	P	NP	§11.2.6
	Dwelling, Two Unit • Vehicle: No requirement • Bicycle: No requirement	P	P	P	NP	§11.2.6
	Dwelling, Multi-Unit • Vehicle: No requirement • Bicycle: 1 / 2 units (80/20)	P	P	P	NP	§11.2.6
	Dwelling, Live / Work • Vehicle: No requirement • Bicycle: 1 / 2 units (80/20)	P	P	P	NP	§11.2.6
Group Living	Assisted Living Facility • Vehicle: No requirement • Bicycle: No requirement	P	P	P	NP	§ 11.2.6; § 11.2.7
	Community Corrections Facility	NP	NP	NP	NP	
	Nursing Home, Hospice • Vehicle: No requirement • Bicycle: No requirement	P	P	P	NP	
	Residence for Older Adults • Vehicle: No requirement • Bicycle: No requirement	P	P	P	NP	
	Residential Care Use, Small or Large • Vehicle: No requirement • Bicycle: No requirement	P	P	P	NP	§ 11.2.9
	Rooming and Boarding House • Vehicle: No requirement • Bicycle: No requirement	P	P	P	NP	
	Shelter for the Homeless • No Parking Requirements	P	P	P	P	§ 11.2.11
	Student Housing • Vehicle: No requirement • Bicycle: 1 / 5 units (100/0)	P	P	P	NP	

Note: The Group Living use category is currently undergoing a citywide amendment, which may result in proposed changes to applicable regulations, definitions, limitations, etc.

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USE CATEGORY	SPECIFIC USE TYPE	CMP-NWC BC/Main Street	CMP-NWC General	CMP-NWC Outdoor Intensive	CMP-NWC River-front	APPLICABLE USE LIMITATIONS
<b>CIVIC, PUBLIC &amp; INSTITUTIONAL PRIMARY USE CLASSIFICATION</b>						
Basic Utilities	Utility, Major Impact* • Vehicle: No requirement • Bicycle: No requirement	P	P	P	P	§ 11.3.1
	Utility, Minor Impact* • Vehicle: No requirement • Bicycle: No requirement	P	P	P	P	§ 11.3.2
Community/ Public Services	Community Center • Vehicle: No requirement • Bicycle: 1/10,000 s.f. GFA (0/100)	P	P	P	P	§ 11.3.3
	Day Care Center • Vehicle: No requirement • Bicycle: 1/10,000 s.f. GFA (0/100)	P	P	P	P	
	Postal Facility, Neighborhood • Vehicle: No requirement • Bicycle: 1/7,500 s.f. GFA (20/80)	P	P	P	NP	
	Postal Processing Center	NP	NP	NP	NP	
Cultural/Special Purpose/ Public Parks & Open Space	Public Safety Facility • Vehicle: No requirement • Bicycle: 1/10,000 s.f. GFA (0/100)	P	P	P	P	
	Hospital	NP	NP	NP	NP	
	Correctional Institution	NP	NP	NP	NP	
	Cemetery*	NP	NP	NP	NP	
	Library • Vehicle: No requirement • Bicycle: 1/10,000 s.f. GFA (0/100)	P	P	P	P	
Museum	• Vehicle: No requirement • Bicycle: 1/10,000 s.f. GFA (0/100)	P	P	P	P	
	City Park*	NP	NP	NP	NP	
Open Space - Conservation*	• No Parking Requirements	P	P	P	P	

