

Introduced by: _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PASADENA AMENDING VARIOUS SECTIONS OF TITLE 17 (ZONING CODE) OF THE CITY OF PASADENA MUNICIPAL CODE TO IMPLEMENT THE EAST COLORADO SPECIFIC PLAN UPDATE, AND AMENDING THE OFFICIAL ZONING MAP ESTABLISHED BY THE ZONING CODE, CHAPTER 17.20, SECTION 17.20.020 TO MODIFY THE BOUNDARIES OF THE EAST COLORADO SPECIFIC PLAN, REDESIGNATE ZONES WITHIN THE SPECIFIC PLAN AREA, AND REDESIGNATE ZONES FOR PARCELS LOCATED OUTSIDE OF THE SPECIFIC PLAN AREA

The People of the City of Pasadena ordain as follows:

SECTION 1. This ordinance, due to its length and corresponding cost of publication, will be published by title and summary as permitted in Section 508 of the Pasadena City Charter. The approved summary of this ordinance is as follows:

“Summary

This proposed ordinance will amend various sections of Title 17 (Zoning Code) of the City of Pasadena Municipal Code to implement the East Colorado Specific Plan Update, as shown in Exhibits 1 and 2, attached to the full text of the ordinance and on file in the City Clerk’s Office. This proposed ordinance further amends the official Zoning Map of the City of Pasadena to implement the East Colorado Specific Plan Update, including modifying the boundaries of the East Colorado Specific Plan, removing from the specific plan and reclassifying parcels located outside of the specific plan area, and reclassifying parcels remaining within the specific plan area. Changes to the East Colorado Specific Plan boundary and zoning designations are shown as Exhibit 3, attached to the full text of the ordinance and on file in the City Clerk’s Office.

Ordinance No. _____ shall take effect 30 days from its publication.”

SECTION 2. Pasadena Municipal Code, Title 17, Article 3, Chapter 17.31 (East Colorado Specific Plan) is deleted in its entirety, recodified and renumbered as Chapter 17.38 and retitled as “East Colorado Specific Plan 2003” as set forth in Exhibit 1, attached hereto and incorporated herein by reference.

SECTION 3. A new Chapter 17.31 titled “East Colorado Specific Plan 2022” is

added as set forth in Exhibit 2, attached hereto and incorporated by reference.

SECTION 4. The official Zoning Map of the City of Pasadena as established by Pasadena Municipal Code Section 17.20.020 is amended by modifying the boundaries of certain zoning districts established therein as follows:

Reclassifying parcels within the East Colorado Specific Plan 2022 area from ECSP-CG-1 to EC-MU-N, ECSP-CG-1-AD-2 to EC-MU-N-AD-2, ECSP-CG-2 to EC-MU-C for parcels east of Hill Avenue and to EC-MU-N for parcels between Holliston and Hill Avenue, ECSP-CG-3 to EC-MU-C, ECSP-CG-4 to EC-MU-C for parcels between Allen and Parkwood Avenue, to EC-MU-G for parcels between Parkwood and Grand Oaks Avenue, and to EC-MU-N for parcels between Grand Oaks and Roosevelt Avenue, CL to EC-MU-N, CG to EC-MU-N for parcels on Green Street and to EC-MU-C for parcels on Walnut Street, RM-32 to EC-RM-32, RM-32-PK to EC-RM-32, and RM-32-PK to EC-MU-N; and reclassifying a parcel that is now located outside of the East Colorado Specific Plan 2003 and 2022 areas at 48 N. Craig Avenue from ECSP-CG-4 to RM-32. Parcels west of Wilson Avenue and east of Roosevelt Avenue, within the East Colorado Specific Plan 2003 area, will retain their existing zoning. These modifications are shown on Exhibit 3, attached hereto and incorporated herein by reference.

SECTION 5. The City Clerk shall certify the adoption of this ordinance and shall cause this ordinance to be published by title and summary.

SECTION 6. This ordinance shall take effect 30 days from its publication.

Signed and approved this _____ day of _____, 2022.

Victor M. Gordo
Mayor of the City of Pasadena

I HEREBY CERTIFY that the foregoing ordinance was adopted by the City Council of the City of Pasadena at its meeting held this ____ day of _____ 2022, by the following vote:

AYES:

NOES:

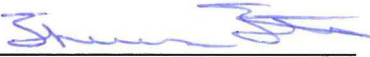
ABSENT:

ABSTAIN:

Date Published:

Mark Jomsky
City Clerk

APPROVED AS TO FORM:



Theresa E. Fuentes
Assistant City Attorney

S3SVR51U0D2X1A

~~Chapter 17.31 – East Colorado Specific Plan~~

~~17.31.010 – Purpose of Chapter~~

~~This Chapter lists the land uses that may be allowed within the zoning districts established by the East Colorado Specific Plan (ECSP), determines the type of land use permit/approval required for each use, and provides basic standards for site layout and building size.~~

~~17.31.020 – Purposes of ECSP Zoning Districts~~

~~The purpose of the ECSP zoning districts is to implement the East Colorado Specific Plan by balancing and optimizing economic development, historic preservation, and the maintenance of local community culture, and to:~~

- ~~A. Promote a vibrant mix of land uses, a unified streetscape, and a series of distinctive "places" along the Boulevard.~~
- ~~B. Improve the appearance, function, and urban ambiance of East Colorado Boulevard.~~
- ~~C. Identify areas of East Colorado Boulevard, which are appropriate locations for developing mixed-use and housing projects, and areas where commercial development should be concentrated.~~
- ~~D. Retain the eclectic mix of uses and protect the vitality of small, independent businesses. Uphold Colorado Boulevard as a location for specialty and niche retail businesses.~~
- ~~E. Beautify the streetscape through installation of street trees, street and median landscaping to soften the urban edge, and a consistent selection of urban furnishings.~~
- ~~F. Create a pedestrian-friendly environment that balances the needs of pedestrians and vehicular traffic, recognizing the heavy local and regional use of Colorado Boulevard.~~
- ~~G. Protect historic resources and honor the past of Colorado Boulevard and its surrounding communities through subarea identification and remembrance of Colorado Boulevard as Route 66.~~
- ~~H. Effectively plan for the utilization of the light rail stations at Allen Avenue and Sierra Madre Villa at the 210 Freeway through the establishment of special development standards in these light rail "nodes".~~

~~17.31.030 – Applicability~~

~~The standards of the ECSP zoning districts apply to proposed development and new land uses in the following areas, as shown on the Zoning Map.~~

- ~~A. **ECSP-CG-1.** The Mid-City area.~~
- ~~B. **ECSP-CG-2.** The College District area.~~
- ~~C. **ECSP-CG-3.** The Gold Line General Commercial area.~~
- ~~D. **ECSP-CL-3.** The Gold Line Limited Commercial area.~~
- ~~E. **ECSP-CG-4.** The Route 66 area.~~
- ~~F. **ECSP-CG-5.** The Lamanda Park area.~~
- ~~G. **ECSP-CG-6.** The Chihuahueta area.~~

17.31.040 – ECSP District Land Uses and Permit Requirements

A. **Allowable land uses and permit requirements.** Table 3-3 identifies the uses of land allowed by this Zoning Code in each residential zoning district, and the land use permit required to establish each use, in compliance with [Section 17.21.030](#) (Allowable Land Uses and Permit Requirements). The land use permit requirements established by Table 3-3 are as follows:

Symbol	Permit Requirement	Procedure is in Section:
P	Permitted use, Code Compliance Certificate required.	17.61.020
MC	Conditional use, Minor Conditional Use Permit required.	17.61.050
G	Conditional use, Conditional Use Permit required.	17.61.050
E	Conditional use, Expressive Use Permit required.	17.61.060
TUP	Temporary use, Temporary Use Permit required.	17.61.040
—	Use not allowed. (See Section 17.21.030.A regarding uses not listed.)	

Note: the right column in the tables ("Specific Use Standards") will show a section number for regulations that apply to the particular use listed in addition to the other general standards of this Zoning Code.

**TABLE 3-3 – ALLOWED USES AND PERMIT REQUIREMENTS
FOR ECSP ZONING DISTRICTS**

LAND-USE (1)	PERMIT REQUIREMENT BY ZONE							Specific-Use Standards
	ECSP CG-1	ECSP CG-2	ECSP CL-3	ECSP CG-3	ECSP CG-4	ECSP CG-5	ECSP CG-6	
RESIDENTIAL USES								
Accessory dwelling unit	—	—	P	—	—	—	—	17.50.275
Boarding houses	—	—	P	—	—	—	—	
Garetakers quarters	P	P	P	P	P	P	P	

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LAND USE (1)	PERMIT REQUIREMENT BY ZONE							Specific Use Standards
	ECSP CG-1	ECSP CG-2	ECSP CL-3	ECSP CG-3	ECSP CG-4	ECSP CG-5	ECSP CG-6	
Dormitories	—	—	P	—	—	—	—	
Fraternity/sorority housing	—	—	P	—	—	—	—	
Home occupations	P	P	P	P	—	P	P	17.50.110
Mixed-use projects (4)	P	P	P	P (2)	—	P	P (2)	17.50.160
Multi-family housing	—	—	P	P (2)	—	—	P (2)	17.50.350
Residential accessory uses and structures	P	P	P	P	—	P	P	17.50.250
Residential care facilities, general	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	
Residential care facilities, limited	— (10)	— (10)	P	P (2)	—	—	P (2)	
Single-family housing	—	—	P	—	—	—	—	
Single-room occupancy	—	—	—	—	—	P	—	17.50.300
Supportive housing	— (10)	— (10)	P	P (2)	—	—	P (2)	
Transitional housing	— (10)	— (10)	P	P (2)	—	—	P (2)	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES (7, 8, 9)								
Clubs, lodges, private meeting halls (6)	P	P	MC (5)	P	P	P	—	
Colleges—Nontraditional campus setting	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Colleges—Traditional campus setting	—	C (6)	—	C (6)	C (6)	—	—	

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LAND USE (1)	PERMIT REQUIREMENT BY ZONE							Specific Use Standards
	ECSP CG-1	ECSP CG-2	ECSP CL-3	ECSP CG-3	ECSP CG-4	ECSP CG-5	ECSP CG-6	
Commercial entertainment	E (4)	E (4)	E (4)	E (4)	E (4)	E (4)	E (4)	17.50.130
Commercial recreation – Indoor	G (4)	G (4)	G (4)	G (4)	G (4)	G (4)	G (4)	17.50.130
Commercial recreation – Outdoor	G (4)	G (4)	G (4)	G (4)	G (4)	G (4)	G (4)	17.50.130
Cultural institutions	P (6)	P (6)	P (6)	P (6)	P (6)	P (6)	P (6)	
Electronic game centers	G (4)	G (4)	G (4)	G (4)	G (4)	G (4)	G (4)	17.50.100
Internet access studio	G (4)	G (4)	G (4)	G (4)	G (4)	G (4)	G (4)	17.50.100
Park and recreation facilities	G	G	G	G	G	P	G	
Religious facilities (6)	G	G	G	G	G	G	G	17.50.230
—with columbarium	MC	MC	MC	MC	MC	MC	MC	17.50.230
—with temporary homeless shelter	G (6)	G (6)	G (6)	G (6)	G (6)	G (6)	G (6)	17.50.230
Schools – Public and private	G (6)	G (6)	G (6)	G (6)	G (6)	G (6)	G (6)	17.50.270
Schools – Specialized education and training	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Street fairs	P	P	P	P	P	P	P	
Tents	TUP	TUP	TUP	TUP	TUP	TUP	TUP	17.50.320
OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES (7, 8, 9)								
Automated teller machines (ATM)	P	P	P	P	P	P	P	17.50.060

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FOR ECSP ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE							Specific Use Standards
	ECSP CG-1	ECSP CG-2	ECSP CL-3	ECSP CG-3	ECSP CG-4	ECSP CG-5	ECSP CG-6	
Banks and financial services	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
—with walk-up services	P	P	P	P	P	P	P	17.50.060
Business support services	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Offices—Accessory	P	P	P	P	P	P	P	
Offices—Administrative business professional	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Offices—Government	P (6)	P (6)	P (6)	P (6)	P (6)	P (6)	P (6)	
Offices—Medical	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Research and development—Offices	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	17.50.240
Work/live units	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.370
RETAIL SALES (7, 8, 9)								
Alcohol sales—Beer and wine	C	C	C	C	C	C	C	17.50.040
Alcohol sales—Full alcohol sales	C	C	C	C	C	C	C	17.50.040
Animal services—Retail sales	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Bars or taverns	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.040
—with live entertainment	C	C	C	C	C	C	C	17.50.130
Building materials and supplies sales	—	—	P (4)	—	—	—	P (4)	

**TABLE 3-3—ALLOWED USES AND PERMIT REQUIREMENTS
FOR ECSP ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE							Specific Use Standards
	ECSP CG-1	ECSP CG-2	ECSP CL-3	ECSP CG-3	ECSP CG-4	ECSP CG-5	ECSP CG-6	
Commercial nurseries	—	—	G (4)	P (4)	P (4)	P (4)	P (4)	17.50.180
Convenience stores	G	G	G	G	G	G	G	
Food sales	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Internet vehicle sales	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Liquor stores	G (4)	G (4)	G (4)	G (4)	G (4)	G (4)	G (4)	17.50.040
Pawnshops	G (4)	G (4)	G (4)	—	G (4)	G (4)	G (4)	17.50.200
Personal property sales	—	—	P	—	—	—	—	17.50.190
Restaurants	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	17.50.260
Restaurants, fast food	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	17.50.260
Restaurants, formula fast food	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	17.50.260
Restaurants with limited live entertainment	P	P	P	P	P	P	P	
Restaurants with walk-up window	G	G	G	G	G	G	G	17.50.260
Retail sales	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Seasonal merchandise sales	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	17.50.180
Significant tobacco retailers	G (4)	G (4)	—	G (4)	G (4)	G (4)	G (4)	17.50.330
Swap meets	—	G (4)	—	—	—	G (4)	G (4)	
Temporary uses	TUP	TUP	TUP	TUP	TUP	TUP	TUP	

**TABLE 3-3 – ALLOWED USES AND PERMIT REQUIREMENTS
FOR ECSP ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE							Specific Use Standards
	ECSP CG-1	ECSP CG-2	ECSP CL-3	ECSP CG-3	ECSP CG-4	ECSP CG-5	ECSP CG-6	
Vehicle services – Automobile rental	—	—	—	P (4)	P (4)	—	P (4)	
Vehicle services – Sales and leasing	C (4)	C (4)	—	C (4)	C (4)	—	C (4)	17.50.360
Vehicle services – Sales and leasing – limited	P	P	—	P	P	P	P	17.50.360
Vehicle services – Service stations	—	—	—	C (4)	C (4)	—	C (4)	17.50.290
SERVICES (7, 8, 9)								
Adult day care – General	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	
Adult day care – Limited	—	P	P	—	—	C	—	
Ambulance services	—	—	—	P (4)	P (4)	—	P (4)	
Animal services – Grooming	—	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Animal services – Hospitals	—	—	—	P (4)	P (4)	—	P (4)	17.50.050
Catering services	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Charitable institutions	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	
Child day care centers	P	—	—	P	P	P	—	17.50.080
Child day care – Large care home, 9 to 14 persons	—	—	P	—	—	—	—	17.50.080
Child day care – Small care home, 1 to 8 persons	—	—	P	—	—	—	—	

**TABLE 3-3—ALLOWED USES AND PERMIT REQUIREMENTS
FOR ECSP ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE							Specific Use Standards
	ECSP CG-1	ECSP CG-2	ECSP CL-3	ECSP CG-3	ECSP CG-4	ECSP CG-5	ECSP CG-6	
Drive-through business— Nonrestaurants	—	—	—	G	G	—	G	17.50.090
Drive-through business— Restaurants	—	—	—	G	G	—	G	17.50.090
Emergency shelters	MC	MC	—	MC	MC	MC	MC	
Filming, long-term	G	G	G	G	G	G	G	
Filming, short-term	P	P	P	P	P	P	P	
Laboratories	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Life/care facilities	G	G	G	G	G	G	G	17.50.120
Lodging—Bed and breakfast inns	—	—	G	—	—	—	—	17.50.140
Lodging—Hotels, motels	G (4)	G (4)	—	G (4)	G (4)	G (4)	G (4)	17.50.150
Maintenance or repair services	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Massage establishments	G (4)	G (4)	—	G (4)	G (4)	G (4)	G (4)	17.50.155
Medical services— Extended care	—	—	G (6)	—	—	G (6)	—	
Medical services— Hospitals	G (6)	G (6)	—	G (6)	G (6)	G (6)	G (6)	
Mortuaries, funeral homes	—	—	—	P (4)	P (4)	—	P (4)	
Personal improvement services	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Personal services	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	

**TABLE 3-3—ALLOWED USES AND PERMIT REQUIREMENTS
FOR ECSP ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE							Specific Use Standards
	ECSP CG-1	ECSP CG-2	ECSP GL-3	ECSP CG-3	ECSP CG-4	ECSP CG-5	ECSP CG-6	
Personal services, restricted	C (4)	C (4)	—	C (4)	C (4)	C (4)	C (4)	17.50.200
Printing and publishing	P (4)	P (4)	C (4)	P (4)	P (4)	P (4)	P (4)	
Printing and publishing, limited	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Public safety facilities	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	
Sexually oriented businesses	P	P	—	P	P	P	P	17.50.295
Vehicle services— Vehicle/equipment repair	C (4)	—	—	C (4)	C (4)	—	C (4)	17.50.360
Vehicle services—Washing and detailing	—	—	—	C (4)	C (4)	—	C (4)	17.50.290
Vehicle services— Washing/detailing, small- scale	—	—	P	P	P	—	P	17.50.290
INDUSTRY, MANUFACTURING & PROCESSING USES (7, 8, 9)								
Industry, restricted	—	—	—	C (4)	C (4)	—	C (4)	
Industry, restricted, small- scale	—	—	—	G	G	G	G	
Recycling—Small collection facility	—	G	G	G	G	G	G	17.50.220
Research and development—Non-offices	—	C (4)	C (4)	P (4)	P (4)	C (4)	P (4)	17.50.240
Wholesaling, distribution and storage	—	—	—	—	—	—	C (4)	

