

RESIDENTIAL SETBACK REGULATIONS

	RE One Household	R1 & R1A One Household	R2 One or Two Household	R2 Three or Four Household	R3 & RC One or Two Household	R3 & RC Three and Four Household	R3 & RC Multiple Household High Density
Min. Lot Area (sq. ft. or acres)	9,000	7,000	7,000	9,000	7,000	9,000	10,500
Min. Lot area (per dwelling unit)	9,000	7,000	3,500	3,000	3,500	3,000	2,100
Min. Lot Frontages (ft.)	75	50	50	75	50	75	75
Min. Front Setback (ft.)	20	15	15	20	15	20	20
Min. Side Setback (ft.)	10	5	5	10	5	10	20
Min. Rear Setback (ft.)	20	10	10	20	10	20	20
Max. Height Principal Bldg. (ft.)	25	30	30	30/35*	30	30/35*	30/35*
Max Height Accessory Bldg. (ft.)	15	20	20/25*	20/25*	25	25	25
Equivalent Density (units/acre)	4.8	6.2	12.5	14.5	12.5	14.5	20.8

Accessory buildings shall have the same front setback as the principal building, the side and rear setback of 5 feet from the property line, except that private garage vehicle entrances shall be setback a minimum of 20 feet from the front property line.

For properties within the RE, R-1, R-1A, R-2 and R-3 zone districts, individual accessory structures, and the aggregate total lot coverage of accessory structures shall not exceed 10% of the lot area.

For properties within the RE, R-1, and R-1A zone districts, the aggregate total lot coverage of all structures, both principal and accessory, shall not exceed 40% of the lot area.

*Height bonus: 18.28.200(2b) refers to 18.40.040(2).

COMMERCIAL SETBACK REGULATIONS

	RC / C-1	C-2	M-1	M-2
	Limited Commercial	General Commercial	Limited Industrial	General Industrial
Minimum Front Setback (ft. from property line)	5	5	5	5
Minimum Side Setback (ft.)	-0-	-0-	-0-	-0-
Minimum Rear Setback (ft.)	-0-	-0-	-0-	-0-
Minimum Rear Setback from Alley (ft.)	5	5	5	5
Maximum Height of Buildings (ft.)	50	50	35	65

CITY OF GOLDEN ZONING INFORMATION

The City of Golden Zoning Ordinance, also known as Title 18 of the Municipal Code, permits and regulates land uses in the City's zoning districts. Below are answers to some of the most commonly asked questions about allowable uses in each of the listed zoning districts and is for informational purposes only. For more detailed information, please refer to Chapter 18.28, "Use and Density Regulations," available online at www.cityofgolden.net (go to Where Do I Find..., Municipal Code, Title 18).

Rental of legal dwelling units is permitted in any zone district. Any legal dwelling unit may be occupied by a household. The definition of "household" includes "a group of not more than four (4) unrelated or related and unrelated persons living together as a single housekeeping unit" (see Section 18.04.111). Boarding and rooming houses (see Section 18.04.050) are **not** considered households, and are permitted only in certain zone districts. Home occupations by persons living there are permitted in all residential zones (see Chapter 18.42).

R-E	One household dwelling unit	Minimum Lot Size 9,000 square feet
R-1/R-1A	One household dwelling unit	Minimum Lot Size 7,000 square feet
R-2	Depending on Lot Size: One or Two household dwelling unit(s) Three or Four household dwellings units	Minimum Lot Size 7,000 square feet Minimum Lot Size 9,000 square feet

Parking and setback requirements must be met for all dwelling units (see Section 18.28.200 of the Golden Municipal Code).

R-3	Depending on Lot Size: One or Two household dwelling unit(s) Three or Four household dwellings units Multiple dwelling units	Minimum Lot Size 7,000 square feet Minimum Lot Size 9,000 square feet Minimum Lot Size 10,500 square feet Allow 2,100 sq. ft. per dwelling unit
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Institutional uses such as group homes, rooming & boarding houses, schools, libraries, churches

RC	Residential and/or Commercial such as offices, personal service establishments, restaurants, tourist homes and studios.
C-1	Primarily commercial uses such as neighborhood retail stores, hotels/motels, hospitals, offices, restaurants and banks. Residential dwellings are allowed only in a mixed use building consisting of at least 25% non-residential (commercial) uses.
C-2	Places for the conduct of any general or commercial business, wholesale, or distributing activity not of an industrial or manufacturing nature including retail shops, offices, restaurants, new and used car sales, automobile service stations, motor vehicle repair shops (but not including body and paint shops).
M-1	Any kind of scientific research or manufacture, compounding, assembling, processing or treatment of products, and office and office/warehouse use.
M-2	Any industrial or manufacturing use, warehousing, processing, distributing, equipment repair or storage operation with limitations (see Section 18.28.180).