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USE CATEGORY	SPECIFIC USE TYPE	CMP-NWC BC/Main Street	CMP-NWC General	CMP-NWC Outdoor Intensive	CMP-NWC River-front	APPLICABLE USE LIMITATIONS
Education	Elementary or Secondary School	P	P	P	P	
	•Vehicle: No requirement •Bicycle - High School: 1/ 5,000 s.f. GFA (0/100) •Bicycle-All Others: 1/ 10,000 s.f. GFA (0/100)					
	University or College	P	P	P	P	
	•Vehicle: No requirement •Bicycle: 1/ 10,000 s.f. GFA (0/100)					
Public and Religious Assembly	Vocational or Professional School	P	P	P	P	
	•Vehicle: No requirement •Bicycle: 1/ 10,000 s.f. GFA (0/100)					
<b>COMMERCIAL SALES, SERVICES, &amp; REPAIR PRIMARY USE CLASSIFICATION</b>						
Adult Business	All Types	NP	NP	NP	NP	See Section 9.4.4, Use Overlay Districts, for adult business use allowance in the UO-1 District.
	Arts, Recreation and Entertainment Services, Indoor	P	P	P	P	
Arts, Recreation & Entertainment	•Vehicle - No requirement •Bicycle: 1/7,500 s.f. GFA (20/80)					
	Arts, Recreation and Entertainment Services, Outdoor*	NP	P	P	P	\$11.4.3
	•Vehicle: No requirement •Bicycle: 1/7,500 s.f. GFA (20/80)					
	Sports and/or Entertainment Arena or Stadium*	NP	P	P	NP	
	•Vehicle: No requirement •Bicycle: 1/7,500 s.f. GFA (20/80)					

Note: Some commercial and industrial uses are proposed to be prohibited within 50 feet of the South Platte River. The specific uses to be limited in this riverfront area will be determined in subsequent project steps.



**Table A-1: National Western Center Zoning Strategy Report - Draft Use Table**

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 Note: References to sections of the Denver Zoning Code identifying potential use limitations for Permitted Uses are listed in the far right column.  
 The application of specific use limitations will be determined for each land use in subsequent project steps.

USE CATEGORY	SPECIFIC USE TYPE	CMP-NWC BC/Main Street	CMP-NWC General	CMP-NWC Outdoor Intensive	CMP-NWC River-front	APPLICABLE USE LIMITATIONS
Parking of Vehicles	Parking, Garage • No Parking Requirements	P	P	P	NP	
	Parking, Surface* • No Parking Requirements	NP	P	P	NP	§11.4.7
Eating & Drinking Establishments	All Types • Vehicle: No requirement • Bicycle: 1/1,500 s.f. GFA (0/100)	P	P	P	P	§11.4.8
	Bed and Breakfast Lodging • Vehicle: No requirement • Bicycle: 1/7,500 s.f. GFA (60/40)	P	P	P	NP	
Lodging Accommodations	Lodging Accommodations, All Others • Vehicle: No requirement • Bicycle: 1/7,500 s.f. GFA (60/40)	P	P	P	NP	
	Dental / Medical Office or Clinic • Vehicle: No requirement • Bicycle: 1/7,500 s.f. GFA (60/40)	P	P	P	NP	§11.4.9
Office	Office, All Others • Vehicle: No requirement • Bicycle: 1/7,500 s.f. GFA (60/40)	P	P	P	NP	
	Office, All Others • Vehicle: No requirement • Bicycle: 1/7,500 s.f. GFA (60/40)	P	P	P	NP	

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USE CATEGORY	SPECIFIC USE TYPE	CMP-NWC BC/Main Street	CMP-NWC General	CMP-NWC Outdoor Intensive	CMP-NWC River-front	APPLICABLE USE LIMITATIONS
	Animal Sales and Services, Household Pets Only • Vehicle: No requirement • Bicycle: 1/7,500 s.f. GFA (20/80)	P	P	P	NP	
	Animal Sales and Services, All Others • Vehicle: No requirement • Bicycle: 1/7,500 s.f. GFA (20/80)	P	P	P	NP	\$11.4.12
	Food Sales or Market* • Vehicle: No requirement • Bicycle: 1/7,500 s.f. GFA (20/80)	P	P	P	P	
	Pawn Shop	NP	NP	NP	NP	
	Retail Sales, Service & Repair – Outdoor* • Vehicle: No requirement • Bicycle: 1/7,500 s.f. GFA (20/80)	NP	P	P	NP	\$11.4.15
	Retail Sales, Service & Repair - Firearms Sales • Vehicle: No requirement • Bicycle: 1/7,500 s.f. GFA (20/80)	NP	P	P	NP	
	Retail Sales, Service & Repair, All Others • Vehicle: No requirement • Bicycle: 1/7,500 s.f. GFA (20/80)	P	P	P	P	
	Automobile Emissions Inspection Facility	NP	NP	NP	NP	
	Automobile Services, Light	NP	NP	P	NP	
	Automobile Services, Heavy	NP	NP	P	NP	
	Automobile / Motorcycle / Light Truck Sales, Rentals, Leasing; Pawn Lot or Vehicle Auctioneer*	NP	NP	NP	NP	
	Heavy Vehicle/ Equipment Sales, Rentals & Service*	NP	NP	NP	NP	