**TABLE 3-3—ALLOWED USES AND PERMIT REQUIREMENTS
FOR ECSP ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE							Specific Use Standards
	ECSP CG-1	ECSP CG-2	ECSP CL-3	ECSP CG-3	ECSP CG-4	ECSP CG-5	ECSP CG-6	
Wholesaling, distribution and storage, small scale	—	—	—	—	—	—	G	
TRANSPORTATION, COMMUNICATIONS & UTILITY USES								
Alternative fuel/recharging facilities (4, 7, 8, 9)	G	G	G	G	G	G	G	
Accessory antenna arrays	P	P	P	P	P	P	P	
Communications facilities (4, 7, 8, 9)	G	G	—	G	G	G	G	
Commercial off-street parking (7, 9)	MG	MG	MG	MG	MG	MG	MG	
Heliports	G	—	—	—	—	—	—	
Transportation terminals	—	—	G	—	—	—	G	
Utility, major	G	G	G	G	G	G	G	
Utility, minor	P	P	P	P	P	P	P	
Vehicle storage (4, 7, 8)	—	—	—	—	—	—	G	
Wireless telecommunications facilities— Minor	MG	MG	MG	MG	MG	MG	MG	17.50.310
Wireless telecommunications facilities— Major	G	G	G	G	G	G	G	17.50.310
Wireless telecommunications facilities, SCL	P	P	P	P	P	P	P	17.50.310
TRANSIT-ORIENTED DEVELOPMENT								

**TABLE 3-3—ALLOWED USES AND PERMIT REQUIREMENTS
FOR ECSP ZONING DISTRICTS**

LAND-USE (1)	PERMIT REQUIREMENT BY ZONE							Specific-Use Standards
	ECSP CG-1	ECSP CG-2	ECSP CL-3	ECSP CG-3	ECSP CG-4	ECSP CG-5	ECSP CG-6	
Transit-oriented development (4, 7)	—	—	P	—	—	—	P	17.50.340

Notes:

- (1)— See [Section 17.80.020](#) for definitions of the listed land uses.
- (2)— Mixed-use projects and multi-family housing permitted only within 1/4 mile of light rail platform.
- (3)— Not used.
- (4)— Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. See Section 17.61.050.J for additional requirements.
- (5)— A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (6)— A use established on a site greater than two acres after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (7)— Uses subject to limitations on hours of operation. See [Section 17.40.070](#) (Hours of Operation).
- (8)— If within 300 feet of an R District this use shall be limited to 10 one-way truck trips by large trucks per day per six-day work week. This restriction shall apply to new uses and uses that expand by more than 30 percent of the gross floor area. This restriction shall not apply if the site or the adjacent R District is within 500 feet of a freeway.
- (9)— No more than five large trucks (except trucks associated with vehicle services—sales and leasing) shall be stored on each lot. This restriction shall apply to new uses or uses that expand by more than 30 percent of the gross floor area.
- (10)— The use is permitted if it is located within a mixed-use project.

(Ord. 7326 § 6, 2018; Ord. 7321 § 3 (Exh. 1), 2018; Ord. No. 7313, § 6, 2017; Ord. 7300 § 6 (Exh. 5), 2017; Ord. 7255 § 5 (Exh. 4), 2015; Ord. 7210 § 4, 2011; Ord. 7164 § 6, 2009; Ord. 7160 §§ 7, 14, 2009; Ord. 7148 § 2 (Exh. 1), 2008; Ord. 7099 § 12, (Exh. 8), 2007; Ord. 7009 § 10, 2005)

17.31.050 – ECSP General Development Standards

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and established in compliance with the requirements of this Section, in addition to the applicable standards (e.g., landscaping, parking and loading, etc.) in [Article 4](#) (Site Planning and General Development Standards) and 5 (Standards for Specific Land Uses). Principal and accessory structures shall meet the same development standards unless otherwise modified in this Zoning Ordinance.

A. **Table 3-4 standards.** The standards in Table 3-4 apply to residential projects, nonresidential projects and all projects, as noted, within a ECSP zoning district.

B. Reserved.

TABLE 3-4 – EAST COLORADO SPECIFIC PLAN DEVELOPMENT STANDARDS

Development feature	Requirement by Zoning District						
	ECSP- CG-1	ECSP- CG-2	ECSP- CG-3	ECSP- CL-3	ECSP- CG-4	ECSP- CG-5	ECSP- CG-6
Minimum lot size	<i>Minimum area and width for new lots.</i>						
	Determined through the subdivision process.						
Residential density	<i>Maximum number of dwelling units per acre of site area.</i>						
—Maximum density (7)	48 units/acre (3)	48 units/acre (3)	60 units/acre (3) (4)	48/60 units/acre (4) (5)	N.A.	48 units/acre (3)	60 units/acre (3) (4)
Residential standards	Mixed-use projects shall comply with the standards of Section 17.50.160 ; in CL-3, single-family uses shall comply with the RS-6 standards, multi-family projects shall comply with those of the RM-48 district, except that two units on a lot shall comply with the RM-12 standards; all other districts follow the urban housing standards of 17.50.350 .						
Setbacks	<i>Fixed setbacks required. See Section 17.40.160 for setback measurement, allowed projections and encroachments into setbacks, and exceptions to setbacks.</i>						
—Front	5 ft (1)	5 ft (1)	5 ft (1)	5 ft (1)	5 ft (2)	5 ft (1)	5 ft (2)
—Corner-side	5 ft (1)	5 ft (1)	5 ft (1)	5 ft (1)	5 ft (2)	5 ft (1)	5 ft (2)
—Side or rear	15 ft. and shall not project within the encroachment plane (17.40.160.D.3) when adjacent to an RS or RM zone unless the adjacent lot is a PK overlay which is used for parking; none required otherwise.						
Height limit	<i>Maximum height of main structures. See 17.40.060 for height measurement and exceptions to height limits. All structures shall also comply with the encroachment plane requirements of 17.40.160</i>						
—Maximum height	60 ft	45 ft	45/60 ft (6)	45/60 ft (6)	45 ft	45 ft	45/60 ft (6)
Transit-oriented development	N.A.	N.A.	See 17.50.340	See 17.50.340	N.A.	N.A.	See 17.50.340

TABLE 3-4 – EAST COLORADO SPECIFIC PLAN DEVELOPMENT STANDARDS

Development feature	Requirement by Zoning District						
	ECSP- CG-1	ECSP- CG-2	ECSP- CG-3	ECSP- CL-3	ECSP- CG-4	ECSP- CG-5	ECSP- CG-6
Driveway access	For parcels less than 200 feet in width (street frontage), only one driveway shall be permitted. To lessen the number of curb cuts and sloped depressions in the sidewalk, driveways shall be shared with adjacent properties wherever possible						
Building entries	For parcels with frontage on Colorado Boulevard, a building or storefront entry shall be oriented to Colorado Boulevard. A minimum of 50% percent of the street façade to a height of eight feet must be visually transparent window display. The Director may waive these requirements if they result in practical difficulties.						
Landscaping	Chapter 17.44 (Landscaping)						
Parking	Chapter 17.46 (Parking and Loading)						
Signs	Chapter 17.48 (Signs)						
Other applicable standards	Chapter 17.40 (General Property Development and Use Standards)						
<p style="text-align: center;">Notes:</p> <p>(1) — The required five-foot setback shall be used for expanded sidewalk treatment and/or pedestrian area (hardscape). Additional front or corner yard setbacks are allowed only to create space for streetside plazas, patios, and building entrances.</p> <p>(2) — The required five-foot setback shall be landscaped. Additional front or corner yard setbacks are allowed only to create space for streetside plazas, patios, and building entrances.</p> <p>(3) — Residential units are permitted only as part of a mixed-use project in which the residential and commercial uses are combined in a single building. The residential uses may be above the commercial uses or behind the commercial uses in compliance with 17.50.160.</p> <p>(4) — Within ¼ mile of the Allen Avenue and Sierra Madre Villa Light Rail platforms, the maximum residential density for mixed-use projects shall be 60 units per acre.</p> <p>(5) — The maximum density for multi-family residential uses (excluding mixed-use projects) shall be 48 units/acre. The applicable development standards shall be the urban housing provisions in Section 17.50.350 and maximum allowable height shall be 45 feet.</p> <p>(6) — Within ¼ mile of the Allen Avenue and Sierra Madre Villa Light Rail Station Platforms the maximum height limit shall be 60 feet. For multi-family residential uses (excluding mixed-use projects), the maximum height limit shall be 45 feet.</p> <p>(7) — See Chapter 17.43 regarding density bonus provisions.</p>							

(Ord. 7169 § 8, 2009; Ord. 7099 § 12, (Exh. 9), 2007; Ord. 7057 § 7 (Exh. 2), 2006; Ord. 7035 § 4, (Exh. 3), 2006; Ord. 7277 § 5, 2016)

Chapter 17.38 - East Colorado Specific Plan 2003

17.38.010 - Purpose of Chapter

This Chapter lists the land uses that may be allowed within the zoning districts established by the East Colorado Specific Plan (ECSP), determines the type of land use permit/approval required for each use, and provides basic standards for site layout and building size.

17.38.020 - Purposes of ECSP Zoning Districts

The purpose of the ECSP zoning districts is to implement the East Colorado Specific Plan by balancing and optimizing economic development, historic preservation, and the maintenance of local community culture, and to:

- I. Promote a vibrant mix of land uses, a unified streetscape, and a series of distinctive "places" along the Boulevard.
- J. Improve the appearance, function, and urban ambiance of East Colorado Boulevard.
- K. Identify areas of East Colorado Boulevard, which are appropriate locations for developing mixed-use and housing projects, and areas where commercial development should be concentrated.
- L. Retain the eclectic mix of uses and protect the vitality of small, independent businesses. Uphold Colorado Boulevard as a location for specialty and niche retail businesses.
- M. Beautify the streetscape through installation of street trees, street and median landscaping to soften the urban edge, and a consistent selection of urban furnishings.
- N. Create a pedestrian-friendly environment that balances the needs of pedestrians and vehicular traffic, recognizing the heavy local and regional use of Colorado Boulevard.
- O. Protect historic resources and honor the past of Colorado Boulevard and its surrounding communities through subarea identification and remembrance of Colorado Boulevard as Route 66.
- P. Effectively plan for the utilization of the light rail stations at Allen Avenue and Sierra Madre Villa at the 210 Freeway through the establishment of special development standards in these light rail "nodes".

17.38.030 - Applicability

The standards of the ECSP zoning districts apply to proposed development and new land uses in the following areas, as shown on the Zoning Map.

- H. **ECSP-CG-1. The Mid-City area.**
- I. **ECSP-CG-2. The College District area.**
- J. **ECSP-CG-3. The Gold Line-General Commercial area.**
- K. **ECSP-CL-3. The Gold Line-Limited Commercial area.**
- L. **ECSP-CG-4. The Route 66 area.**
- M. **ECSP-CG-5. The Lamanda Park area.**
- N. **ECSP-CG-6. The Chihuahuita area.**

17.38.40 - ECSP District Land Uses and Permit Requirements

- A. **Allowable land uses and permit requirements.** Table 3-3 identifies the uses of land allowed by this Zoning Code in each residential zoning district, and the land use permit required to establish each use, in compliance with [Section 17.21.030](#) (Allowable Land Uses and Permit Requirements). The land use permit requirements established by Table 3-3 are as follows.

<u>Symbol</u>	<u>Permit Requirement</u>	<u>Procedure is in Section:</u>
<u>P</u>	<u>Permitted use, Code Compliance Certificate required.</u>	17.61.020
<u>MC</u>	<u>Conditional use, Minor Conditional Use Permit required.</u>	17.61.050
<u>C</u>	<u>Conditional use, Conditional Use Permit required.</u>	17.61.050
<u>E</u>	<u>Conditional use, Expressive Use Permit required.</u>	17.61.060
<u>TUP</u>	<u>Temporary use, Temporary Use Permit required.</u>	17.61.040
<u>=</u>	<u>Use not allowed. (See Section 17.21.030.A regarding uses not listed.)</u>	

Note: the right column in the tables ("Specific Use Standards") will show a section number for regulations that apply to the particular use listed in addition to the other general standards of this Zoning Code.

**TABLE 3-3 - ALLOWED USES AND PERMIT REQUIREMENTS
FOR ECSP ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE							Specific Use Standards
	ECSP CG-1	ECSP CG-2	ECSP CL-3	ECSP CG-3	ECSP CG-4	ECSP CG-5	ECSP CG-6	
RESIDENTIAL USES								
Accessory dwelling unit	=	=	P	=	=	=	=	17.50.275
Boarding houses	=	=	P	=	=	=	=	
Caretakers quarters	P	P	P	P	P	P	P	

**TABLE 3-3 - ALLOWED USES AND PERMIT REQUIREMENTS
FOR ECSP ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE							Specific Use Standards
	ECSP CG-1	ECSP CG-2	ECSP CL-3	ECSP CG-3	ECSP CG-4	ECSP CG-5	ECSP CG-6	
<u>Dormitories</u>	=	=	P	=	=	=	=	
<u>Fraternity/sorority housing</u>	=	=	P	=	=	=	=	
<u>Home occupations</u>	P	P	P	P	=	P	P	17.50.110
<u>Mixed-use projects (4)</u>	P	P	P	P (2)	=	P	P (2)	17.50.160
<u>Multi-family housing</u>	=	=	P	P (2)	=	=	P (2)	17.50.350
<u>Residential accessory uses and structures</u>	P	P	P	P	=	P	P	17.50.250
<u>Residential care facilities, general</u>	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	
<u>Residential care facilities, limited</u>	= (10)	= (10)	P	P (2)	=	=	P (2)	
<u>Single-family housing</u>	=	=	P	=	=	=	=	
<u>Single-room occupancy</u>	=	=	=	=	=	P	=	17.50.300
<u>Supportive housing</u>	= (10)	= (10)	P	P(2)	=	=	P (2)	
<u>Transitional housing</u>	= (10)	= (10)	P	P (2)	=	=	P (2)	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES (7, 8, 9)								
<u>Clubs, lodges, private meeting halls (6)</u>	P	P	MC (5)	P	P	P	=	
<u>Colleges - Nontraditional campus setting</u>	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
<u>Colleges - Traditional campus setting</u>	=	C (6)	=	C (6)	C (6)	=	=	

**TABLE 3-3 - ALLOWED USES AND PERMIT REQUIREMENTS
FOR ECSP ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE							Specific Use Standards
	ECSP CG-1	ECSP CG-2	ECSP CL-3	ECSP CG-3	ECSP CG-4	ECSP CG-5	ECSP CG-6	
<u>Commercial entertainment</u>	E (4)	E (4)	E (4)	E (4)	E (4)	E (4)	E (4)	17.50.130
<u>Commercial recreation - Indoor</u>	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.130
<u>Commercial recreation - Outdoor</u>	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.130
<u>Cultural institutions</u>	P (6)	P (6)	P (6)	P (6)	P (6)	P (6)	P (6)	
<u>Electronic game centers</u>	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.100
<u>Internet access studio</u>	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.100
<u>Park and recreation facilities</u>	C	C	C	C	C	P	C	
<u>Religious facilities (6)</u>	C	C	C	C	C	C	C	17.50.230
<u>with columbarium</u>	MC	MC	MC	MC	MC	MC	MC	17.50.230
<u>with temporary homeless shelter</u>	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	17.50.230
<u>Schools - Public and private</u>	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	17.50.270
<u>Schools - Specialized education and training</u>	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
<u>Street fairs</u>	P	P	P	P	P	P	P	
<u>Tents</u>	TUP	TUP	TUP	TUP	TUP	TUP	TUP	17.50.320
OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES (7, 8, 9)								
<u>Automated teller machines (ATM)</u>	P	P	P	P	P	P	P	17.50.060

**TABLE 3-3 - ALLOWED USES AND PERMIT REQUIREMENTS
FOR ECSP ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE							Specific Use Standards
	ECSP CG-1	ECSP CG-2	ECSP CL-3	ECSP CG-3	ECSP CG-4	ECSP CG-5	ECSP CG-6	
<u>Banks and financial services</u>	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
<u>with walk-up services</u>	P	P	P	P	P	P	P	17.50.060
<u>Business support services</u>	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
<u>Offices - Accessory</u>	P	P	P	P	P	P	P	
<u>Offices - Administrative business professional</u>	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
<u>Offices - Government</u>	P (6)	P (6)	P (6)	P (6)	P (6)	P (6)	P (6)	
<u>Offices - Medical</u>	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
<u>Research and development - Offices</u>	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	17.50.240
<u>Work/live units</u>	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.370
<u>RETAIL SALES (7, 8, 9)</u>								
<u>Alcohol sales - Beer and wine</u>	C	C	C	C	C	C	C	17.50.040
<u>Alcohol sales - Full alcohol sales</u>	C	C	C	C	C	C	C	17.50.040
<u>Animal services - Retail sales</u>	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
<u>Bars or taverns</u>	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.040
<u>with live entertainment</u>	C	C	C	C	C	C	C	17.50.130
<u>Building materials and supplies sales</u>	=	=	P (4)	=	=	=	P (4)	

