



PERRY & CO.

# 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 3000 SF.
- 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