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USE CATEGORY	SPECIFIC USE TYPE	CMP-NWC BC/Main Street	CMP-NWC General	CMP-NWC Outdoor Intensive	CMP-NWC River-front	APPLICABLE USE LIMITATIONS
<b>INDUSTRIAL, MANUFACTURING &amp; WHOLESALE PRIMARY USE CLASSIFICATION</b>						
Communications and Information	Antennas Not Attached to a Tower*	P	P	P	P	§11.5.2
	•No Parking Requirements					
	Communication Services	P	P	P	NP	§11.5.1
	•Vehicle: No requirement •Bicycle: No requirement					
	Telecommunications Towers*	P	P	P	P	§11.5.2
Industrial Services	•No Parking Requirements					
	Telecommunications Tower - Alternative Structure	P	P	P	P	§11.5.2
	•No Parking Requirements					
	Telecommunication Facilities -- All Others*	P	P	P	P	§11.5.2
	•No Parking Requirements					
Manufacturing and Production	Contractors, Special Trade - General	NP	NP	P	NP	
	Contractors, Special Trade - Heavy/ Contractor Yard*	NP	NP	P	NP	
	Food Preparation and Sales, Commercial	P	P	P	NP	§11.5.5
	•Vehicle: No requirement •Bicycle: No requirement					
	Laboratory, Research, Development and Technological Services	P	P	P	NP	§11.5.6
Manufacturing and Production	•Vehicle: No requirement •Bicycle: No requirement					
	Service/Repair, Commercial	NP	NP	P	NP	
	Manufacturing, Fabrication & Assembly -- Custom	P	P	P	NP	§11.5.8
	•Vehicle: No requirement •Bicycle: No requirement					
	Manufacturing, Fabrication & Assembly -- General	NP	NP	P	NP	§11.5.9
Manufacturing and Production	•Vehicle: No requirement •Bicycle: No requirement					
	Manufacturing, Fabrication & Assembly -- Heavy	NP	NP	NP	NP	

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USE CATEGORY	SPECIFIC USE TYPE	CMP-NWC BC/Main Street	CMP-NWC General	CMP-NWC Outdoor Intensive	CMP-NWC River-front	APPLICABLE USE LIMITATIONS
Mining & Extraction and Energy Producing Systems	Oil, Gas -- Production, Drilling*	NP	NP	NP	NP	
	Sand or Gravel Quarry*	NP	NP	NP	NP	
Transportation Facilities	Wind Energy Conversion Systems* •No Parking Requirements	P	P	P	P	\$11.5.13
	Airport*	NP	NP	NP	NP	
	Helipad, Helistop, Heliport* •No Parking Requirements	P	P	P	P	\$11.5.14
	Railroad Facilities* •Vehicle: No requirement •Bicycle: No requirement	NP	P	P	NP	\$11.5.15
	Railway Right-of-Way* • No Parking Requirements	P	P	P	P	
Waste Related Services	Terminal, Station or Service Facility for Passenger Transit System	P	P	P	NP	
	Terminal, Freight, Air Courier Services	NP	NP	NP	NP	
	Automobile Parts Recycling Business	NP	NP	NP	NP	
	Junkyard*	NP	NP	NP	NP	
	Recycling Center •Vehicle: No requirement •Bicycle: No requirement	NP	NP	P	NP	\$11.5.20
Wholesale, Storage, Warehouse & Distribution	Recycling Collection Station •Vehicle: No requirement •Bicycle: No requirement	NP	NP	P	NP	
	Recycling Plant, Scrap Processor	NP	NP	NP	NP	
	Solid Waste Facility	NP	NP	NP	NP	
	Automobile Towing Service Storage Yard* Mini-storage Facility	NP	NP	NP	NP	
	Vehicle Storage, Commercial* Wholesale Trade or Storage, General Wholesale Trade or Storage, Light •Vehicle: No requirement •Bicycle: No requirement	NP	NP	NP	NP	\$11.5.26

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 The application of specific use limitations will be determined for each land use in subsequent project steps.

USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Requirement -# of spaces per unit of measurement • Bicycle Parking Requirement -# of spaces per unit of measurement (% required spaces in indoor facility/% required spaces in fixed facility)	CMP-NWC BC/Main Street	CMP-NWC General	CMP-NWC Outdoor Intensive	CMP-NWC River-front	APPLICABLE USE LIMITATIONS
<b>AGRICULTURE PRIMARY USE CLASSIFICATION</b>						
Agriculture	Aquaculture* • Vehicle: No requirement • Bicycle: No requirement	NP	P	P	NP	\$11.6.1
	Garden, Urban* • Vehicle: No requirement • Bicycle: No requirement	P	P	P	P	\$11.6.2
	Husbandry, Animal* • Vehicle: No requirement • Bicycle: No requirement	P	P	P	NP	\$11.6.3
	Husbandry, Plant* Plant Nursery • Vehicle: No requirement • Bicycle: No requirement	NP	NP	NP	NP	\$11.6.5
<b>ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION</b>						
Accessory to Primary Residential Uses  (Parking is Not Required for Accessory Uses Unless Specifically Stated in this Table or in an Applicable Use Limitation)	Unlisted Accessory Uses					\$11.7
	Accessory Dwelling Unit • Vehicle: No requirement • Bicycle: No requirement	P	P	P	NP	\$11.7; \$11.8.2
	Domestic Employee	P	P	P	NP	\$11.8.3
	Garden*	P	P	P	NP	\$11.7; \$11.8.4
	Keeping of Household Animals*	P	P	P	NP	\$11.7; \$11.8.5
	Keeping and Off-Street Parking of Vehicles, Motorcycles, Trailers & Recreational Vehicles*	P	P	P	NP	\$11.7; \$10.9
	Kennel or Exercise Run*	P	P	P	NP	\$11.7; \$11.8.6
	Limited Commercial Sales, Services Accessory to Multi-Unit Dwelling Use	P	P	P	NP	\$11.7; \$11.8.7
	Outdoor Storage, Residential Dwelling Use	P	P	P	NP	\$11.7; \$11.8.8
	Second Kitchen Accessory to Single Unit Dwelling Use	P	P	P	NP	\$11.7; \$11.8.9
	Short-term Rental	P	P	P	NP	\$11.7; \$11.8.10
	Vehicle Storage, Repair and Maintenance Accessory to a Dwelling Use*	P	P	P	NP	\$11.7; \$10.9
	Yard or Garage Sales*	P	P	P	NP	\$11.7; \$11.8.11

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USE CATEGORY	SPECIFIC USE TYPE	CMP-NWC BC/Main Street	CMP-NWC General	CMP-NWC Outdoor Intensive	CMP-NWC River-front	APPLICABLE USE LIMITATIONS
<b>HOME OCCUPATIONS ACCESSORY TO PRIMARY RESIDENTIAL USES USE CLASSIFICATION</b>						
Home Occupations	Child Care Home, Large	P	P	P	NP	\$11.9; \$11.9.3
	All Other Types	P	P	P	NP	\$11.9; \$11.9.4
	Unlisted Home Occupations	P	P	P	NP	\$11.9; \$11.9.5
<b>ACCESSORY TO PRIMARY NONRESIDENTIAL USES USE CLASSIFICATION</b>						
Accessory to Primary Non-residential Uses (Parking is Not Required for Accessory Uses Unless Specifically Stated in this Table or in an Applicable Use Limitation)	Unlisted Accessory Uses	P	P	P	P	\$11.7; \$11.10.1
	Amusement Devices Accessory to Eating / Drinking Establishments, College / University and Theater Uses	P	P	P	P	\$11.7; \$11.10.2
	Automobile Rental Services Accessory to Certain Retail Uses*	P	P	P	NP	\$11.7; \$11.10.3
	Book or gift store; media recording and production facilities accessory to public libraries, museums; places of religious assembly, colleges or universities	P	P	P	P	\$ 11.7
	Car Wash Bay Accessory to Automobile Services	NP	NP	P	NP	\$11.7; \$11.10.5
	College Accessory to a Place for Religious Assembly	P	P	P	NP	\$11.7; \$11.10.6
	Conference Facilities Accessory to Hotel Use	P	P	P	NP	\$11.7; \$11.10.7
	Drive Through Facility Accessory to Eating / Drinking Establishments and to Retail Sales, Service, and Repair Uses*	P	P	P	NP	\$11.7; \$11.10.8
	Emergency Vehicle Access Point	NP	NP	NP	NP	\$11.7; \$11.10.9
	Garden*	P	P	P	P	\$11.7; \$11.10.10
	Keeping of Animals	P	P	P	P	\$11.7; \$ 11.10.11
	Occasional Sales, Services Accessory to Places of Religious Assembly*	P	P	P	P	\$11.7; \$11.10.12
	Outdoor Eating and Serving Area Accessory to Eating / Drinking Establishments Use*	P	P	P	P	\$11.7; \$11.10.13
	Outdoor Entertainment Accessory to Eating / Drinking Establishments Use*	P	P	P	P	\$11.7; \$11.10.14
	Outdoor Retail Sale and Display*	NP	NP	P	NP	\$11.7; \$11.10.15
Outdoor Storage, Limited*	P	P	P	NP	\$11.7; \$11.10.17	
Rental or Sales of Adult Material Accessory to a Permitted Bookstore Retail Sales Use	P	P	P	NP	\$11.7; \$11.10.18	