**TABLE 3-3 - ALLOWED USES AND PERMIT REQUIREMENTS
FOR ECSP ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE							Specific Use Standards
	ECSP CG-1	ECSP CG-2	ECSP CL-3	ECSP CG-3	ECSP CG-4	ECSP CG-5	ECSP CG-6	
<u>Commercial nurseries</u>	=	=	C (4)	P (4)	P (4)	P (4)	P (4)	17.50.180
<u>Convenience stores</u>	C	C	C	C	C	C	C	
<u>Food sales</u>	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
<u>Internet vehicle sales</u>	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
<u>Liquor stores</u>	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.040
<u>Pawnshops</u>	C (4)	C (4)	C (4)	=	C (4)	C (4)	C (4)	17.50.200
<u>Personal property sales</u>	=	=	P	=	=	=	=	17.50.190
<u>Restaurants</u>	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	17.50.260
<u>Restaurants, fast food</u>	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	17.50.260
<u>Restaurants, formula fast food</u>	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	17.50.260
<u>Restaurants with limited live entertainment</u>	P	P	P	P	P	P	P	
<u>Restaurants with walk-up window</u>	C	C	C	C	C	C	C	17.50.260
<u>Retail sales</u>	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
<u>Seasonal merchandise sales</u>	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	17.50.180
<u>Significant tobacco retailers</u>	C (4)	C (4)	=	C (4)	C (4)	C (4)	C (4)	17.50.330
<u>Swap meets</u>	=	C (4)	=	=	=	C (4)	C (4)	
<u>Temporary uses</u>	TUP	TUP	TUP	TUP	TUP	TUP	TUP	

**TABLE 3-3 - ALLOWED USES AND PERMIT REQUIREMENTS
FOR ECSP ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE							Specific Use Standards
	ECSP CG-1	ECSP CG-2	ECSP CL-3	ECSP CG-3	ECSP CG-4	ECSP CG-5	ECSP CG-6	
<u>Vehicle services - Automobile rental</u>	=	=	=	P (4)	P (4)	=	P (4)	
<u>Vehicle services - Sales and leasing</u>	C (4)	C (4)	=	C (4)	C (4)	=	C (4)	17.50.360
<u>Vehicle services - Sales and leasing - limited</u>	P	P	=	P	P	P	P	17.50.360
<u>Vehicle services - Service stations</u>	=	=	=	C (4)	C (4)	=	C (4)	17.50.290
SERVICES (7, 8, 9)								
<u>Adult day-care - General</u>	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	
<u>Adult day-care - Limited</u>	=	P	P	=	=	C	=	
<u>Ambulance services</u>	=	=	=	P (4)	P (4)	=	P (4)	
<u>Animal services - Grooming</u>	=	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
<u>Animal services - Hospitals</u>	=	=	=	P (4)	P (4)	=	P (4)	17.50.050
<u>Catering services</u>	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
<u>Charitable institutions</u>	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	
<u>Child day-care centers</u>	P	=	=	P	P	P	=	17.50.080
<u>Child day-care - Large care home, 9 to 14 persons</u>	=	=	P	=	=	=	=	17.50.080
<u>Child day-care - Small care home, 1 to 8 persons</u>	=	=	P	=	=	=	=	

**TABLE 3-3 - ALLOWED USES AND PERMIT REQUIREMENTS
FOR ECSP ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE							Specific Use Standards
	ECSP CG-1	ECSP CG-2	ECSP CL-3	ECSP CG-3	ECSP CG-4	ECSP CG-5	ECSP CG-6	
<u>Drive-through business - Nonrestaurants</u>	=	=	=	C	C	=	C	17.50.090
<u>Drive-through business - Restaurants</u>	=	=	=	C	C	=	C	17.50.090
<u>Emergency shelters</u>	MC	MC	=	MC	MC	MC	MC	
<u>Filming, long-term</u>	C	C	C	C	C	C	C	
<u>Filming, short-term</u>	P	P	P	P	P	P	P	
<u>Laboratories</u>	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
<u>Life/care facilities</u>	C	C	C	C	C	C	C	17.50.120
<u>Lodging - Bed and breakfast inns</u>	=	=	C	=	=	=	=	17.50.140
<u>Lodging - Hotels, motels</u>	C (4)	C (4)	=	C (4)	C (4)	C (4)	C (4)	17.50.150
<u>Maintenance or repair services</u>	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
<u>Massage establishments</u>	C (4)	C (4)	=	C (4)	C (4)	C (4)	C (4)	17.50.155
<u>Medical services - Extended care</u>	=	=	C (6)	=	=	C (6)	=	
<u>Medical services - Hospitals</u>	C (6)	C (6)	=	C (6)	C (6)	C (6)	C (6)	
<u>Mortuaries, funeral homes</u>	=	=	=	P (4)	P (4)	=	P (4)	
<u>Personal improvement services</u>	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
<u>Personal services</u>	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	

**TABLE 3-3 - ALLOWED USES AND PERMIT REQUIREMENTS
FOR ECSP ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE							Specific Use Standards
	ECSP CG-1	ECSP CG-2	ECSP CL-3	ECSP CG-3	ECSP CG-4	ECSP CG-5	ECSP CG-6	
Personal services, restricted	C (4)	C (4)	=	C (4)	C (4)	C (4)	C (4)	17.50.200
Printing and publishing	P (4)	P (4)	C (4)	P (4)	P (4)	P (4)	P (4)	
Printing and publishing, limited	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Public safety facilities	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	
Sexually oriented businesses	P	P	=	P	P	P	P	17.50.295
Vehicle services - Vehicle/equipment repair	C (4)	=	=	C (4)	C (4)	=	C (4)	17.50.360
Vehicle services - Washing and detailing	=	=	=	C (4)	C (4)	=	C (4)	17.50.290
Vehicle services - Washing/detailing, small- scale	=	=	P	P	P	=	P	17.50.290
INDUSTRY, MANUFACTURING & PROCESSING USES (7, 8, 9)								
Industry, restricted	=	=	=	C (4)	C (4)	=	C (4)	
Industry, restricted, small- scale	=	=	=	C	C	C	C	
Recycling - Small collection facility	=	C	C	C	C	C	C	17.50.220
Research and development - Non-offices	=	C (4)	C (4)	P (4)	P (4)	C (4)	P (4)	17.50.240
Wholesaling, distribution and storage	=	=	=	=	=	=	C (4)	

**TABLE 3-3 - ALLOWED USES AND PERMIT REQUIREMENTS
FOR ECSP ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE							Specific Use Standards
	ECSP CG-1	ECSP CG-2	ECSP CL-3	ECSP CG-3	ECSP CG-4	ECSP CG-5	ECSP CG-6	
Wholesaling, distribution and storage, small scale	=	=	=	=	=	=	C	
TRANSPORTATION, COMMUNICATIONS & UTILITY USES								
Alternative fuel/recharging facilities (4, 7, 8, 9)	C	C	C	C	C	C	C	
Accessory antenna arrays	P	P	P	P	P	P	P	
Communications facilities (4, 7, 8, 9)	C	C	=	C	C	C	C	
Commercial off-street parking (7, 9)	MC	MC	MC	MC	MC	MC	MC	
Heliports	C	=	=	=	=	=	=	
Transportation terminals	=	=	C	=	=	=	C	
Utility, major	C	C	C	C	C	C	C	
Utility, minor	P	P	P	P	P	P	P	
Vehicle storage (4, 7, 8)	=	=	=	=	=	=	C	
Wireless telecommunications facilities - Minor	MC	MC	MC	MC	MC	MC	MC	17.50.310
Wireless telecommunications facilities - Major	C	C	C	C	C	C	C	17.50.310
Wireless telecommunications facilities, SCL	P	P	P	P	P	P	P	17.50.310
TRANSIT-ORIENTED DEVELOPMENT								

**TABLE 3-3 - ALLOWED USES AND PERMIT REQUIREMENTS
FOR ECSP ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE							Specific Use Standards
	ECSP CG-1	ECSP CG-2	ECSP CL-3	ECSP CG-3	ECSP CG-4	ECSP CG-5	ECSP CG-6	
Transit-oriented development (4, 7)	=	=	P	=	=	=	P	17.50.340

Notes:

- (1) See [Section 17.80.020](#) for definitions of the listed land uses.
- (2) Mixed-use projects and multi-family housing permitted only within 1/4 mile of light rail platform.
- (3) Not used.
- (4) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. See [Section 17.61.050.J](#) for additional requirements.
- (5) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (6) A use established on a site greater than two acres after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (7) Uses subject to limitations on hours of operation. See [Section 17.40.070](#) (Hours of Operation).
- (8) If within 300 feet of an R District this use shall be limited to 10 one-way truck trips by large trucks per day per six-day work week. This restriction shall apply to new uses and uses that expand by more than 30 percent of the gross floor area. This restriction shall not apply if the site or the adjacent R District is within 500 feet of a freeway.
- (9) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each lot. This restriction shall apply to new uses or uses that expand by more than 30 percent of the gross floor area.
- (10) The use is permitted if it is located within a mixed-use project.

(Ord. 7326 § 6, 2018; Ord. 7321 § 3 (Exh. 1), 2018; Ord. No. 7313, § 6, 2017; Ord. 7300 § 6 (Exh. 5), 2017; Ord. 7255 § 5 (Exh. 4), 2015; Ord. 7210 § 4, 2011; Ord. 7164 § 6, 2009; Ord. 7160 §§ 7, 14, 2009; Ord. 7148 § 2 (Exh. 1), 2008; Ord. 7099 § 12, (Exh. 8), 2007; Ord. 7009 § 10, 2005)

17.38.050 - ECSP General Development Standards

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and established in compliance with the requirements of this Section, in addition to the applicable standards (e.g., landscaping, parking and loading, etc.) in [Article 4](#) (Site Planning and General Development Standards) and [5](#) (Standards for Specific Land Uses). Principal and accessory structures shall meet the same development standards unless otherwise modified in this Zoning Ordinance.

- A. **Table 3-4 standards.** The standards in Table 3-4 apply to residential projects, nonresidential projects and all projects, as noted, within a ECSP zoning district.
- B. Reserved.

TABLE 3-4 - EAST COLORADO SPECIFIC PLAN DEVELOPMENT STANDARDS

<u>Development feature</u>	<u>Requirement by Zoning District</u>						
	<u>ECSP-CG-1</u>	<u>ECSP-CG-2</u>	<u>ECSP-CG-3</u>	<u>ECSP-CL-3</u>	<u>ECSP-CG-4</u>	<u>ECSP-CG-5</u>	<u>ECSP-CG-6</u>
<u>Minimum lot size</u>	<u>Minimum area and width for new lots.</u>						
	<u>Determined through the subdivision process.</u>						
<u>Residential density</u>	<u>Maximum number of dwelling units per acre of site area.</u>						
<u>Maximum density (7)</u>	<u>48 units/acre (3)</u>	<u>48 units/acre (3)</u>	<u>60 units/ acre (3) (4)</u>	<u>48/60 units/ acre (4) (5)</u>	<u>N.A.</u>	<u>48 units/acre (3)</u>	<u>60 units/ acre (3) (4)</u>
<u>Residential standards</u>	<u>Mixed-use projects shall comply with the standards of Section 17.50.160; in CL-3, single-family uses shall comply with the RS-6 standards, multi-family projects shall comply with those of the RM-48 district, except that two units on a lot shall comply with the RM-12 standards; all other districts follow the urban housing standards of 17.50.350.</u>						
<u>Setbacks</u>	<u>Fixed setbacks required. See Section 17.40.160 for setback measurement, allowed projections and encroachments into setbacks, and exceptions to setbacks.</u>						
<u>Front</u>	<u>5 ft (1)</u>	<u>5 ft (1)</u>	<u>5 ft (1)</u>	<u>5 ft (1)</u>	<u>5 ft (2)</u>	<u>5 ft (1)</u>	<u>5 ft (2)</u>
<u>Corner side</u>	<u>5 ft (1)</u>	<u>5 ft (1)</u>	<u>5 ft (1)</u>	<u>5 ft (1)</u>	<u>5 ft (2)</u>	<u>5 ft (1)</u>	<u>5 ft (2)</u>
<u>Side or rear</u>	<u>15 ft. and shall not project within the encroachment plane (17.40.160.D.3) when adjacent to an RS or RM zone unless the adjacent lot is a PK overlay which is used for parking; none required otherwise.</u>						
<u>Height limit</u>	<u>Maximum height of main structures. See 17.40.060 for height measurement and exceptions to height limits. All structures shall also comply with the encroachment plane requirements of 17.40.160</u>						
<u>Maximum height</u>	<u>60 ft</u>	<u>45 ft</u>	<u>45/60 ft (6)</u>	<u>45/60 ft (6)</u>	<u>45 ft</u>	<u>45 ft</u>	<u>45/60 ft (6)</u>
<u>Transit-oriented development</u>	<u>N.A.</u>	<u>N.A.</u>	<u>See 17.50.340</u>	<u>See 17.50.340</u>	<u>N.A.</u>	<u>N.A.</u>	<u>See 17.50.340</u>

TABLE 3-4 - EAST COLORADO SPECIFIC PLAN DEVELOPMENT STANDARDS

Development feature	Requirement by Zoning District						
	ECSP-CG-1	ECSP-CG-2	ECSP-CG-3	ECSP-CL-3	ECSP-CG-4	ECSP-CG-5	ECSP-CG-6
Driveway access	For parcels less than 200 feet in width (street frontage), only one driveway shall be permitted. To lessen the number of curb cuts and sloped depressions in the sidewalk, driveways shall be shared with adjacent properties wherever possible						
Building entries	For parcels with frontage on Colorado Boulevard, a building or storefront entry shall be oriented to Colorado Boulevard. A minimum of 50% percent of the street façade to a height of eight feet must be visually transparent window display. The Director may waive these requirements if they result in practical difficulties.						
Landscaping	Chapter 17.44 (Landscaping)						
Parking	Chapter 17.46 (Parking and Loading)						
Signs	Chapter 17.48 (Signs)						
Other applicable standards	Chapter 17.40 (General Property Development and Use Standards)						
<p>Notes:</p> <p>(1) The required five-foot setback shall be used for expanded sidewalk treatment and/or pedestrian area (hardscape). Additional front or corner yard setbacks are allowed only to create space for streetside plazas, patios, and building entrances.</p> <p>(2) The required five-foot setback shall be landscaped. Additional front or corner yard setbacks are allowed only to create space for streetside plazas, patios, and building entrances.</p> <p>(3) Residential units are permitted only as part of a mixed-use project in which the residential and commercial uses are combined in a single building. The residential uses may be above the commercial uses or behind the commercial uses in compliance with 17.50.160.</p> <p>(4) Within ¼ mile of the Allen Avenue and Sierra Madre Villa Light Rail platforms, the maximum residential density for mixed-use projects shall be 60 units per acre.</p> <p>(5) The maximum density for multi-family residential uses (excluding mixed-use projects) shall be 48 units/acre. The applicable development standards shall be the urban housing provisions in Section 17.50.350 and maximum allowable height shall be 45 feet.</p> <p>(6) Within ¼ mile of the Allen Avenue and Sierra Madre Villa Light Rail Station Platforms the maximum height limit shall be 60 feet. For multi-family residential uses (excluding mixed-use projects), the maximum height limit shall be 45 feet.</p> <p>(7) See Chapter 17.43 regarding density bonus provisions.</p>							

(Ord. 7169 § 8, 2009; Ord. 7099 § 12, (Exh. 9), 2007; Ord. 7057 § 7 (Exh. 2), 2006; Ord. 7035 § 4, (Exh. 3), 2006; Ord. 7277 § 5, 2016)

Chapter 17.31 – East Colorado Specific Plan 2022

17.31.010 - Purpose of Chapter

This Chapter lists the land uses that may be allowed within the zoning districts established by the East Colorado Specific Plan 2022 (ECSP), determines the type of land use permit and approval required for each use, and provides comprehensive design and development standards for all projects.

17.31.020 - Applicability

The applicability of the ECSP land use regulations and development standards are organized by zoning district and plan chapters (Table ECSP-1). Where the standards do not apply, the relevant section of Pasadena Municipal Code (PMC) is referenced.

Table ECSP-1: Applicability

Zone	ECSP Vision, Goals, Policies, Regulations and Standards			
	Vision, Goals & Policies	Zoning & Land Use	Public Realm Standards	Development Standards
EC-MU-C	✓	✓	✓	✓
EC-MU-G	✓	✓	✓	✓
EC-MU-N	✓	✓	✓	✓
EC-RM-32	✓	17.22	✓	17.22
PD	✓	Appendix A	✓	Appendix A

Note that Vision, Goals, and Policies included in the ECSP apply throughout the plan area.

17.31.030 - Zoning Districts

The purpose of the ECSP zoning districts (Figure ECSP-1) is to implement the plan vision for each of the subareas as described in the East Colorado Specific Plan 2022 document, and summarized below.

A. EC-MU-C (Mixed-Use Core)

- Create a mixed-use activity center near high frequency transit that accommodates a diverse range of retail, services, and housing where people can walk to shops and restaurants.
- Support businesses that provide products and services to Pasadena Community College students, workers, and visitors, as well as local residents.
- Support projects that are entirely commercial, entirely residential, or a mix of the two, integrated either horizontally or vertically consistent with ground floor use requirements.

B. EC-MU-G (Mixed-Use General)

- Allow for a wide variety of commercial uses that support citywide needs, as well as goods and services for local residents.
- Support projects that are entirely commercial, entirely residential, or a mix of the two, integrated either horizontally or vertically consistent with ground floor use requirements.

C. EC-MU-N (Mixed-Use Neighborhood)

- Promote the development of a mixed-use, pedestrian-friendly neighborhood with a broad range of retail, office, services, and multi-family housing.
- Support projects that are entirely commercial, entirely residential, or a mix of the two, integrated either horizontally or vertically consistent with ground floor use requirements.