Section 18.28.200 Lot, bulk, and setback regulations for the AG, RE, R1, R1A, R2, R3 and RM districts

(1) Setbacks.

- (a) Accessory buildings shall have the same front setback requirements as the principal building, except that private garage vehicle entrances shall be setback a minimum of 20 feet from the front property line.
- (b) Accessory buildings may have side and rear setback of 5 feet from the property line.
- (c) The minimum front setback designated in the above schedule notwithstanding, the vehicle entrance for any garage shall be setback a minimum of 20 feet from the front property line.
- (d) Cornices, canopies, eaves or similar architectural features may extend into a required setback not more than two feet, provided that all applicable building code requirements are met. Similar architectural features shall not include bay windows or any form of usable living area.
- (e) Front porches on structures within the RE, R-1, and R-1A zone districts that comply with the requirements found in 4(b) of this section may encroach up to 5 feet into the front setback.
- (f) Fire escapes may extend into a required setback not more than six feet provided that all applicable building code requirements are met.
- (g) The setback along both street sides of a corner lot shall be not less than the required front setback for principal buildings along such streets.
- (h) The setback requirement for lot lines that are coincident with an attached or common wall of a two household attached wall building shall be zero feet, provided that all other setback requirements are met.
- (i) The side and rear setback for an attached wall, multiple household dwelling structure of more than two units in the R-2 and R-3 districts shall be zero (0) feet, provided that all of the following conditions are met:
 - (i) Each dwelling unit is located on a separate and distinct lot.
 - (ii) There is maintained an open space, free of other structures and public streets, between the structure and any other lot lines no less than the otherwise applicable setback. Such open space shall be located only upon the lots upon which the structure is located and adjacent tracts which are designated as a common area, common open space or equivalent.

(2) Building Height.

- (a) No dwellings shall be constructed with a height above grade of less than ten feet.
- (b) The maximum height for principal buildings in the R-3 district shall be 30 feet, except that for structures containing more than two dwelling units in the R-3 district on lots with more than 10,500 square feet in area, the maximum height shall be 35 feet.
- (c) The maximum height for accessory structures in the R-1 and R-2 districts shall be twenty (20) feet except that for structures with a minimum roof pitch of 3/12 the maximum building height may be increased to 25 feet.
- (d) The maximum structure height of the applicable zoning district shall not apply to commercial telecommunications sites permitted pursuant to Section 18.28.040 of the Golden Municipal Code.

(3) Wall Plane Changes. For properties within the RE, R-1, and R-1A zone districts, a minimum of 25% of the front wall plane of the structure shall be either projected or recessed to a minimum depth of 10% of the length of the façade. Front porches may count toward this requirement, which is applicable to all new principal structures as well as existing structures where the length of the front wall is increased by 25% or more. The Director may approve a reduction to the wall plane requirement from 25% to as low as 20% projected or recessed, provided that all other requirements of Section 18.28.200 have been met and it does not conflict with any other requirement of this title.

(4) Lot Coverage

(a) For properties within the RE, R-1, R-1A, R-2, and R-3 zone districts, individual accessory structures, and the aggregate total lot coverage of accessory structures shall not exceed ten percent of the lot area.

(b) For properties within the RE, R-1, and R-1A zone districts, the aggregate total lot coverage of all structures, both principal and accessory, shall not exceed 40 percent of the lot area, except that an unenclosed front porch with a minimum size of 48 square feet, and is of single story design, shall be exempted from the 40 percent lot coverage calculation.

(c) For properties within the R-2 zone district, and lots within the R-3 zone district upon which a two-family household building or structure is located, the aggregate total lot coverage of all structures, both principal and accessory, shall not exceed 50 percent of the lot area, except that an unenclosed front porch with a minimum size of 48 square feet and a minimum depth of five feet, shall be exempted from the 50 percent lot coverage calculation. Front porches shall be of single-story design, with no second story or third story living area permitted above the front porch. Any cantilevered portion of the structure shall not exceed the maximum lot coverage requirement.

(5) Lot Frontage

(a) In the R2 or R3 districts, the minimum lot frontage for lots upon which a two-household attached wall building is located shall be 25 feet if each dwelling unit in the building is located on a separate lot.

(6) Bulk plane requirements - See bulk plane handout

(7) Front porches. For all residential development of four dwelling units or less in the R-2 zone district, and all residential development of one or two-household dwellings or structures in the R-3 zone district, a front porch shall be required. One porch shall be required per structure if multiple structures are present.

(a) The front porch shall be unenclosed with a minimum size of 48 square feet and shall be of single story design. No second story or third story living areas shall be permitted above the front porch. No second story or third story decking area shall be permitted above the front porch.

(b) The front porch shall be required on the primary frontage of the development.