

**What is My Zoning?**

1. Zoom into the address on the zoning map and take note of the color shown on the property.
2. Refer to the key on the zoning map, in the left-hand bottom corner, find the zone district that corresponds to the color shown on the property.
3. Click on the zone district in the key, you will be redirected to the zoning regulations of the specific zone district.

city of **edgewater**

# ZONING DISTRICT MAP

**Legend**

	Parcels		C-1 : Limited Commercial		R-3 : Residential, Multiple-Dwelling Family
	Edgewater City Boundary		C-2 : General Commercial		R-4 : Residential, High-Rise Apartments
	PUD		C-3 : Unlimited Commercial		R-A : Residential, One-Family
	FEMA 100-Year Flood Hazard Zone		R-1 : Residential, One-Family		RC-1 : Limited Residential-Commercial
	Block Number		R-2 : Residential, Two-Family		R-PD : Residential Planned Development

\* R-2 : Conditional Zoning per Ordinance 20-82 (October 1, 1982)    \*\* R-2 : Conditional Zoning per CC Approval 9/4/1997  
 # R-2 : Conditional Zoning per Ordinance 11-43 (April 28, 1983)

**MAP DISCLAIMER:** This map was compiled with data supplied by the City of Edgewater, Jefferson County, Denver County, the State of Colorado, and the United States Census Bureau. It is intended for graphic display purposes only, and it is not accurate to survey standards. The City of Edgewater does not assume liability for any inaccuracies contained herein.

Map Updated: January 15, 2021