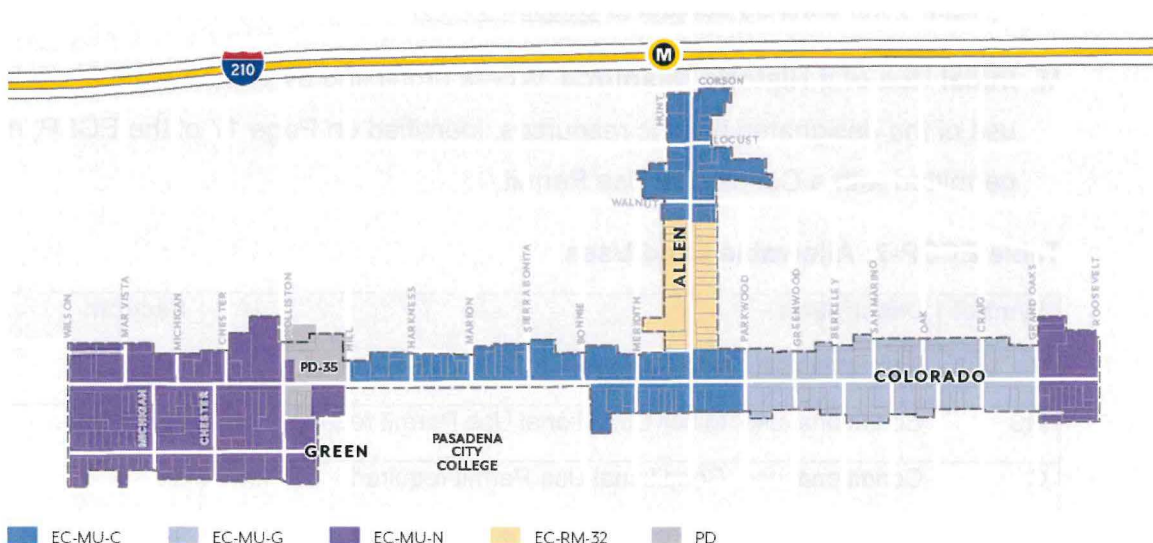
D. EC-RM-32 (Residential Multi-family)

- Maintain the current uses and protect the existing residential character of the neighborhood.

E. PD (Planned Development)

- Achieve a particular mix of uses, appearance, land use compatibility, or special sensitivity to neighborhood character.

Figure ECSP-1: Zoning Districts



17.31.040 - Allowable Land Uses

- F. **Definitions.** Definitions of specific land uses are found in [Section 17.80.020](#).
- G. **Permit Requirements.** Table ECSP-2 identifies the uses of land allowed, the land use permit required to establish each use, and limitations that may apply for a particular use.
- H. **Standards for Specific Land Uses.** Additional standards may apply to specific land uses; refer to the Section noted in Table ECSP-2.
1. [Section 17.50.160](#) shall not apply to Mixed-Use Projects.
 2. [Section 17.50.350](#) shall not apply to Multi-Family Housing.
- I. **Ground Floor Frontages.** In Mixed-Use zoning districts, additional commercial requirements and residential unit restrictions on the ground floor shall apply per [Section 17.31.080.A](#).
- J. **Major Construction.** For all non-residential uses with a gross floor area of 25,000 square feet or greater, a Conditional Use Permit shall be required per [Section 17.61.050.J.2](#).
- K. **Prohibited Uses.** Those uses not listed in Table ECSP-2 are prohibited by this Specific Plan, except as otherwise provided by [Section 17.21.030.A](#).

- L. **Nonconforming Uses.** Existing uses which are made nonconforming by this Specific Plan shall be subject to [Section 17.71](#).
- M. **Initial Use of a Historic Resource.** Where prohibited by Table ECSP-2, the initial use of the designated historic resources, identified on Page 17 of the ECSP, may be permitted with a Conditional Use Permit.

Table ECSP-2: Allowable Land Uses

Symbol	Description	Section		
P	Permitted use, Code Compliance Certificate required.	17.61.020		
MC	Conditional use, Minor Conditional Use Permit required.	17.61.050		
C	Conditional use, Conditional Use Permit required.			
E	Conditional use, Expressive Use Permit required.	17.61.060		
TUP	Temporary use, Temporary Use Permit required.	17.61.040		
—	Use not allowed.			
(L1)	Use is not permitted on the ground floor within 35 feet of the sidewalk line on Colorado Boulevard, Green Street, and Allen Avenue. Entries to upper floor or ground floor spaces behind the 35 feet are allowed.			

ZONING DISTRICT LAND USES AND PERMIT REQUIREMENTS				
Land Use ¹	Permit Requirement			Section / Notes
	EC-MU-C	EC-MU-G	EC-MU-N	

RESIDENTIAL USES				
Accessory Dwelling Unit	P	P	P	17.50.275
Boarding Houses ²	C	C	C	
Dormitories	P	P	P	
Fraternities / Sororities	P	P	P	
Home Occupations	P	P	P	17.50.110
Mixed-Use Projects	P	P	P	
Multi-Family Housing	P	P	P	
Residential Accessory Uses and Structures	P	P	P	17.50.250
Residential Care, General	P	P	P	
Residential Care, Limited	P	P	P	
Single-Room Occupancy	P	P	P	
Supportive Housing	P	P	P	
Transitional Housing ³	P	P	P	

COMMERCIAL USES				
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES				
Clubs, Lodges, Private Meeting Halls	C	C	C	
Colleges, Nontraditional Campus Setting	P	P	P	
Commercial Entertainment	E	E	E	17.50.130
Commercial Recreation, Indoor	P	P	P	
Commercial Recreation, Outdoor	—	—	—	
Cultural Institutions	P	P	P	
Electronic Game Centers	P	P	P	17.50.100
Park and Recreation Facilities	P	P	P	
Religious Facilities	C	C	C	17.50.230
with Columbarium	MC	MC	MC	
with Temporary Homeless Shelter	MC	MC	MC	
Schools, Public and Private	—	C	C	17.50.270
Schools, Specialized Education and Training	P	P	P	
OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES				
Automated Teller Machines (ATMs)	P	P	P	17.50.060
Banks and Financial Services	P	P	P	
with Walk-Up Services	P	P	P	17.50.060
Business Support Services	P	P	P	
Offices, Accessory	P(L1)	P(L1)	P(L1)	
Offices, Administrative Business Professional	P(L1)	P	P(L1)	
Offices, Government	P(L1)	P	P(L1)	
Offices, Medical	P	P	P	
Research and Development, Offices ⁴	P(L1)	P	P	17.50.240
Work/Live Units	—	P	P	17.50.370
RETAIL SALES				
Alcohol Sales, Beer and Wine	C	C	C	17.50.040
Alcohol Sales, Full Alcohol	C	C	C	
Animal Retail Sales	P	P	P	
Bars / Taverns	C	C	C	17.50.040, 17.61.050.J
with Live Entertainment	C	C	C	17.50.130
Building Materials and Supplies Sales	—	P	—	
Convenience Stores	P	P	P	
Food Sales	P	P	P	
Liquor Stores	C	C	C	17.61.050.J
Restaurants, Fast Food	P	P	P	17.50.260
Restaurants, Formula Fast Food	P	P	P	17.50.260

Exhibit 2

Restaurants	P	P	P	17.50.260 , 17.61.050.J
with Limited Live Entertainment	P	P	P	
with Walk-Up Window	P	P	P	
Retail Sales	P	P	P	
Significant Tobacco Retailers	C(L1)	C	C(L1)	17.50.330
Vehicle Services, Sales/Leasing	—	C	—	17.50.360
Vehicle Services, Sales/Leasing, Limited	—	C	—	
SERVICES				
Adult Day Care, General	P(L1)	P	P	
Adult Day Care, Limited	C(L1)	C	C	
Animal Services, Hospitals	—	P	—	17.50.050
Catering Services	P(L1)	P	P	
Charitable Institutions	P	P	P	
Child Day Care Centers	P	P	P	17.50.080
Child Day Care, Large	P	P	P	
Child Day Care, Small	P	P	P	
Drive-through Businesses, Non-restaurants ⁵	—	C	—	17.50.090
Drive-through Businesses, Restaurants ⁵	—	C	—	
Emergency Shelters	MC	MC	MC	
Laboratories	—	P	P(L1)	
Life-Care Facilities	MC(L1)	MC	MC(L1)	17.50.120
Lodging, Hotels and Motels	C	C	C	17.50.150
Massage Establishments	C	C	C	17.50.155
Medical Services, Extended Care	—	MC	MC(L1)	
Mortuaries / Funeral Homes	—	MC	MC	
Neighborhood Gardens	P	P	P	
Personal Improvement Services	P	P	P	
Personal Services	P	P	P	
Printing and Publishing	P(L1)	P	P(L1)	
Printing and Publishing, Limited	P	P	P	
Public Safety Facilities	C	C	C	
Vehicle Services, Vehicle Equipment Repair	—	C	—	17.50.360
INDUSTRY, MANUFACTURING & PROCESSING				
Alcohol Beverage Manufacturing	—	C	—	17.50.040 , 17.61.050.J
with Accessory Tasting Room	—	C	—	
Custom Manufacturing / Artisan Production	P	P	P	
Industry, Restricted	—	MC	—	
Research and Development, Non-Offices ⁴	P(L1)	P	P	17.50.240

Wholesaling, Distribution and Storage, Small-Scale	—	—	—	
TRANSPORTATION, COMMUNICATIONS, AND UTILITY USES				
Accessory Antenna Arrays	P	P	P	
Alternative Fuel / Recharging Facilities	—	P	—	
Commercial Off-Street Parking	MC	MC	MC	
Communications Facilities	C	C	C	
Transportation Terminals	C	C	C	
Utilities, Major	C	C	C	
Utilities, Minor	P	P	P	
Wireless Telecom Facilities, Major	C	C	C	17.50.310
Wireless Telecom Facilities, Minor	MC	MC	MC	
Wireless Telecom Facilities, SCL	—	—	—	
TEMPORARY USES				
Filming, Long-term	C	C	C	
Filming, Short-term	P	P	P	
Personal Property Sales	P	P	P	17.50.190
Seasonal Merchandise Sales	P	P	P	17.50.180
Street Fairs	P	P	P	
Tents	TUP	TUP	TUP	17.50.320
Other Temporary Uses	TUP	TUP	TUP	
Notes:				
1 See Section 17.80.020 for definition of the listed land uses, except those listed in footnotes.				
2 Includes Co-living facilities, which may include more than one shared kitchen per building. Separation requirements of Section 17.50.065 shall not apply.				
3 The maximum interior or exterior area in which support services are offered or located shall not exceed 250 square feet.				
4 Projects utilizing an Open Space reduction shall be restricted to Research and Development uses for a minimum period of 5 years after Certificate of Occupancy. Any change of use prior to 5 years shall be subject to standard Open Space requirements.				
5 Queuing lanes for vehicles shall not be located within 15 feet of Colorado Boulevard; this area may be used for landscaping, outdoor dining, or access driveways.				

17.31.050 - Public Realm Standards

These standards are intended to:

- Ensure a minimum sidewalk width is achieved, appropriate to support future densities, intensities, uses, and pedestrian volumes;
- Enhance pedestrian conditions and improve street tree health through increased landscaping and permeability at sidewalk level;
- Provide sufficient space to support dedicated amenity and walk zones; and
- Increase shade, carbon sequestration, and stormwater capture by allowing adequate space for street trees and parkways.

N. Sidewalks

3. Sidewalk Width

- a. Dimension. Projects shall provide sidewalks that meet the required widths per Figure ECSP-2. Where the existing sidewalk right-of-way is less than the required width, the difference shall be provided through a private property dedication.
 - (1) Sidewalks are measured from the Primary Curb Line of each block to the sidewalk line, as illustrated in Figure ECSP-3.
 - (2) This area shall be paved for general use to the standards specified by Public Works, except for landscaped parkways per Section 17.31.050.B.
 - (3) Within the sidewalk width, sidewalk zones shall be provided to the dimensions set in Figure ECSP-4.
 - (4) Where the curb deviates (i.e. bulb-outs), exceptions in zone width are allowed and shall be determined by Public Works.
 - (5) Driveways are allowed per Section 17.31.100.B.
- b. Maintenance. Sidewalk improvements shall be installed and maintained by the abutting property owner.

Figure ECSP-2: Sidewalk Width

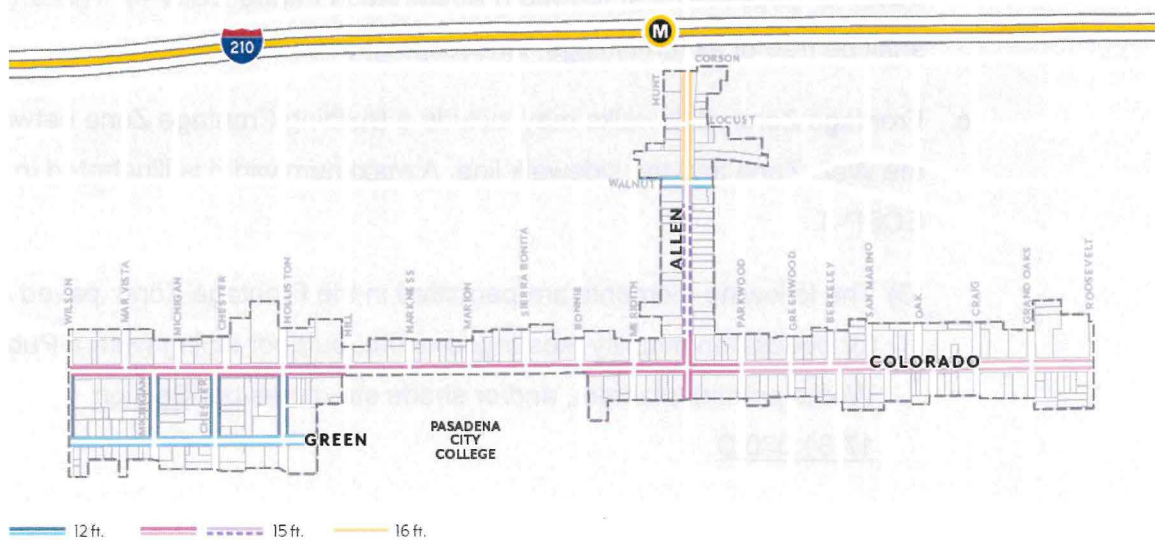
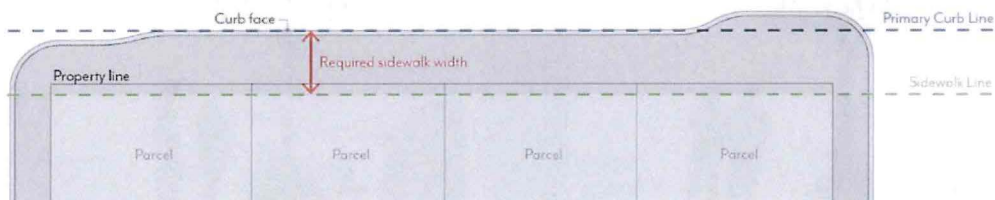


Figure ECSP-3: Sidewalk Line



4. Sidewalk Zones

- a. Amenity Zone. Sidewalks shall provide an Amenity Zone consistent with the width illustrated in Figure ECSP-4, including the curb.
 - (1) Projects shall meet minimum parkway and street tree requirements per Section 17.31.050.B.
 - (2) The following elements are permitted in the Amenity Zone at the discretion of Public Works: paved area for pedestrian mobility, parkways and street trees, seating/furniture, outdoor dining (with a Public Works permit), planers, bicycle parking, bus shelters, and/or other utility facilities including streetlights, signals, meter/sign poles, and pullboxes, etc.

- b. Walk Zone. Sidewalks shall maintain a Walk Zone as a continuous path of travel for pedestrians at the width illustrated in Figure ECSP-4. This area shall be free of all furnishings, landscaping, or obstructions.
 - c. Frontage Zone. Sidewalks may include a Building Frontage Zone between the Walk Zone and the sidewalk line. A maximum width is illustrated in Figure ECSP-4.
- (3) The following elements are permitted in the Frontage Zone: paved area for pedestrian mobility, seating/furniture, outdoor dining (with a Public Works permit), planters, and/or shade structures per Section 17.31.080.D.

