

# UNDERSTANDING DENVER'S ZONING GUIDE

The first letter indicates neighborhood context

S = suburban	G = general urban
U = urban	E = urban edge
C = urban center	

The second letter indicates the dominant building form and character

SU = single unit	MU = multi unit
TU = two unit	RO = residential office
TH = townhome	RX = residential mixed use
RH = row home	CC = commercial corridor
MS = main street	MX = mixed use

The third letter or number indicates building or lot size

Minimum Lot Size	Building Height
A = 3000	2 = 2 stories
B = 4500	2.5 = 2.5 stories
C = 5500	3 = 3 stories
D = 6000	5 = 5 stories
E = 7000	8 = 8 stories
F = 8500	12 = 12 stories
G = 9000	16 = 16 stories
H = 10000	20 = 20 stories
I = 12000	

An extra number or letter at the end indicates a special purpose or regulation. This is where you would find zoning for an ADU.

## EXAMPLES

- U-SU-A This is an urban area allowing for a single unit with a minimum lot size of 3000sf.
- G-MU-3 This is a general neighborhood zoned for multi-family units up to 3 stories
- C-MX-5 This is an urban center allowing commercial and residential building up to 5 stories

## DECODING THE ZONING GUIDE