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USE CATEGORY	SPECIFIC USE TYPE • Vehicle Parking Requirement -# of spaces per unit of measurement • Bicycle Parking Requirement -# of spaces per unit of measurement (% required spaces in indoor facility/% required spaces in fixed facility)	CMP-NWC BC/Main Street	CMP-NWC General	CMP-NWC Outdoor Intensive	CMP-NWC River-front	APPLICABLE USE LIMITATIONS
<b>TEMPORARY USE CLASSIFICATION</b>						
Temporary Uses	Unlisted Temporary Uses	P	P	P	P	\$11.11.1
	Amusement / Entertainment - Temporary*	P	P	P	P	\$11.11.3
	Bazaar, Carnival, Circus or Special Event*	P	P	P	P	\$11.11.4
	Building or Yard for Construction Materials*	P	P	P	P	\$11.11.5
	Concrete, Asphalt, and Rock Crushing Facility*	P	P	P	P	\$11.11.6
	Fence for Demolition or Construction Work	P	P	P	P	\$11.11.7
	Health Care Center	P	P	P	P	\$11.11.8
	Noncommercial Concrete Batching Plant*	P	P	P	P	\$11.11.9
	Outdoor Retail Sales - Pedestrian / Transit Mall*	P	P	P	P	\$11.11.10
	Outdoor Retail Sales*	P	P	P	P	\$11.11.11
	Outdoor Sales, Seasonal*	P	P	P	P	\$11.11.12
	Parking Lot Designated for a Special Event*	P	P	P	NP	\$11.11.13
	Retail Food Establishment, Mobile*	P	P	P	P	\$11.11.14
	Temporary Construction Office	P	P	P	P	\$11.11.15
	Temporary Office - Real Estate Sales	P	P	P	P	\$11.11.16
	Tent for Religious Services	P	P	P	P	\$11.11.17

## B. Primary Building Form Standards

This section identifies draft design requirements based on the broad recommendations in the Strategy Report. Standards are broken down for each recommended zone district (see Figure 4 in the Strategy Report). Once finalized, these tables will become fundamental components of the regulations in DZC Article 9.

### 1. Building Forms Table

The DZC uses a form-based approach to explain how buildings and structures relate to their lots, surrounding buildings and structures, and street and alley rights-of-way. Each zone district includes a menu of illustrated building forms. The building form standards control height, setbacks, parking location, building configuration and Street Level activation, as applicable to the Neighborhood Context, zone district and building form. The General building form is recommended for Stage 1 properties as indicated in Table A-2.

<b>Table A-2: National Western Center Draft Building Forms</b>		<b>Building Form</b>
		<b>General</b>
<b>Max Number of Primary Structures per Zone Lot</b>		<b>No Maximum</b>
Bettie Cram/Main Street	CMP-NWC-BC/MS	■
General Campus	CMP-NWC-GC	■
Outdoor Intensive	CMP-NWC-OI	■
Riverfront	CMP-NWC-R	■

■ = Allowed

### 2. Primary Building Form Design Standards

Tables A-3 identifies draft design standards applicable to the General building form for each recommended zone district.