Figure ECSP-4: Sidewalk Zones

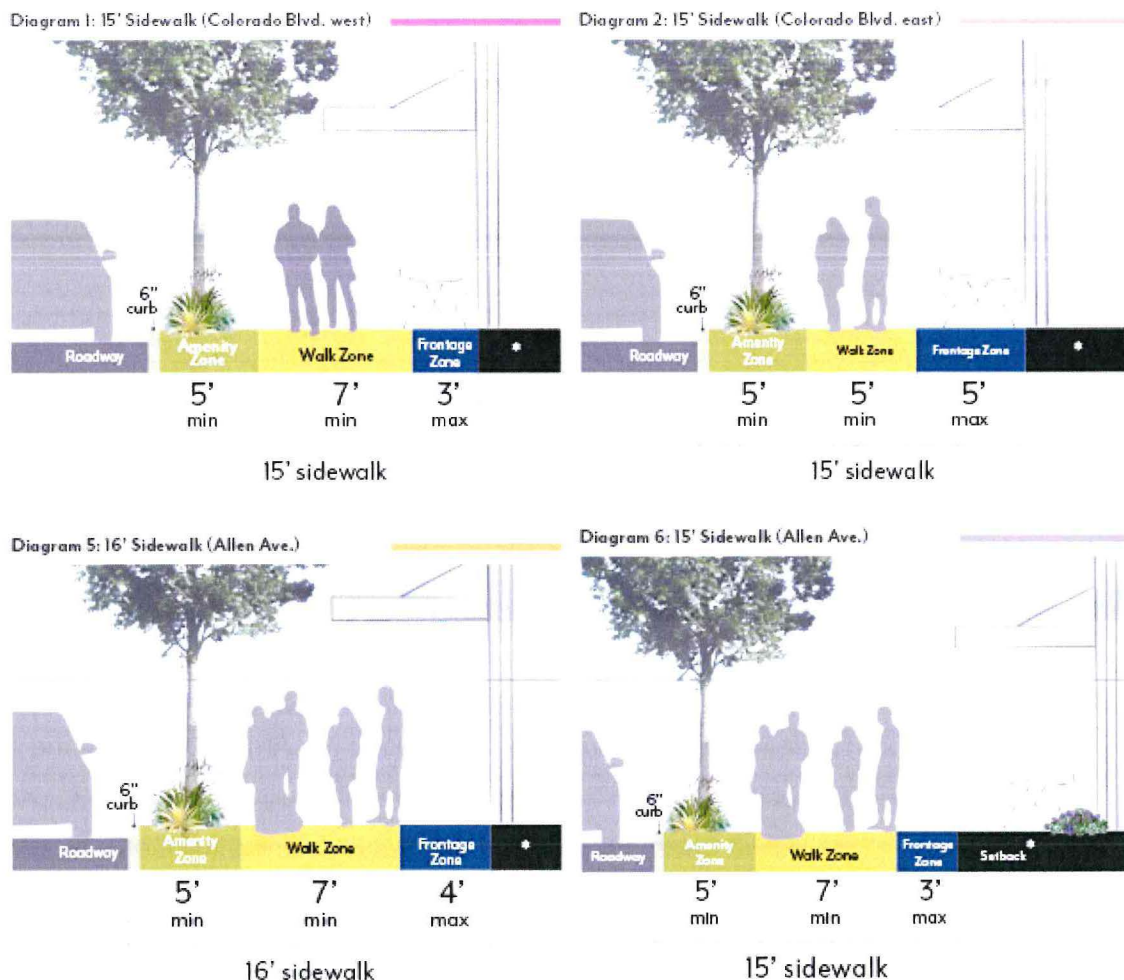


Diagram 3: 12' Sidewalk (connector streets)

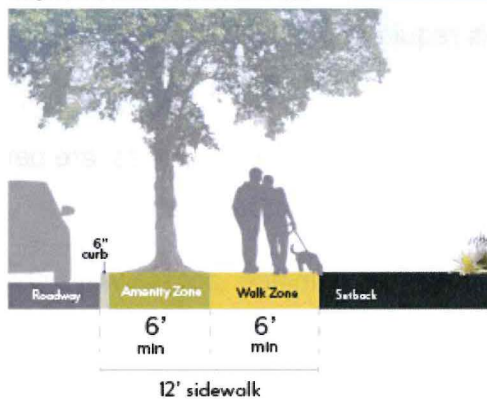


Diagram 4: 12' Sidewalk (Green/Walnut)

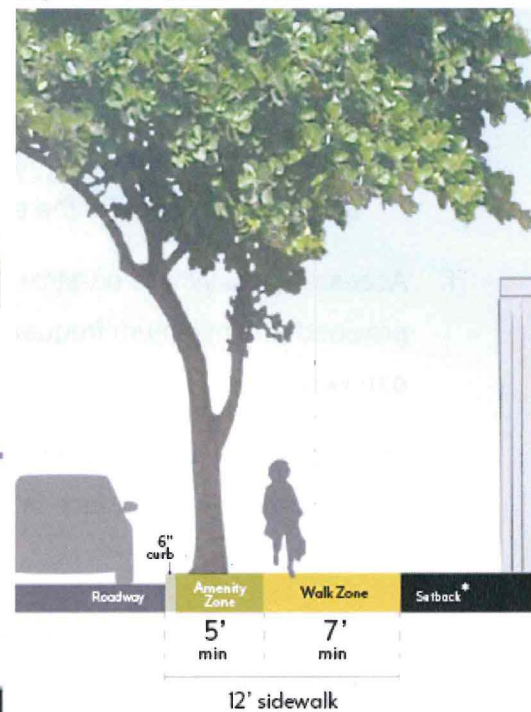
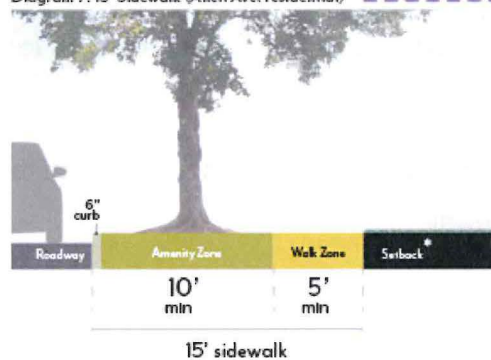


Diagram 7: 15' Sidewalk (Allen Ave. residential)



* Example setback conditions illustrated.

O. Parkways & Street Trees

5. Parkways

- d. Required Parkway. Projects shall include parkways within the Amenity Zone as follows.
 - (4) In EC-RM-32, parkway length shall be no less than 60 percent of street frontage, unless approved by the Director of Public Works.
 - (5) In all other zoning districts, parkway length shall be no less than 30 percent of street frontage, unless approved by the Director of Public Works.
- e. Dimensions. Parkway shall be constructed at the same width as the Amenity Zones illustrated in Figure ECSP-4, minus the 6-inch width required for the curb.

- (6) When street parking is adjacent to the curb, a paved buffer with a minimum width of 18 inches is required, in addition to the 6-inch curb, except where tree grates are adjacent to the curb.
- (7) Barriers up to 24 inches high, such as low walls or fences, are permitted at the interior edge of the parkway but are not required.
- f. Access Ways. Where on-street parking is permitted, access ways shall be provided at a minimum frequency of one per every 20 feet of continuous parkway.
 - (8) Access ways shall be a minimum of 4 feet in width and provide a firm, uniform walking surface in all weather conditions from the curb to the Walk Zone.
 - (9) The finished surface of access ways shall be in plane with both the adjoining top of curb and sidewalk.
 - (10) Access ways shall be constructed of pavers, concrete, or stabilized decomposed granite.
- g. Planted Area. A minimum of 80 percent of the total required parkway area for a given project shall be comprised of plant material.
 - (11) Permitted materials include groundcovers, turf or turf substitutes, and shrubs or low perennials that are lower than 24 inches in height at full maturity.
 - (12) All plant material shall be native or climate appropriate and have a water use rating of Moderate, Low or Very-Low as defined by Water Use Classification of Landscape Species (WUCOLS) for the region. Plant water use requirements may be relaxed to maximize the efficiency of parkway stormwater capture systems per approval by the Director of Public Works.
 - (13) Plants with spines or thorns shall not be planted adjacent to any walkways or curbs.
 - (14) Edible plants are not permitted in parkways.

- (15) Artificial turf is not permitted in parkways.
- (16) When removing existing plant material like turf grass from a parkway, there shall be no damage to the street tree roots. Parkway improvements involving excavation within an existing tree's root zone must be consistent with the City's Tree Protection Guidelines. Root pruning, if required and approved by Public Works, must be overseen by a Certified Arborist. Excavation within a tree's root zone must be replanted immediately to prevent the tree roots from exposure and undue harm.
- h. Non-planted Area. A maximum of 20 percent of the parkway area may be organic or inorganic cover.
 - (17) Permitted materials include permeable pavers, decomposed granite, gravel, rocks, or mulch. Pavers are not allowed within 3 feet of any public streetlight pole or pull box or other utility facilities.
- i. Stormwater Management. Parkway shall either meet the following basic stormwater standards, or propose a biofiltration planter or swale design based on local conditions per the approval of the Director of Public Works.
 - (18) The parkway shall be at the same grade as the adjacent hardscape surface at the outer edge of the parkway and slope at a minimum of 1 percent towards the center of the parkway.
 - (19) For parkways with a width greater than 5 feet, the center 2 feet of the parkway shall be depressed 3 to 4 inches to form a shallow swale to collect sidewalk stormwater. Alternative means of storing runoff, such as gravel sumps within the parkway, may be provided with review authority approval.
- j. Irrigation. Irrigation systems in parkways shall be designed and constructed in a manner that will eliminate surface runoff onto any impermeable surface, public or private, under any condition.
 - (20) Design of irrigation systems in parkways shall be in accordance with all local, state, and federal laws and regulations for water conservation.

(21) Street tree roots shall not be damaged during the irrigation installation process.

- k. Maintenance. Abutting property owner shall maintain the parkway in a condition so as not to endanger persons or property, and not to interfere with the public convenience.

6. Street Trees

- l. Species. Street tree species shall be selected according to the Master Street Tree Plan at the discretion of the Director of Public Works. Trees may be planted within parkways or tree wells. For guidance on street trees refer to Appendix A.2 of the East Colorado Specific Plan 2022 document.

- m. Spacing. Street trees shall be planted at a spacing of one per 30 feet. Exceptions can be made by the Director of Public Works due to conflicts with street lights, bus shelters, utility boxes, or other street amenities. Closer spacing is encouraged when feasible and when appropriate for the particular tree type.

- n. Well Dimension. Tree well width shall be equivalent to the required Amenity Zone, minus the 6-inch width required for the curb.

(22) If a paved buffer zone is required due to adjacent street parking, the tree well width may be reduced to accommodate this buffer strip. The minimum length of a tree well shall be 6 feet.

(23) Street trees planted within tree wells must be installed according to the Department of Public Works Tree Planting in Tree Well Standard Plan.

- o. Well Frames. Tree well frames, or tree grates, may be installed according to the Department of Public Works Tree Well Frame Installation Standard.

- p. Expanded Root Zone Cell. Each street tree shall be provided with an uncompacted root zone volume of 800 cubic feet minimum. The root zone volume depth shall be 2 feet minimum and 3 feet maximum.

(24) Where this root zone volume cannot be provided within the parkway area, an expanded root zone cell volume shall be provided

below adjacent pavement using a strategy such as structural soil or a suspended pavement system to provide an uncompacted soil area suitable for tree root growth.

- (25) The root zone volume per tree requirement may be reduced by 10 percent where two or more trees share a contiguous root zone cell.

- q. Maintenance. All street trees shall be maintained by the Department of Public Works.

17.31.060 - Summary of Development Standards

Table ECSP-3 provides abbreviated development and design standards by zoning district for the East Colorado Specific Plan 2022. Complete standards shall be referenced within Sections 17.31.070-17.31.100.

Table ECSP-3: Summary of Development Standards

Standard	EC-MU-C	EC-MU-G	EC-MU-N
Scale			
Allowable Density			
Dwelling Units per Acre	Figure ECSP-5	32	Figure ECSP-5
Allowable Intensity			
Floor Area Ratio	Figure ECSP-6	1.0	Figure ECSP-6
Height			
Building Height	Figure ECSP-7	39'	Figure ECSP-7
Streetwall Height	Table ECSP-4		
Required Setbacks			
All streets	Figure ECSP-9		
Adjacent RM/RS	15' min.		
Other interiors	None required		
Required Stepbacks			

All streets	Table ECSP-5
Adjacent RM/RS	Figure ECSP-13
Historic Adjacency	
Setbacks & Stepbacks	Figure ECSP-14
Required Modulation	
Length	10% or 20' break required for buildings exceeding 150' street frontage
Area	25% for buildings over 50' in length
Frontage	
Ground Floor Frontages	<u>Section 17.31.080.A</u>
Ground Floor Design	<u>Section 17.31.080.B</u>
Minimum Transparency	<u>Section 17.31.080.C</u>
Shade Structures	<u>Section 17.31.080.D</u>
Arcades & Galleries	<u>Section 17.31.080.E</u>
Walls & Fences	<u>Section 17.31.080.F</u>
Balconies & Roof Decks	<u>Section 17.31.080.G</u>
Open Space	
Minimum Area	
Non-residential	5% of Gross Floor Area for projects over 40,000 sf
Residential	200 sf per studio, 225 sf per 1-bed, 250 sf per 2-bed, 275 sf per 3+bed
Publicly Accessible	Table ECSP-8 and Figure ECSP-20 for projects over 80,000 sf
Private Open Space	<u>Section 17.31.090.B</u>
Common Open Space	<u>Section 17.31.090.C</u>

Publicly Accessible Open Space	Section 17.31.090.D
Paseos	Section 17.31.090.E
Parking	
Minimum Parking	Table ECSP-9
Vehicle Access	Section 17.31.100.B
Layout & Design	Section 17.31.100.C
Other Applicable Standards	
General Development	Section 17.40
Inclusionary Housing	Section 17.42
Density Bonus	Section 17.43
Landscaping	Section 17.44
Parking & Loading	Section 17.46
Signs	Section 17.48
Specific Land Uses	Section 17.50
Notes: 1 Projects shall follow all requirements listed except where modified by this specific plan. In the event of conflict between the Zoning Code and this specific plan, the requirements of this specific plan shall control, per Section 17.12.020.D .	

17.31.070 - Scale Standards

These standards are intended to:

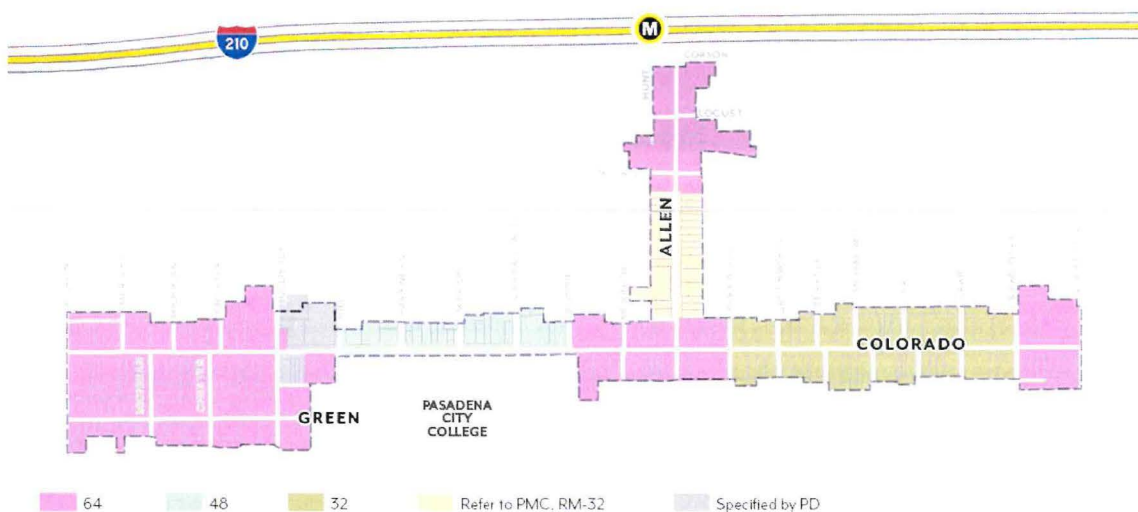
- Implement the General Plan density (du/ac) and floor area ratio (FAR) values;
- Shape development in a manner that creates a defined public realm and appropriate scale of buildings for a visually appealing community;
- Reduce building massing through setback and stepback requirements that create appropriate transitions to residential neighborhoods;

- Support high-quality architecture and urban design through modulation requirements and a varied roof lines incentive; and
- Require appropriate transitions to designated historic resources.

P. Density

7. **Residential Density.** Projects that include residential dwelling units shall not exceed the allowable dwelling units per acre (du/ac) per Figure ECSP-5.
 - r. Fractions shall be rounded to the nearest whole number; those at 0.50 may be rounded up.
 - s. For projects utilizing state density bonus, refer to Government Code 65915.
 - t. The maximum is based on total site area. If a street dedication or easement is required, density shall be calculated using the size of the lot prior to the street dedication or easement.
8. **Unit Mix.** For projects west of Hill Avenue with 50 dwelling units or more, inclusive of any density bonus, at least 20 percent of the total number of units shall have a minimum of 3 bedrooms.
 - u. Fractions shall be rounded to the nearest whole number; those at 0.50 shall be rounded up.

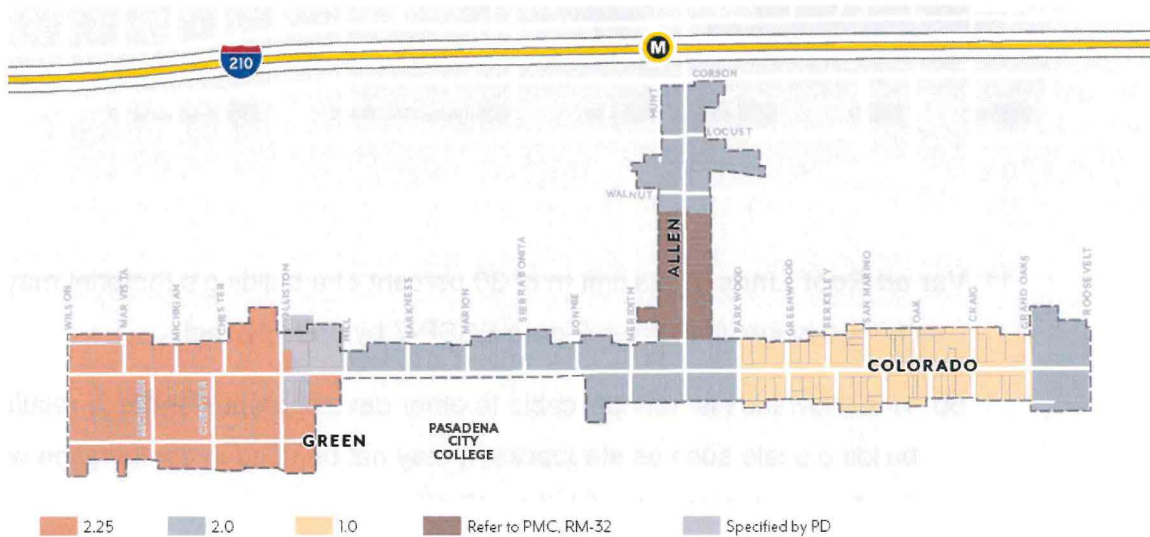
Figure ECSP-5: Residential Density



Q. Intensity

9. **Floor Area Ratio.** Projects that include non-residential space, including mixed-use, shall not exceed the allowable floor area ratio (FAR) per Figure ECSP-6.
 - v. In mixed-use projects, residential floor area is included in FAR.
 - w. Areas used exclusively for vehicle and bicycle parking and loading are excluded from FAR.
 - x. The maximum is based on total site area. If a street dedication or easement is required, FAR shall be calculated using the size of the lot prior to the street dedication or easement.

