

APPENDIX D

UNIVERSITY OF
DENVER

Summary of Zoning Districts

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R-1 District

This is a low-density residential district intended to support single-family dwelling units. Other uses permitted in the district include schools, churches, museums, and community centers.

R-2 District

Within this residential district, the city permits low-density multiple unit development such as duplexes and triplexes in addition to all of the uses permitted within the R-1 district.

R-3 District

This zoning designation is intended to support high density residential development in the form of apartments, boarding houses and condominiums along with higher density educational/community development. In addition to the uses permitted in the R-2 district, R-3 permits nursing homes, colleges and universities, parking, and limited ground floor retail.

R-4 District

As a high-density residential district, this zone permits a wide range of uses that support concentrated residential populations. These uses include hotels, offices, medical facilities, drug stores, banks, art galleries and retail uses.

B-2 District

As a neighborhood business zone, this district allows a wide range of retail uses intended to satisfy the daily and weekly household or personal needs of the residents in surrounding residential neighborhoods. A B-2 zone district is usually located on collector streets, small in size, surrounded by residential districts, and within a convenient walking distance from the residential districts they serve. Some of the permitted uses include clothing stores, auto service/gas stations, restaurants, beauty shops, furniture stores, liquor stores and theaters.

I-0 District

This district is intended to be an employment area containing offices, business and light industrial uses which are generally compatible with residential uses. I-0 zoned areas have been established throughout the city to serve as a land use buffer between residential areas and more intensive industrial areas. All uses conducted in this district shall be enclosed within a structure unless specifically allowed to operate out of doors. Some of the permitted uses include animal hospitals/kennel, manufacturing, recycling collection station, retail shops, and many of the uses permitted in the business and residential zones described above.