#### **General Building Form**

The General building form is intended to establish standards for a wide range of buildings that may occur in urban campus and neighborhood contexts. The General building form can accommodate a wide range of uses, including single- and two-unit dwellings, multi-unit dwellings, professional offices, mixed use buildings, institutional, maintenance and other functions.



**TABLE A-3: GENERAL BUILDING FORM DESIGN STANDARDS**

HEIGHT	CMP-NWC Bettie Cram/ Main Street	CMP-NWC General	CMP-NWC Outdoor Intensive	CMP-NWC Riverfront
Feet (max)	150'	150'	150'	40'
Feet, within 175' of Protected District (max)	75'	75'	75'	40'
SITING	CMP-NWC Bettie Cram/ Main Street	CMP-NWC General	CMP-NWC Outdoor Intensive	CMP-NWC Riverfront
REQUIRED BUILD-TO				
Primary Street (min build-to % within min/max range)	75% 0'/15'	50% 0'/15'	na	na
South Platte River Primary Street (min build-to % within min/max range)	na	na	na	na
Side Street (min build-to % within min/max range)	35% 0'/15'	50% 0'/15'	na	na
SETBACKS				
Primary Street (min)	0'	0'	10'	5'
South Platte River Primary Street (min)	25'	na	25'	25'
Side Street (min)	0'	0'	10'	10'
Side Interior (min)	0'	0'	0'	10'
Side Interior, adjacent to Protected District (min)	10'	10'	10'	10'
Rear (min)	0'	0'	0'	0'
Rear, adjacent to Protected District, alley/no alley (min)	5'/10'	5'/10'	5'/10'	5'/10'
PARKING				
Surface Parking between building and Primary Street/Side Street	Not Allowed/ Not Allowed	Not Allowed/ Not Allowed	Allowed/ Allowed	Not Allowed/ Not Allowed
Parking (Surface or Structured) Setback (from Bettie Cram Drive street Zone Lot Line)**	100'	na	na	na
Vehicle Access	Access determined as part of Site Development Plan Review			
DESIGN ELEMENTS	CMP-NWC Bettie Cram/ Main Street	CMP-NWC General	CMP-NWC Outdoor Intensive	CMP-NWC Riverfront
BUILDING CONFIGURATION				
Dwelling Unit Configuration	Structure may contain Side-by-Side Dwelling Units			
Upper Story Setback above 5 stories or 70' (min); (applies to a Zone Lot with a Zone Lot Line abutting National Western Drive North)	na	25'	na	na
Upper Story Setback Above 27', adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	20'/25'	20'/25'	20'/25'	20'/25'
Upper Story Setback Above 51', adjacent to Protected District: Rear, alley/Rear, no alley and Side Interior (min)	35'/40'	35'/40'	35'/40'	35'/40'
STREET LEVEL ACTIVATION				
Transparency, Primary Street (min)	60%	na	na	40%*
Transparency, South Platte River Primary Street (min)	60%*	na	40%	40%*
Transparency, Side Street (min)	35%	na	na	na
Pedestrian Access, Primary Street	Entrance	Entrance	Pedestrian Connection	Entrance
Pedestrian Access, South Platte River Primary Street	na	na	na	na
Pedestrian Access, Side Street	Entrance	Entrance	na	na
Ground Floor Height - Floor-to-Ceiling (min; abutting National Western Drive)	na	9'	na	na
USES	CMP-NWC Bettie Cram/ Main Street	CMP-NWC General	CMP-NWC Outdoor Intensive	CMP-NWC Riverfront
Street Level Active Uses (minimum portion of the Street Level building frontage that meets the minimum Primary Street build-to requirement shall be occupied by Street Level active uses (does not include South Platte River Primary Street))	75%	na	na	na
Permitted Primary Uses	See Table A-1: Draft Use Table in Section A of this Technical Appendix for details.			