Figure ECSP-6: Floor Area Ratio

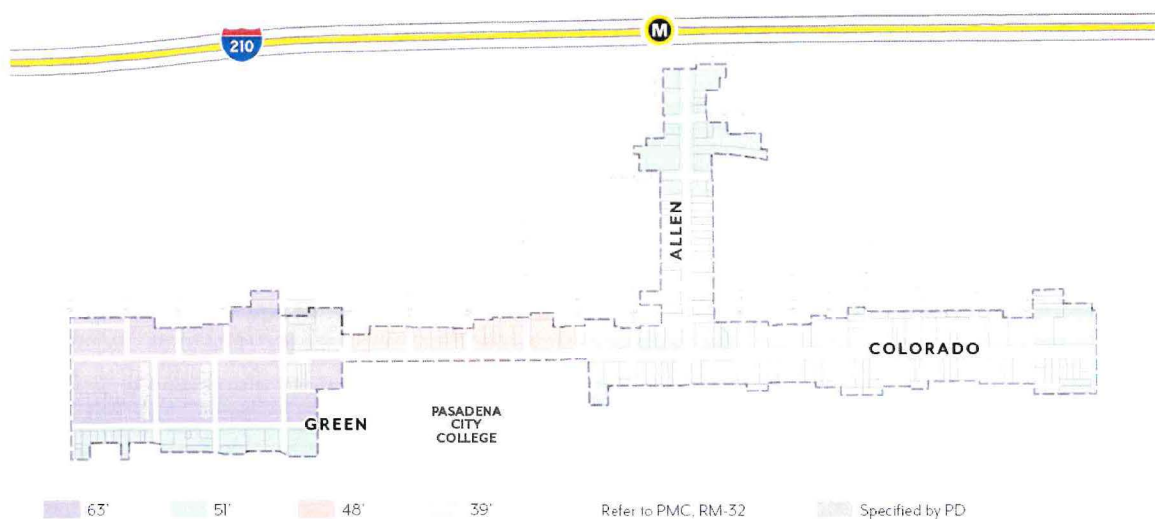


R. Height

10. **Building Height.** Projects shall not exceed the height limits set in Figure ECSP-7.
 - y. Height is measured per [Section 17.40.060](#).

- z. Maximum height for massing adjacent to street or interior property lines may be limited by required stepbacks; see [Section 17.31.070.E](#).
- aa. Exceptions allowed for Varied Roof Lines ([Section 17.31.070.C.2](#)) and projecting features such as appurtenances and railings per [Section 17.40.060](#).

Figure ECSP-7: Building Height



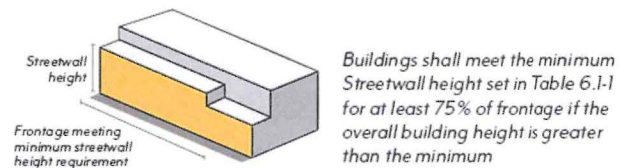
- 11. **Varied Roof Lines.** A maximum of 30 percent of a building's footprint may exceed the height limit set in Figure ECSP-7 by up to 12 feet.
 - bb. This allowance is not applicable to other development standards relating to building scale such as stepbacks. It may not be used in combination with the height concession set in [Section 17.43](#).
- 12. **Streetwall Height.** Buildings shall meet or exceed the minimum streetwall height set in Table ECSP-4 for a minimum of 75 percent of building frontage, unless the overall building height is lower than the requirement; see Figure ECSP-8.
 - cc. Streetwall is defined as any street-facing façade within 10 feet of the maximum setback and is not required to be continuous.

dd. Appurtenances shall not count toward streetwall height.

Table ECSP-4: Streetwall Height

Allen Avenue, north of Walnut	35' min.
Colorado Boulevard	25' min.

Figure ECSP-8: Streetwall Height



Note: Diagrams used for illustrative purposes only.

S. Setbacks

13. **Street Setbacks.** Buildings shall comply with the street setbacks set in Figure ECSP-9. Setback ranges establish a minimum and maximum for the specified percentage of linear frontage; see Figure ECSP-10.

ee. Street setbacks are measured from the sidewalk line; see Figure ECSP-3.

ff. Minimum setbacks shall apply to all stories of a building; setbacks less than the minimum are prohibited. Maximum setbacks shall apply only to the ground floor and Streetwalls (Section 17.31.070.C.3), where applicable.

gg. Residential units on the ground floor shall have a minimum setback of 5 feet. Where elevated between 4 and 6 feet above sidewalk elevation, a minimum setback of 8 feet shall be required.

hh. Exceptions allowed per Section 17.40.160 (Table 4-1) and the following:

(26) Arcades and recessed ground floors up to 15 feet in depth, as well as parking entrances per Section 17.31.100.B, are allowed when a second story or roof meets the setback range; see Figure ECSP-11.

(27) The primary frontage percentage may be reduced for the provision of Publicly Accessible Open Space facing the street through the Design Review process with Design Commission approval.

(28) For Restaurants in EC-MU-G, the primary frontage percentage may be reduced to 40 percent if an additional 10 percent is provided as a solid wall of 36 to 48 inches enclosing outdoor dining.

- ii. Features allowed within the street setback include: landscaping and planters, hardscape (e.g. stoops, patios), shade structures per Section 17.31.080.D, arcades and galleries per Section 17.31.080.E, walls and fences per Section 17.31.080.G, seating and furniture, outdoor dining, and other open space amenities per review authority approval.

Figure ECSP-9: Street Setbacks

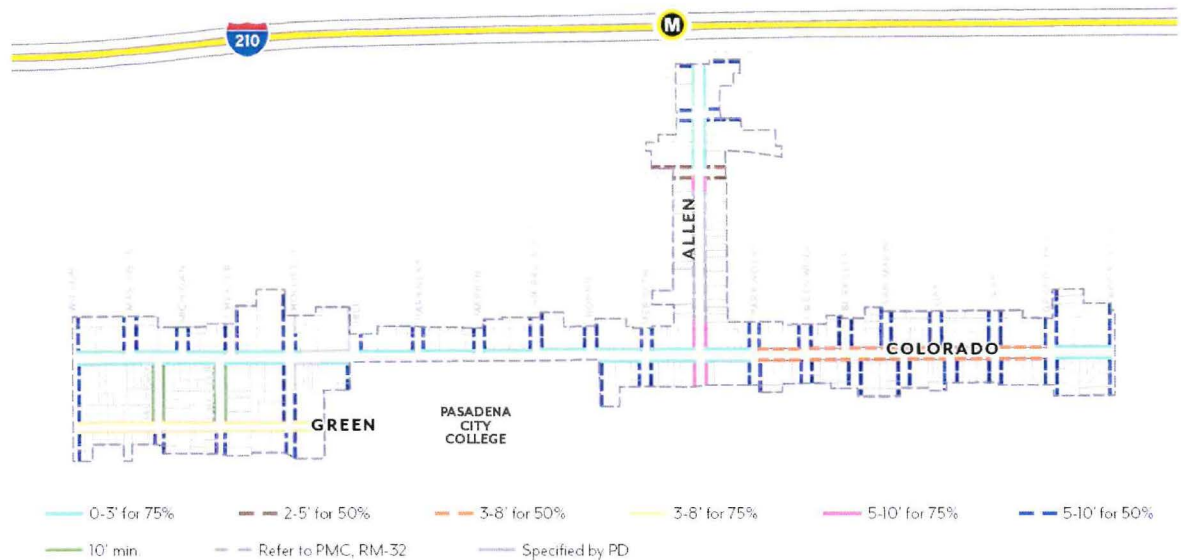
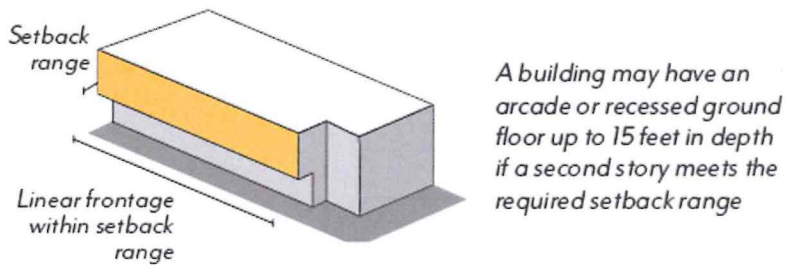


Figure ECSP-10: Street Setbacks Percentage

Figure ECSP-11: Recessed Ground Floor



Note: Diagrams used for illustrative purposes only.

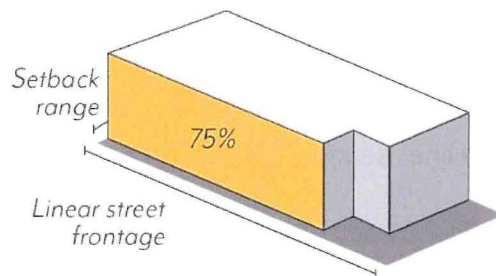
14. Interior Setbacks. Buildings shall be set back a minimum of 15 feet from an interior property line that is adjacent to a PS or RM zoning district. No setback is required when adjacent to other districts.

jj. Interior setbacks are those abutting other parcels along non-street side and rear property lines and are measured from the shared property line.

kk. Exceptions allowed per [Section 17.40.160 \(Table 4-1\)](#).

T. Stepbacks

15. Street Stepbacks. Buildings shall not exceed the height specified in Table ECSP-5 before stepping back the specified depth; see Figure ECSP-12.



Example condition: When specified for 75%, up to 25% of street frontage can be set back further than the range (percentage varies by street)

Note: Diagrams used for illustrative purposes only.

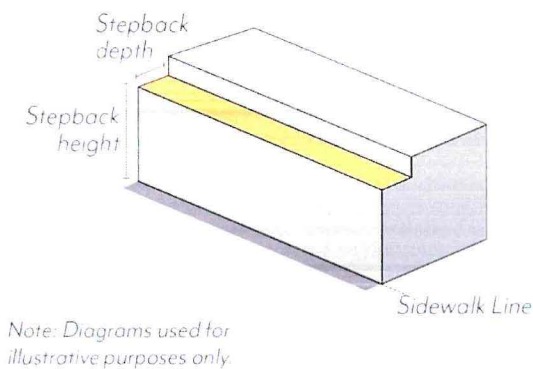
II. Street stepbacks are measured from the sidewalk line.

mm. Uses allowed within the street stepback include: private open space (e.g. balconies, terraces), shade structures, trellises, and similar, green roofs and photovoltaic panels, and other open space features per review authority approval.

Table ECSP-5: Street Stepbacks

Project type	Depth	Height
Colorado Boulevard	15'	51'
Green Street	8'	20'
	50'	51'
All other streets	8'	45'

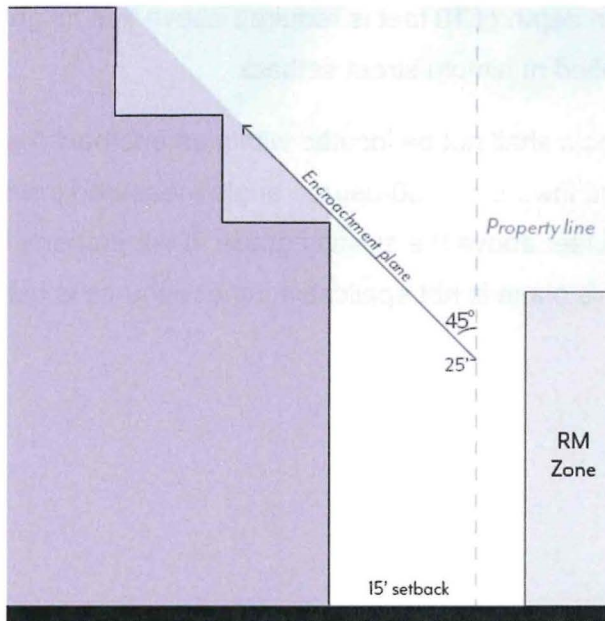
Figure ECSP-12: Street Stepbacks



16. Interior Stepbacks. Adjacent to RM zoning districts, buildings shall not be located within the encroachment plane sloping upward and inward at a 45-degree angle measured from the vertical, commencing 25 feet above the existing grade along the shared property line; see Figure ECSP-13.

nn. Exceptions allowed per [Section 17.40.160 \(Table 4-2.1\)](#).

Figure ECSP-13: Interior Stepbacks Adjacent to RM Zoning Districts



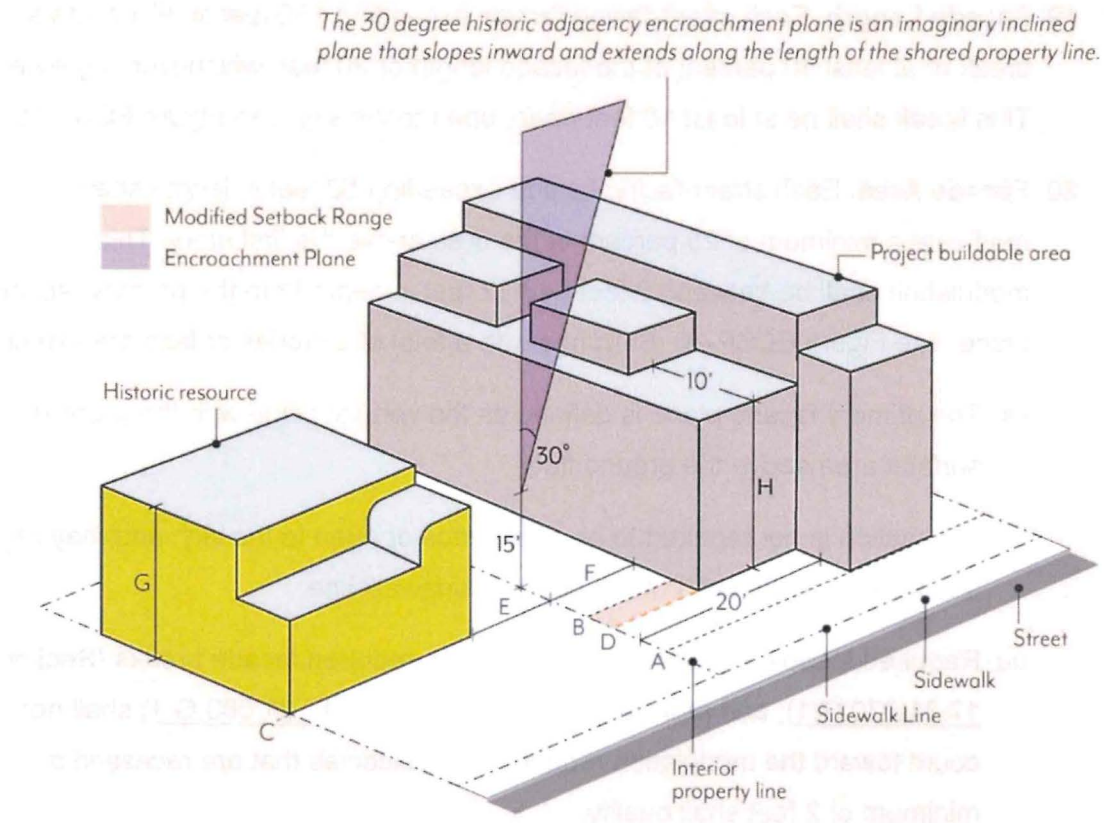
U. Historic Adjacency

17. **Landmark Properties.** Projects on parcels with a designated historic resource shall be subject to review for consistency with the Secretary of the Interior's Standards.
18. **Transition Massing.** Projects sharing a property line with a designated historic resource are subject to the following modified standards, illustrated in Figure ECSP-14.
 - oo. **Street Setbacks.** The minimum street setback shall be an average of the minimum setback set in Figure ECSP-9 and that of the resource for a minimum of 20 feet from the shared property line. If located between two resources, the street setback shall be an average of the setbacks of the two resources.
 - pp. **Interior Setbacks.** The minimum interior setback shall be equal to that of the historic resource or 15 feet, whichever is less. No setback is required where the resource is built to the shared property line.
 - qq. **Streetwall Height:** A maximum streetwall height shall not exceed the height of the historic resource for a minimum of 20 feet from the shared property line. A

stepback with a minimum depth of 10 feet is required above this height, measured from the modified minimum street setback.

- rr. Interior Stepbacks. Projects shall not be located within an encroachment plane sloping upward and inward at a 30-degree angle measured from the vertical, commencing 15 feet above the existing grade at the property line; see Figure ECSP-14. This plane is not applicable if the resource is built to the shared property line.

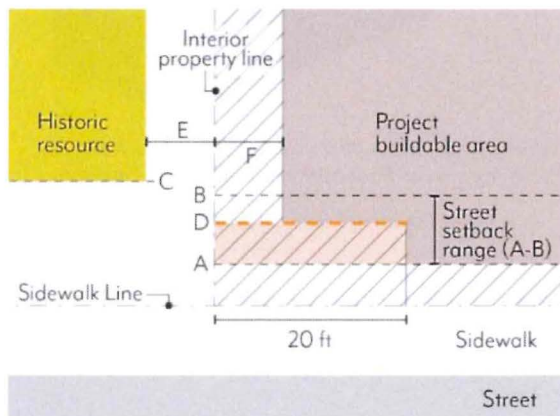
Figure ECSP-14: Historic Adjacency



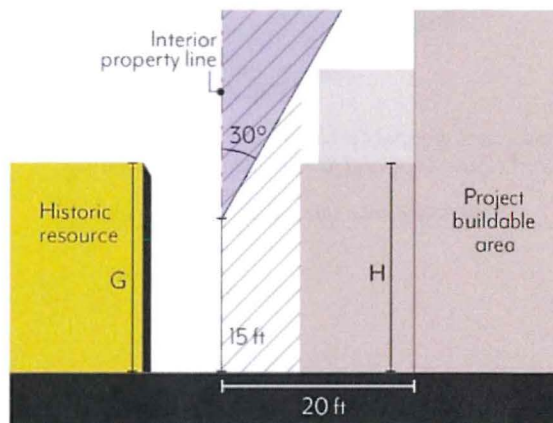
A: Minimum street setback from setback range
 B: Maximum street setback from setback range
 C: Street setback of historic resource
 D: Modified minimum street setback (average of A & C) within 20' of Interior property line

E: Interior setback of historic resource
 F: Interior setback of project
 G: Height of historic resource
 H: Maximum height before stepback of 10' in depth within 20' of Interior property line

PLAN VIEW



ELEVATION VIEW



Note: Diagrams used for illustrative purposes only.

