

**Accessory Dwelling Units (ADUs)** - Smaller, secondary residential dwelling unit on the same lot as a principal dwelling. ADUs are independently habitable and provide the basic requirements of living, sleeping, cooking, and sanitation. *(Title 16: Unified Development Code, 2004)*

**Apartment / Mixed Use** - A residential building designed to accommodate multiple units in a single building and on a single lot, in a mixed-density, high-density, or mixed-use setting. Buildings typically have a common entry shared by all units and interior common space accessing individual units. In some settings, buildings can accommodate accessory or ground floor non-residential uses. Variants of this building include small-, medium-, and large-scale buildings, dependent on the lot size, building footprint, height, and number of units.

**Attached House** - A residential building type designed to accommodate two or more dwelling units, in a neighborhood or mixed-density setting. Each unit is separated by a common side wall with a side-by-side configuration, and each has its own private entrance. It is distinguished from a multi-unit house in that each unit may be platted on its own lot and may appear as distinct and separate units through entrances and façade designs. Variants of this type include and may be commonly referred to as paired house, townhouse, or row house.

**Building Envelope** - The three-dimensional space within which a structure is permitted to be built on a lot and which is defined by maximum height regulations, yard setbacks, and sky exposure (bulk) plane regulations.

**Carriage House** - Dwelling units above or attached to a detached garage or other permitted detached accessory structure, on the same lot as a principal detached one-unit dwelling. *(Title 16: Unified Development Code, 2004)*

**Complete Street** - A complete street allows safe access for all users of a road network. Pedestrians, bicyclists, motorists, and public transportation users of all ages and abilities are considered in the design and operation of a complete street. *(Complete Streets Toolbox, 2011)*

**Courtyard Lot** - A configuration where one or more lots are divided to form multiple smaller lots that are arranged around and front on a common courtyard, serving as the shared frontage for all lots, and providing access to the street front for the entire courtyard pattern.

**Detached House** - A residential building designed for one principal dwelling unit situated on a single lot in a neighborhood setting. It may accommodate accessory buildings or an accessory dwelling unit subject to meeting additional criteria, lot standards, and building design standards. Variants of this type are based primarily on the lot size required in different zone districts or development contexts.

**Front / Rear Corner Lot** - A configuration where a corner lot is split into two lots – a larger front corner lot where the building and lot front on the long side of the block consistent with other lots on the block, and a smaller rear corner lot where the building and lot front on the short side of the block.

**Garden Cottage** - Detached residential structures on the same lot as a principal detached one-unit dwelling. *(Title 16: Unified Development Code, 2004)*

**Multi-Unit House** - A residential building designed to accommodate two to four primary dwelling units on a single lot in a neighborhood setting. This building type has the scale, massing, and appearance of a detached house, and the accommodations for multiple units are minimized in the design of the building. Configuration of units may vary (up/down, front/back, side/side), and these variations typically prevent platting of individual units and lots (see Attached House). Variants of this type include and are commonly referred to as duplex, tri-plex, or quad-plex.

*\*\*Unless otherwise noted, definitions are taken from revised Title 16: Unified Development Code, 2023\*\**



Excerpt from Table 4-1: Zone Districts and Intent (*Title 16: Unified Development Code, 2023*)

Zone Districts	Intent
<b>One-Dwelling Residential</b> R-1-A R-1-B R-1-C	The R-1 districts provide residential living in neighborhoods of primarily low-scale detached houses, and include sub-classifications of -A, -B, and -C with graduated intensity of development reflected by the minimum required lot sizes. Access to supporting services and uses is accommodated by integrating civic uses such as schools, churches, parks, and other public facilities, and by transitions to other complimentary commercial and mixed-use districts. The R-1 districts are appropriate throughout the City as basic fabric for most neighborhoods.
<b>One- and Multi-Dwelling Residential</b> R-2-A R-2-B	The R-2 districts provide residential living in mixed-density neighborhoods with a mix of detached houses and small-scale, multi-unit buildings, and includes sub-classifications of -A and -B with graduated intensity reflected in a wider range of different building types. These districts integrate diverse housing options into neighborhoods and provide a critical mass of dwellings to support walkable patterns for nearby commercial centers and corridors. These districts are most appropriate at transitions between commercial or employment centers or along major or minor corridors within neighborhoods, or other strategic points for targeted, low-scale, density.
<b>Mixed-use Residential / Limited Office</b> MU-R-3-A MU-R-3-B MU-R-3-C	The MU-R-3 districts provide residential living in moderate- to high-density mixed-use neighborhoods in compact, walkable, and transit-served settings. It includes a broad range of moderate- and large-scale residential or mixed-use building types, and the sub-classifications of -A, -B, and -C reflect distinctions in building height, intensity, and mix of uses. These districts are most appropriate on major corridors, and transitions to larger-scale commercial and employment areas, or in and around transit station areas.
<b>Mixed-Use</b> MU-B-1 Central Business MU-B-2 Arterial Business M-1 Medical / Office / Residential M-2 Medical / Office / Residential / Limited Retail	The MU-B and M districts are primarily commercial in nature, or mixed-use with commercial and service emphasis, but may incorporate residential or other complimentary non-residential uses typically on upper floors of mixed-use buildings. They are broken into the following sub-classifications: <ul style="list-style-type: none"> <li>• MU-B-1 is the central business district of Englewood, characterized by a relatively small area with a concentration of diverse commercial, service, entertainment, institutional and employment uses with a regional draw. The compact, walkable, and urban setting provides active uses and civic spaces for 18 to 24 hours of the day.</li> <li>• MU-B-2 is a mixed-use district applied to major corridors of Englewood to provide retail and services to support surrounding areas and neighborhoods.</li> <li>• M-1 allows hospital and medical uses as a major service and employment hub for the City, and supporting hospitality, office, and high-density residential uses.</li> <li>• M-2 is similar to the M-1 district but allows the addition of limited retail as a principal land use.</li> </ul>
<b>Industrial</b> I-1 Light Industrial I-2 General Industrial	The I districts are primarily manufacturing and distribution uses with a scale, intensity, or format that is difficult to integrate with mixed-use areas, and includes subclassifications -1 and -2 distinguishing more intense, hazardous, or impacting uses in the I-2 district. These uses may require special siting or location considerations due to transportation needs, material storage, or impacts from operations such as noise, dust, odors requiring site design mitigation. These districts are most appropriate with access to regional freight routes that minimize impacts of traffic and larger vehicles throughout neighborhoods or other mixed-use areas.

For information on Special Purpose Districts such as Planned Unit Development (PUD), Medical Overlay (M-O-2), and Neighborhood Preservation Overlay (NPO) please see full Table 4-1 included in *Title 16: Unified Development Code, 2023*