Note: See Section C of the National Western Center Zoning Strategy Report and Articles 12 and 13 of the DZC for additional information on the design topics presented in this table; \*Applies only to street-facing portions of the building facade located within 80' of the Primary Street. \*\*Does not apply within 100 feet of the future BNSF/RTD/DRIR rail right-of-way.

### 3. Design Standards Alternatives

The Strategy Report calls for the allowance of alternatives in meeting some of the recommended design standards. Alternatives are recommended for Build-To and Transparency requirements to provide additional design flexibility. Tables A-4 and A-5 indicate the alternative design treatments available for Build-To and Transparency requirements, respectively. For both Build-To and Transparency, the alternatives presented in the tables may be used singularly or in combination as alternatives to the requirement and may count toward the requirement no more than as described in the tables below.

<b>ZONE DISTRICT</b>	<b>BUILDING FORM</b>	<b>PRIVATE OPEN SPACE (MAX % OF BUILD-TO)</b>	<b>GARDEN WALL (MAX % OF BUILD-TO)</b>	<b>GARDEN WALL WITH COVERED SEATING FOR PEDESTRIANS (MAX % OF BUILD-TO)</b>	<b>PERGOLA (MAX % OF BUILD-TO)</b>	<b>ARCADE (MAX % OF BUILD-TO)</b>	<b>COURTYARD (MAX % OF BUILD-TO)</b>
BC/Main	General	15%	na	na	na	na	na
General	General	30%*	10%**	15%**	15%**	100%	30%*

\* If used in combination with each other, private open space and courtyard alternatives may count toward no more than 30% of required build-to, provided the elements comply with rules of measurement in Article 13.

\*\*If used in combination with each other, the garden wall, garden wall with covered seating for pedestrians and pergola alternatives may count toward no more than 15% of required build-to.

\*\*\*Please see Section 13.1.5.7 of the DZC for design criteria for required build-to alternatives.

<b>ZONE DISTRICT</b>	<b>ZONE LOT LINE DESIGNATION</b>	<b>DISPLAY CASES AND AUTOMATED TELLER MACHINES (MAX)</b>	<b>WALL DESIGN ELEMENTS (MAX)</b>	<b>PERMANENT ART (MAX)</b>	<b>COMBINATION OF ALTERNATIVES (MAX)</b>
BC/Main	Primary Street	10%	10%	10%	15%
	Side Street	20%	20%	30%	40%
Riverfront	Primary Street	20%	20%	30%	40%
	Side Street	na	na	na	na

\*Please see Section 13.1.6.3 of the DZC for design criteria for transparency alternatives.

## **C. Other Zoning Topics to Address**

This section identifies additional topics that will be addressed in the NWC zoning amendments. It is organized by “Articles” of the DZC. Many of these topics were considered in the development of the Strategy Report, but the technical details were intentionally omitted to focus on the key intent and zoning strategy. The topics below will be fully addressed in preparation of the draft zoning code amendments prepared in subsequent project steps. However, this section provides a preview of the anticipated direction.

### ***Article 1: General Provisions***

Article 1 of the DZC establishes the overall intent of the code and parameters for Zone Lots. This includes basic rules for establishing Zone Lots, mapping Zone Lots and other general provisions. It contains some special rules that apply by context, including for the Campus (CMP). Article 1 establishes the maximum number of primary structures allowed on a zone lot for each district. For CMP districts, there is no maximum. Changes to this Article should be avoided to the extent feasible.

### ***Article 2: Using the Code***

Article 2 of the DZC describes the approach to the Code, how it is organized, and how information and regulations are presented. It provides a guide to the naming convention for zone districts and a step-by step guide for how to navigate and find information in the Code. It includes a list of zoning contexts and districts used in the Code. Minor amendments to this section will be needed to add new Campus-National Western Center zone districts, but no substantive changes are anticipated.

### ***Article 9: Special Contexts and Districts***

The Strategy Report and this Technical Appendix focus mostly on recommendations for Article 9 of the DZC. However, there are some key components that will be addressed in Article 9 that are not directly discussed in these documents. These are introduced below and specific recommendations will be further detailed in subsequent project steps.

### ***Supplemental Design Standards***

Supplemental Standards are critical to the administration of some of the key form standards presented in the Strategy Report. For example, Supplemental Standards will identify exactly which uses constitute a Street Level Active Use and clarify additional standards to those established in the Primary Building form standards tables. Supplemental Design Standards will be detailed in subsequent project steps.