V. Modulation

19. **Façade Length.** Each street-facing facade exceeding 150 feet shall include a break of at least 10 percent of the facade length or 20 feet, whichever is greater. This break shall be at least 10 feet deep, open to the sky; see Figure ECSP-15.

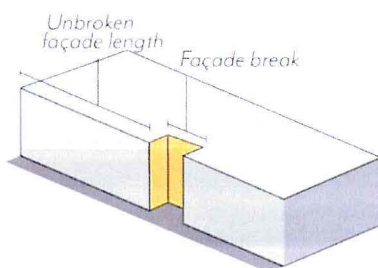
20. **Façade Area.** Each street-facing facade exceeding 50 feet in length shall modulate a minimum of 25 percent of the area above the first story. This modulation shall be between 2 feet and 12 feet in depth from the primary facade plane; see Figure ECSP-16. Buildings with a total of 2 stories or less are exempt.

ss. The primary façade plane is defined as the vertical plane with the greatest surface area above the ground floor.

tt. Modulation is not required to be continuous or open to the sky, and may be recessed or projected, but not past the sidewalk line.

uu. Required setbacks (Section [17.31.070.E](#)), required façade breaks (Section [17.31.070.G.1](#)), and projected balconies (Section [17.31.080.G.1](#)) shall not count toward the modulation requirement; balconies that are recessed a minimum of 2 feet shall qualify.

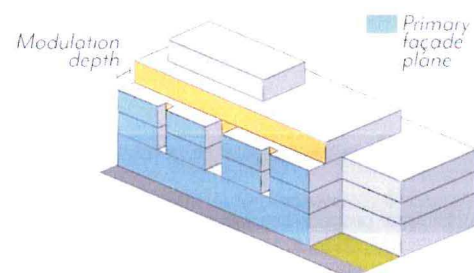
Figure ECSP-15: Façade Length



Façades over the specified length shall include a break at least 20 feet wide and 10 feet deep, open to the sky.

Note: Diagrams used for illustrative purposes only.

Figure ECSP-16: Façade Area



Façades shall modulate a minimum of 25% of the area above the ground floor between 2 and 12 feet in depth.

Note: Diagrams used for illustrative purposes only.

21. Alternative Compliance

vv. Eligibility. Modulation standards may be reduced or otherwise modified through the Design Review process if:

- (29) A minimum of 90% of the provided parking is fully or partially subterranean;
- (30) A minimum of one publicly accessible open space is provided at the ground level, visible and accessible from the sidewalk;
- (31) No other concessions, waivers, or incentives have been requested, including those associated with [Section 17.43 \(Density Bonus\)](#), unless the project is designed to achieve LEED Gold certification; and
- (32) The review authority makes all of the following findings.

ww. Required Findings

- (33) The building design provides modulation on each street-facing façade in a manner consistent with the project's architectural style and/or immediate context, including adjacent historic resources.
- (34) The building design does not cause an adverse impact on the quality of the ground floor and public realm.
- (35) The ground level open space is of adequate size and integrated with the building in a functional way that ensures the space will be actively utilized.
- (36) The modification will not be detrimental to the health, safety, and welfare of the public.
- (37) The building design is consistent with the objectives and policies of the General Plan and ECSP, as well as all other standards of the ECSP.

17.31.080 - Frontage

These standards are intended to:

- Prioritize pedestrian access by ensuring doorways are open to a public sidewalk or public open space;
- Increase visibility into ground floor uses to create visual interest for pedestrians;
- Promote shade through arcades and shade structures;
- Support a consistent character when different uses are allowed on the ground floor within the same block; and
- Limit blank walls on the ground floor to enhance visual interest and pedestrian comfort.

W. Ground Floor Frontages

In Mixed-Use zoning districts, ground floor use requirements are regulated by frontage type per Figure ECSP-17 and Table ECSP-6. All use requirements are regulated as a percentage of the building frontage; see Figure ECSP-18.

22. Commercial Uses. Frontage types require a minimum amount of the building frontage to be comprised of, and designed for, commercial uses per Figure ECSP-17 and Table ECSP-6. Permitted commercial uses by zoning district are found in Table ECSP-2.

xx. Entrances to non-ground floor uses, and/or entrances to uses prohibited within 35 feet of the sidewalk, shall not qualify toward the minimum commercial use percentage.

yy. Commercial uses shall have an average interior depth of at least 35 feet and a minimum depth of 20 feet, measured wall-to-wall.

zz. For Type 2A commercial corners, a minimum of 40 feet of commercial frontage along the designated street is required, measured from the perpendicular building frontage closest to the corner.

(38) For corners with public open space, this commercial frontage may front the open space rather than the street.

23. Residential Uses. Frontage types set limitations on ground floor residential uses facing the street per Figure ECSP-17 and Table ECSP-6. Permitted residential uses by zoning district are found in Table ECSP-2.

- aaa. Type A: Residential units on the ground floor shall be prohibited within 35 feet of the sidewalk line, inclusive of setbacks, per Table ECSP-6.
- bbb. Type B: Residential units on the ground floor shall be permitted with direct access to the street and a minimum setback of 5 feet.
- ccc. Residential common space on the ground floor shall be permitted per Table ECSP-2.

Figure ECSP-17: Ground Floor Frontage Types

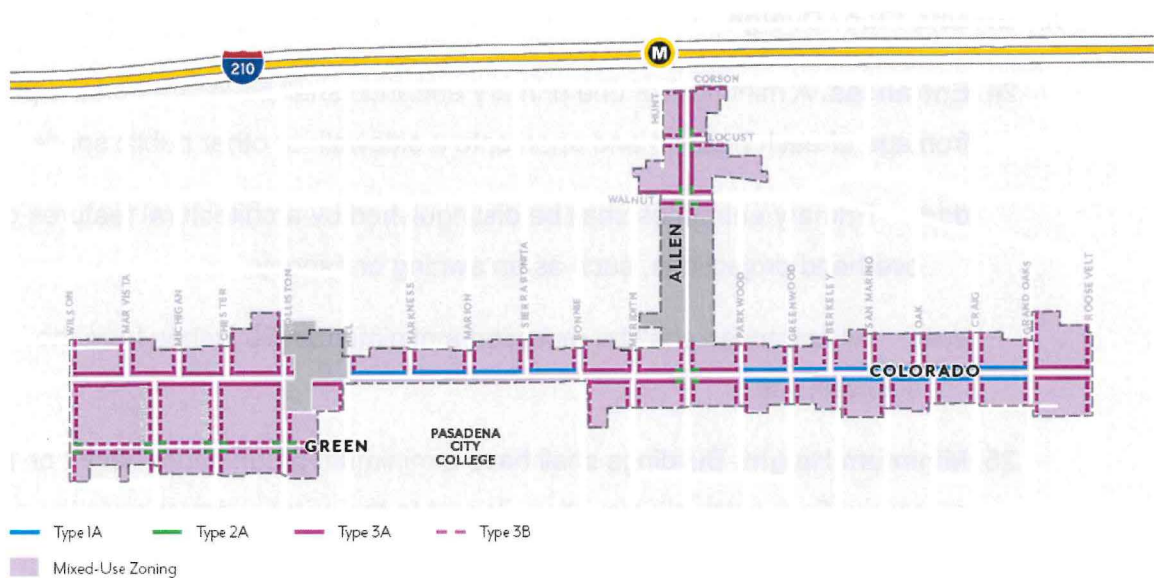
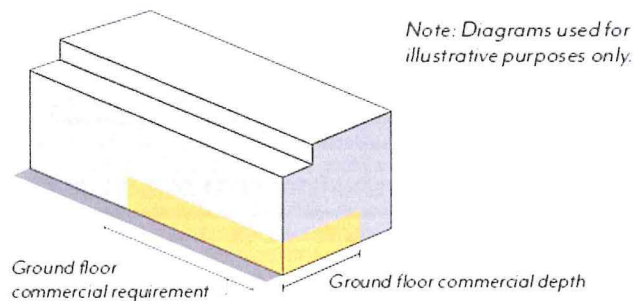


Table ECSP-6: Ground Floor Frontage Types

Type	Commercial	Residential Common Space	Residential Dwelling Units
1A	70% min.	30% max.	Prohibited within 35' of sidewalk line
2A	Required at corner for 40' min.	N/A	
3A	Allowed, no percentage requirements		
3B	Allowed, no percentage requirements		

Figure ECSP-18: Ground Floor Commercial Uses



X. Ground Floor Design

24. **Entrances.** A minimum of one primary entrance shall be located on the primary frontage of each building and open onto a sidewalk or other public space.

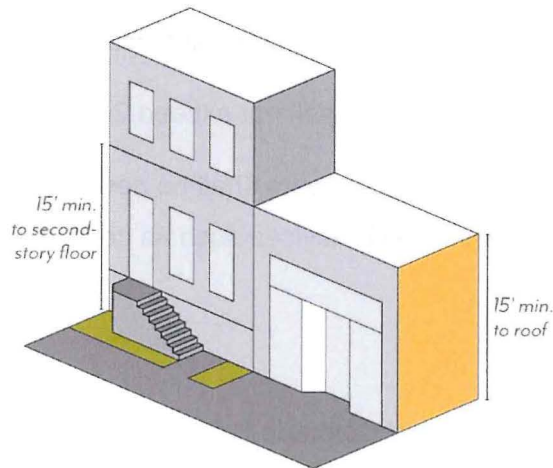
ddd. Primary entrances shall be distinguished by architectural features or overhead projections, such as an awning or canopy.

eee. All entrances shall be recessed a minimum of 30 inches from the sidewalk line.

25. **Minimum Height.** Buildings shall have a minimum ground floor height of 15 feet, measured from sidewalk elevation closest to the primary entrance to the second story floor or roof of a one-story building; see Figure ECSP-19.

fff. For non-residential and residential common space uses, the primary entrance of the first habitable floor shall be located at existing grade along the sidewalk line.

ggg. For residential units, the first habitable floor shall be located between 6 feet above and 2 feet below sidewalk elevation.

Figure ECSP-19: Ground Floor Height

Ground floor height is measured from sidewalk elevation. Ground floor residential units may be sunken or elevated but the second story must start at least 15 feet above sidewalk elevation.

Note: Diagrams used for illustrative purposes only.

Y. Transparency

26. Windows & Doors. Street-facing facades shall incorporate glass providing views into work, display, sales, lobby, or similar active areas. The minimum transparency requirement is 70 percent for ground floors and 30 percent for the overall façade. For residential units, transparency requirements are reduced to 15 percent.

hhh. For non-residential and residential common space uses, ground floor transparency is measured as the percentage of building frontage that consists of transparent openings between a height of 2 feet and 10 feet above sidewalk elevation.

iii. All other transparency is measured as the percentage of building frontage area, viewed in elevation.

jjj. Windows shall be recessed by a minimum of 2 inches from the façade; flush windows may be allowed per review authority approval.

kkk. The use of color-tinted, mirrored, or highly reflective glass is prohibited.

III. Blinds, drapes, posters, and shelving for product displays visible to the public right-of-way shall obscure a maximum of 10 percent of the transparent areas of each respective storefront or 50 percent for medical office uses.

27. **Blank Walls.** Windowless expanses of walls shall not exceed 20 feet in length.

28. **Security Bars.** Any exterior or interior security bars shall be designed to be fully hidden from view during business hours with devices such as concealed side pockets and ceiling cavities.

Z. **Shade Structures**

29. **Shading.** For projects on the north side of Colorado Boulevard west of Parkwood Avenue, shade structures (e.g. awnings and canopies) are required and shall project a minimum of 7 feet, up to a maximum of 10 feet, into the public right-of-way for a minimum of 70 percent of the building frontage. For all other frontages, shade structures are not required but may project up to two-thirds of the sidewalk width.

mmm. Shade structures shall allow a minimum of 8 feet of vertical clearance from sidewalk elevation.

nnn. Shade structures shall not conflict with existing trees; exceptions to the depth requirement shall be subject to review authority approval.

ooo. Where an arcade or recessed ground floor provides a minimum of 5 feet of unobstructed pedestrian clearance, shade structures are not required.

AA. **Arcades & Galleries**

30. **Arcades.** Any arcades shall be located behind the minimum setback.

ppp. Arcades shall be a minimum of 8 feet from back of column to building façade.

qqq. The distance between columns shall be equal to or greater than the arcade depth dimension, as measured from the column center.

rrr. The façade shall meet the ground floor transparency set in Section 17.31.080.C.

sss. Uses allowed within arcades include: pedestrian travel, seating/street furniture, outdoor dining, landscape planters, and/or bicycle parking.

31. **Galleries.** Any galleries shall be located behind the minimum setback.

ttt. Galleries shall allow a minimum of 10 feet of vertical clearance from sidewalk elevation

BB. Walls & Fences

32. **Walls & Fences.** Walls and fences shall be subject to [Section 17.40.180](#) with the following exceptions for those located within the street setback.

- a. Walls and fences shall have a maximum height of 48 inches above sidewalk elevation.
- b. Walls and fences taller than 30 inches shall be a minimum of 50 percent transparent and set back a minimum of 18 inches from the sidewalk line, separated by a planted area. Walls and fences 30 inches or less in height do not have a transparency or setback requirement.
- c. Walls and fences used to enclose outdoor dining may be located at the sidewalk line and are not required to provide a planted area if the wall or fence is 36 inches or less and more than 50 percent transparent.
- d. Guardrails may exceed the maximum height to the extent required by the Building Code. The guardrail shall be a minimum of 50 percent transparent.

33. **Stoops & Patios.** Walls along the side of a stoop, patio or entry to a residential dwelling unit shall be set back a minimum of 18 inches from the sidewalk line, separated by planted area.

CC. Balconies & Roof Decks

34. **Balconies.** Balconies may project a maximum of 4 feet from the building façade but shall not extend beyond the sidewalk line or within 6 feet of any interior property line.

35. **Roof Decks.** Roof decks shall be set back a minimum of 5 feet from the building edge on all sides. The sum of all roof decks on a single building shall not exceed a maximum coverage of 50 percent of the roof area.

17.31.090 - Open Space

These standards are intended to:

- Provide a variety of open space types for gathering, recreation and respite that contribute to enhanced livability within an urban setting;
- Give residents access to light, air, and pleasant views from their living spaces;
- Improve building design and site planning through the integration of open space throughout the development; and
- Correlate open space requirements with number of residents and size of buildings.

DD. Minimum Area

36. **Private and Common Open Space.** Projects shall provide the minimum area of Open Space based on use and size. Areas used regularly for parking, loading or storage shall not count towards minimum Open Space requirements.

uuu. Residential. Projects with dwelling units shall provide the minimum area of Open Space per Table ECSP-7 as a combination of Private and/or Common Open Space.

vvv. Non-residential. Projects with more than 40,000 square feet of non-residential floor area shall provide a minimum of 5 percent of the gross non-residential floor area as Common Open Space.

(39) Research & Development (Office and Non-Office) uses may reduce Common Open Space area requirements by a maximum of 50 percent, subject to review and approval of Design Commission. See Table ECSP-2, Note 4.

www. Mixed-use. Projects shall comply with requirements applicable to each type of use above.

Table ECSP-7: Residential Open Space by Unit Type

Number of Bedrooms	0	1	2	3+
--------------------	---	---	---	----

Per Unit, sq ft	200	225	250	275
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37. Publicly Accessible Open Space (PAOS). Projects with more than 80,000 square feet of gross floor area (GFA) shall provide a minimum area of PAOS, calculated as a percentage of GFA, as set in Table ECSP-8.

xxx. PAOS shall be provided in addition to Private and Common Open Space requirements.

(40) Research & Development (Office and Non-Office) uses may reduce PAOS area requirements by a maximum of 50 percent, subject to review and approval of Design Commission. See Table ECSP-2, Note 4.

(41) Projects shall comply with PAOS standards per Section 17.31.090.D and Paseo standards per Section 17.31.090.E where relevant.

Table ECSP-8: Publicly Accessible Open Space

Project Size (GFA)	80,000- 119,999 sq ft	120,000+ sq ft	160,000- 199,999 sq ft	200,000+ sq ft
Per Project, sq ft	2%	3%	4%	5%

EE. Private Open Space

38. Dimensions. A minimum area of 40 square feet with a minimum dimension of 5 feet in each direction is required for Private Open Space.

39. Distribution. A maximum of 40 percent of the required residential Open Space set in Table ECSP-7 shall be Private Open Space.

yyy. All Private Open Space shall be outdoors.

zzz. Private Open Space may be located within a required setback.

FF. Common Open Space

40. **Dimensions.** A minimum area of 400 square feet with a minimum dimension of 15 feet in each direction is required for Common Open Space.

41. **Distribution.** A minimum of 60 percent of the required residential Open Space set in Table ECSP-7 shall be Common Open Space shared among tenants.

aaaa. A minimum of 70 percent of Common Open Space shall be outdoors, and a minimum of 80 percent of outdoor Common Open Space shall be open to the sky.

bbbb. A maximum of 30 percent of Common Open Space may be indoors. Indoor Common Open Space shall not include spaces used primarily for circulation.

42. **Access.** Common Open Spaces may be accessible to the public.

43. **Hardscape.** A maximum of 25 percent of Common Open Space may be paved in standard concrete. Remaining areas shall use one of the following enhanced paving techniques: brick, natural stone, unit concrete pavers, textured and colored concrete, concrete with exposed or special aggregate. Alternative paving may be allowed per review authority approval.

44. **Landscape.** A minimum of 25 percent of Common Open Space shall be planted area with a minimum dimension of 30 inches in length, width, and depth. Landscaping shall comply with [Section 17.44.050](#).

45. **Trees.** A minimum of one 24-inch box tree per project or for every 500 square feet of outdoor Common Open Space, whichever is greater, shall be planted within the Common Open Space. For projects with 2 or more trees, a minimum of 50 percent of trees planted shall be shade trees.

46. **Water Features.** A maximum of 5 percent of the required Common Open Space shall be fountains, reflecting pools, or other decorative water features. Swimming pools are not considered water features for the purposes of this standard.

GG. Publicly Accessible Open Space (PAOS)

47. **Area.** Minimum area requirements are set in [Section 17.31.090.1](#) and Table ECSP-8, and may be contiguous or noncontiguous, subject to the dimension and elevation standards below.

48. **Paseos.** Projects that are required to provide PAOS per Section 17.31.090.A.2 and located on parcels that include a paseo opportunity area on Figure ECSP-20, as defined as a pedestrian passageway that connects a public street to another public street, alley, or internal public space.
- a. Paseos shall meet the standards set in Section 17.31.090.E; design standards Section 17.31.090.D through Section 17.31.090.D.12 shall not apply.
 - b. In opportunity areas where a paseo has already been provided by previous development, additional paseos shall not be required.
49. **Plazas.** Projects that are required to provide PAOS per Section 17.31.090.A.2 and located on parcels that include a plaza opportunity location on Figure ECSP-20, shall be required to meet the minimum area requirement by providing a plaza.
- a. PAOS design standards shall apply.
50. **Dimensions.** A minimum area of 400 square feet with a minimum dimension of 20 feet in each direction is required for PAOS.
51. **Access.** A maximum of 20 percent of the PAOS may be used as outdoor dining for a restaurant; a minimum of 80 percent of the PAOS shall be accessible to the general public.
52. **Signage.** PAOS shall have signage visible from the adjacent sidewalk identifying the space as a publicly-accessible amenity and listing accessible hours.
53. **Hours.** At a minimum, PAOS shall be open to the general public from 8am to 8pm.
54. **Elevation.** A minimum of 3,000 square feet of PAOS shall be at sidewalk elevation. If less square footage is required, then all required PAOS shall be at sidewalk elevation.
55. **Hardscape.** A maximum of 25 percent of PAOS shall be paved in standard concrete. Remaining areas shall use one of the following enhanced paving techniques: brick, natural stone, unit concrete pavers, textured and colored

concrete, concrete with exposed or special aggregate. Alternative paving may be allowed per review authority approval.

56. **Seating.** Seating shall be provided at a minimum of 1 seat per 300 square feet of required PAOS. Fractions shall be rounded down to the nearest whole number.

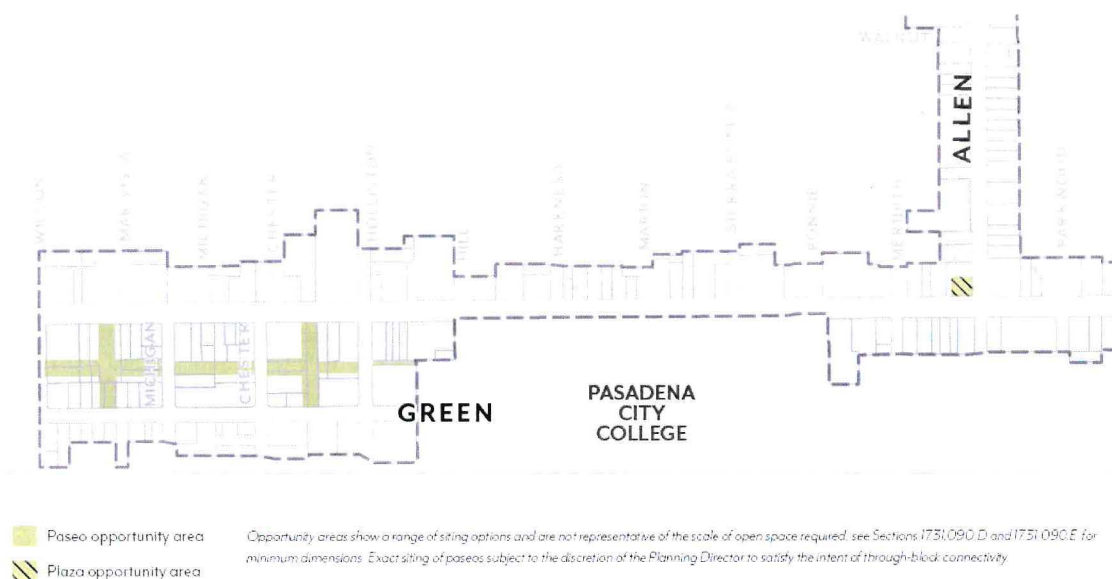
cccc. Benches shall be calculated as 1 seat per 24 linear inches.

57. **Landscape.** A minimum of 25 percent of PAOS shall be planted area with a minimum dimension of 30 inches in length, width, and depth. Landscaping shall comply with [Section 17.44](#).

58. **Trees.** A minimum of one 24-inch box tree per project or for every 750 square feet of PAOS, whichever is greater, shall be planted. For projects with 2 or more trees, a minimum 50 percent of trees planted shall be shade trees.

59. **Common Open Space Credit.** PAOS in excess of the minimum may count towards a maximum of 30 percent of the Common Open Space requirement at a 1:1 ratio.

Figure ECSP-20: Required Publicly Accessible Open Space



HH. Paseos

60. **Dimensions.** Paseos shall have an average width of 25 feet, minimum width of 15 feet, and be a minimum of 75 percent open to the sky. Paseos shall have a walk zone with a minimum width of:

dddd. 10 feet for commercial / mixed-use paseos.

eeee. 8 feet for residential-only paseos.

61. **Access.** Paseos shall be physically and visually accessible from the connecting public sidewalk.

ffff. Fences, walls, and/or entry gates are permitted; however, these features shall not block passage through the paseo during public hours.

gggg. Bollards (fixed or removable) shall be provided at all entry points of paseos to restrict vehicular access during public hours.

hhhh. Emergency vehicular access shall be provided.

62. **Signage.** Paseos shall have signage visible from the adjacent sidewalk identifying the space as a publicly-accessible amenity and listing public hours. In paseos that have commercial frontages, a directory signage shall be provided at each entry the all paseos. Specific sign guidelines shall be created for all properties with building facades immediately adjoining the paseos.

63. **Hours.** At a minimum, paseos shall be open to the general public from 8am to 8pm. Commercial loading shall be limited to non-public hours.

64. **Elevation.** Paseos shall be at ground level and ADA accessible.

65. **Programming.** A maximum of 10 percent of required paseo area may be used by adjacent restaurants or food sales uses as a space restricted to customers only. Any additional programming must be non-transactional and without financial barriers to entry.

iiii. Exception: Paseos may be closed to public access for private events no more than once per month.

66. **Hardscape.** A maximum of 25 percent of paseos shall be paved in standard concrete. Remaining areas shall use one of the following enhanced paving techniques: brick, natural stone, unit concrete pavers, textured and colored

concrete, concrete with exposed or special aggregate. Alternative paving may be allowed per review authority approval.

67. **Stormwater Management.** A minimum of 25 percent of the total paved area shall be permeable paving to allow for stormwater infiltration. Depending on soil and site conditions, infiltration and/or flow-through planters shall be installed to capture and treat 100 percent of the stormwater run-off on-site.
68. **Seating.** Seating shall be provided within the paseo at a minimum of 1 seat per 300 square feet of required space. Fractions shall be rounded down to the nearest whole number.
69. **Landscape.** A minimum of 25 percent of paseo area shall be planted area a minimum of 30 inches in length, width, and depth. Landscaping shall comply with [Section 17.44](#).
70. **Trees.** A minimum of one 24-inch box tree per project or per each 750 square feet of paseo area, whichever is greater, shall be planted. For projects with 2 or more trees, a minimum 50 percent of trees planted shall be shade trees.
71. **Blank Walls.** Paseos shall adhere to the blank wall standards defined in [Section 17.31.080.C](#), or provide one of the following mitigations:
 - jjjj. Green wall, vines, or other vertical landscaping element that covers a minimum of 75 percent of non-conforming blank wall area.
 - kkkk. Public art including, but not limited to, murals.

17.31.100 - Parking

These standards are intended to:

- Reduce the visual impacts of parking;
- Regulate appropriate parking supply and location in a manner that prioritizes pedestrian access and multi-modal activity;
- Encourage change of use and adaptive reuse of existing buildings through parking reductions and exemptions;
- Promote a more efficient use of parking spaces through shared parking among multiple uses within a project; and

- Increase design standards for parking structures through ensuring habitable floor areas between parking and street frontage and screening.

II. Minimum Parking

72. **Number of Spaces.** Projects shall provide off-street automobile parking spaces per Table ECSP-9 based on general use classifications, and subject to the standards of [Section 17.46](#).

III. Reductions in parking requirements shall apply for properties within half-mile of Allen and Lake Stations per [Section 17.50.340](#).

mmmm. Bicycle parking shall be required per [Section 17.46.320](#).

Table ECSP-9: Minimum Parking

Use Classification ¹	Number of Spaces	Exceptions
Residential	≤1-bed: 1 per unit ≥2-bed: 1.5 per unit Guest: 1 per 10 units	Guest parking may be shared with commercial parking in mixed-use projects ²
Recreation, Education & Public Assembly	Section 17.46.040	
Office, Professional & Business Support	2 per 1,000 sq ft in EC-MU-C; 3 per 1,000 sq ft elsewhere	No parking required for: <ul style="list-style-type: none"> • First 5,000 sq ft of a project • First 500 sq ft of outdoor dining (per tenant)
Retail Sales (including Restaurants)		
Services		
Industry, Manufacturing & Processing	2 per 1,000 sq ft	Recycling Centers: plus 1 space per bin
Transportation, Communications & Utility	Section 17.46.040	
Other Exceptions		
No new parking required for: <ul style="list-style-type: none"> • Projects within designated historic resources (excluding additions) • Changes of use in College District 		
Notes:		
1 Use classifications correspond to general use categories in Table ECSP-2. The number of spaces listed above shall apply to all uses listed under these general categories, with the exception of specific uses where the parking requirement is lower per Section 17.46.040 .		
2 No shared parking agreement is required; each guest space shall count as 1 commercial space.		

73. **Shared Parking.** Parking may be shared among multiple uses per [Section 17.46.050](#).

74. **Unbundled Parking.** For any building with new residential units, automobile parking spaces shall be leased or sold separately from the rental or purchase fees, such that renters or buyers have the option of renting or buying the unit at a lower price than if the parking was included.

nnnn. For deed-restricted affordable units, one parking space shall be included in the base rent of each unit. The tenant may choose to receive the parking space or receive a rent discount equivalent to half the amount charged for monthly lease of a parking space. Tenants of affordable units shall not sublease their parking spaces.

oooo. Renters or buyers have the right of first refusal to parking built for their unit. Any remaining spaces may be leased to other users on a month-to-month basis. New occupants shall have the opportunity to lease or purchase parking built for their unit.

JJ. **Vehicle Access**

75. **Driveways.** For Projects with less than 200 feet of primary street frontage, a maximum of 1 two-lane driveway shall be permitted. For sites with more than 200 feet of primary street frontage, a maximum of 2 two-lane driveways shall be permitted.

pppp. Driveways are not permitted on primary frontages of less than 200 feet where there is access from a secondary street or alley.

qqqq. The Zoning Administrator shall determine the primary frontage.

KK. **Layout & Design**

76. **Surface Parking.** Parking lots shall be set back a minimum of 30 feet from the primary frontage, a minimum of 10 feet from any secondary frontage, and a minimum of 5 feet from RM zoning. Parking shall be buffered by habitable floor area or landscaping, except for access and driveways, and comply with Section 17.46.230.

rrrr.Landscaping used as a parking buffer shall be located in the required parking setback and shall include hedges or shrubs a minimum of 3 feet in height at the time of planting that form a continuous visual screen.

77. **Structured Parking.** Above ground parking structures shall be buffered by permitted non-parking uses a minimum of 35 feet in depth adjacent to the sidewalk line, except for driveways or pedestrian access to the parking area.

- a. Parking structure facades visible from public streets, excluding alleys, shall use materials and design at least comparable to and integrated with the building architecture.

78. **Underground Parking.** Subterranean parking shall be set back a minimum of 5 feet from Green Street and RM zoning. Otherwise, it may extend up to the property line.

17.31.110 - Definitions

This Section provides definitions of terms and phrases used in this Specific Plan that are technical or specialized or that may not reflect common usage. In case of conflict with other provisions of the Zoning Code, these definitions shall control for the purposes of this Specific Plan. If a word is not defined in this Chapter, the Zoning Administrator shall determine the correct definition.

Amenity Zone. The portion of the sidewalk located above and adjacent to the curb, providing space for amenities such as parkways, outdoor dining, seating, trees, lighting, bicycle racks, bus stops, etc.

Building Frontage. The horizontal distance, measured at grade, of building wall facing the street.

Building Frontage Zone. The portion of the sidewalk immediately adjacent to the building façade, providing space for planters, outdoor dining, sidewalk signage, etc. This zone may not be present on every street or block.

Curb Zone. See 'amenity zone'

Façade. Any exterior wall plane of a building, ground level to top of roof.

Floor Area Ratio. Numerical value obtained by dividing the above-ground area of a building or buildings located on a lot by the total area of the lot.

Footprint. The total ground floor area of the combined structures on a site or project area defined by the perimeter of the building(s), including parking structures but excluding parking lots and non-occupancy structures.

Frontage Zone. See 'building frontage zone'

Gross Floor Area (GFA). The total enclosed area of all floors of a building measured to the inside face of the exterior walls including halls, stairways, elevator shafts at each floor level, service and mechanical equipment rooms and basement or attic areas having a height of more than seven feet, but excluding area used exclusively for parking or loading of vehicles or bicycles.

Ground Floor. The first habitable floor of a building closest to sidewalk elevation.

Mixed-Use Project. The combination of commercial and residential uses in the same structure, where the residential component is located either above (vertical mixed-use) or behind (horizontal mixed-use) the non-residential component. Non-residential uses are typically commercial uses.

Open Space. For any form of open space (Common, Publicly Accessible, Private, etc), see Section 17.31.090 of the Specific Plan.

Parkway. Landscaped or permeable areas located within the amenity zone of the sidewalk.

Paseo. A publicly accessible open space that functions as a pedestrian passageway connecting a public street to another public street, alley, or internal public space. Subject to minimum dimension and design requirements established by the Specific Plan.

Plaza. A publicly accessible open space with access from a public street. Subject to minimum dimension and design requirements established by the Specific Plan.

Primary Curb Line. The face of the predominant curb of an individual block forming the edge of the street.

Residential Common Space. Those portions of a residential use building not dedicated to residential units that provide common services for residents. This may include spaces such as, but is not limited to, lobby or common building entry, leasing center, gyms/exercise space, shared kitchen, recreation center, screening or living room, business center, mail room, or library. These spaces/portions of the building may be permitted on the ground floor where residential units are not permitted subject to Specific Plan standards.

Setback. The horizontal distance by which a structure, parking area, or development feature is required to be separated from the property line or the sidewalk line where applicable. In some cases superseded by Setback range.

Setback, Interior. Non-street side or rear setback measured at a right angle from the nearest point of the property line abutting another parcel or alley to the nearest portion of the structure, excluding any porches.

Setback, Street. Front or street-side setback measured at a right angle from the nearest point of the sidewalk line to the nearest portion of the structure, excluding any porches.

Setback Range. Minimum and maximum horizontal distances by which a structure or development feature is required to be separated from the sidewalk line. This measurement is similar to a “build-to” line.

Sidewalk Line. The line parallel the property line accommodating the required sidewalk width, measured from the curb face. Where a sidewalk width is not specified, the sidewalk line is the property line.

Sidewalk Zones. The three portions of a sidewalk that together comprise the public realm between a building and the street. Sidewalk zones are defined by the Pasadena Street Design Guide and regulated by the Specific Plan.

Shared Property Line. The property line separating adjacent parcels.

Stepback. The horizontal distance by which an upper story structure or development feature is required to be separated from the property line or the sidewalk line where applicable. Regulated above a specified vertical distance.

Street Frontage. The horizontal distance along the street, measured at grade, between property lines (or sidewalk line where applicable) that are perpendicular to the adjacent street.

Streetwall. Any building façade that faces a street within 10 feet of the minimum sidewalk line.

Streetwall Height. The portion of the street-facing building façade that rises from the sidewalk level to the required height without an additional setback or stepback.

Subterranean. The level of a building, inclusive of parking or habitable space, located primarily below the ground level with a top plate of two feet or less above sidewalk elevation.

Transparent Openings. Building openings (windows or doors) or transparent glazing that provide visual access into the structure.

Unbundled Parking. Parking spaces, in any permitted configuration, rented or sold separately from the lease or purchase price.

Walk Zone. The portion of the sidewalk dedicated to pedestrian movement, clear of any obstructions.

New Zoning District Map
2003 and 2022 East Colorado Specific Plan



*Existing parcels zoned with an AD-2 Overlay Zone will be retained and shall be zoned EC-MU-N-AD-2