### ***Design Standard Exceptions***

The Strategy Report recommends that exceptions to maximum building height be allowed for special architectural features like spires, mechanical equipment and other targeted features. Specific exceptions to maximum building heights, as well as setbacks, will be established in subsequent project steps. This material will specify what elements can encroach and the extent of the encroachment allowed. Limited features allowed to encroach into required setback areas will also be identified.

### **Article 10: General Design Standards**

Article 10 of the DZC addresses a wide range of development related topics that will apply to all Zone Lots and areas of the NWC. These standards should be maintained in place to the extent feasible. In some cases, it may be necessary to make minor amendments to the text in Article 10 to respond to the unique design features envisioned at the NWC. Signage is also addressed in Article 10, but is not discussed below since it is addressed in detail in the Strategy Report.

#### **General Site and Facility Standards (Division 10.2)**

This Division provides high level design standards that apply to all areas of Denver. Amendments to this Division are not anticipated.

#### **Multiple Buildings on a Zone Lot (Division 10.3)**

This section provides high level design standards for site design and connectivity where multiple buildings are located on a single Zone Lot. It should be noted that development in CMP zones are exempt from many of the key requirements of this section, but must meet its intent. Amendments to this Division are not anticipated.

#### **Parking and Loading (Division 10.4)**

This section provides parameters for the use, design and maintenance of vehicular parking, vehicular access, loading areas and bicycle parking. It provides a wide range of requirements, and in many cases, provides tailored requirements or exemptions for specific contexts and districts. Amendments to this Division are not anticipated.

#### **Landscaping, Fences, Walls, Screening (Division 10.5)**

This section provides parameters for site landscaping and visual screening and barriers. It includes standards for areas adjacent to public roadways and site interiors. It provides a wide range of requirements, and in many cases, provides tailored requirements or exemptions for specific contexts and districts. Amendments to this Division are not currently anticipated.

#### **Site Grading (Division 10.6)**

This section provides basic parameters and limitations for site grading activities. Section 10.6 provides flexibility and exemptions where an entire “face block” is under the control of a single owner or master developer. This exemption may apply for some NWC zone lots. Amendments to this Division are not anticipated.

#### **Outdoor Lighting (Division 10.7)**

This section provides basic parameters for outdoor lighting to prevent glare to adjacent properties and the night sky, and to ensure safety for site users. Amendments to this Division are not anticipated.

### **Article 11: Use Limitations and Definitions**

Article 11 identifies limitations on certain Permitted Uses. Permitted Uses will be identified in the district-specific land use regulations established in Article 9 (see Table A-1 in Section A of this Technical Appendix). Depending on the input received on the Zoning Strategy, amendments may be needed to establish use limitations specific to the NWC, but these will be minimized to the extent feasible.

### ***Article 12: Zoning Procedures and Enforcement***

Article 12 establishes the procedures by which development proposals are reviewed for compliance with the DZC. This includes submittal requirements, design review procedures (as applicable), appeals and other similar items. It also establishes parameters for non-conformities and code enforcement. This Article applies to all development in Denver with very few special requirements for specific districts or contexts. Amendments to this Division are not anticipated.

### ***Article 13: Rules of Measurement and Definitions***

Article 13 provides technical explanations for making determinations and measurements in the application of DZC requirements. It also defines technical terms used in the DZC. Depending on the input received on the Zoning Strategy, amendments may be needed to establish new definitions or rules of measurement for design standards, but these will be minimized to the extent feasible.

## **D. Technical Map Amendments**

Mapping the final zone districts will be a critical step in completing the amendment process. A zone district will be applied to each property. Figure 4 in the Strategy Report provides sufficient detail for preliminary recommendations, but more detailed mapping will occur in coordination with official zoning text amendments completed in subsequent project steps.

For purposes of clarity of review in this strategy phase, rail rights-of-way are not mapped with a recommended zone district in Figure 4 in the Strategy Report. These areas will be zoned, but their future use as rail lines is clear so they were omitted to increase map readability and user orientation. Zoning for these areas will allow for “Railway Right-of-Way” uses.

