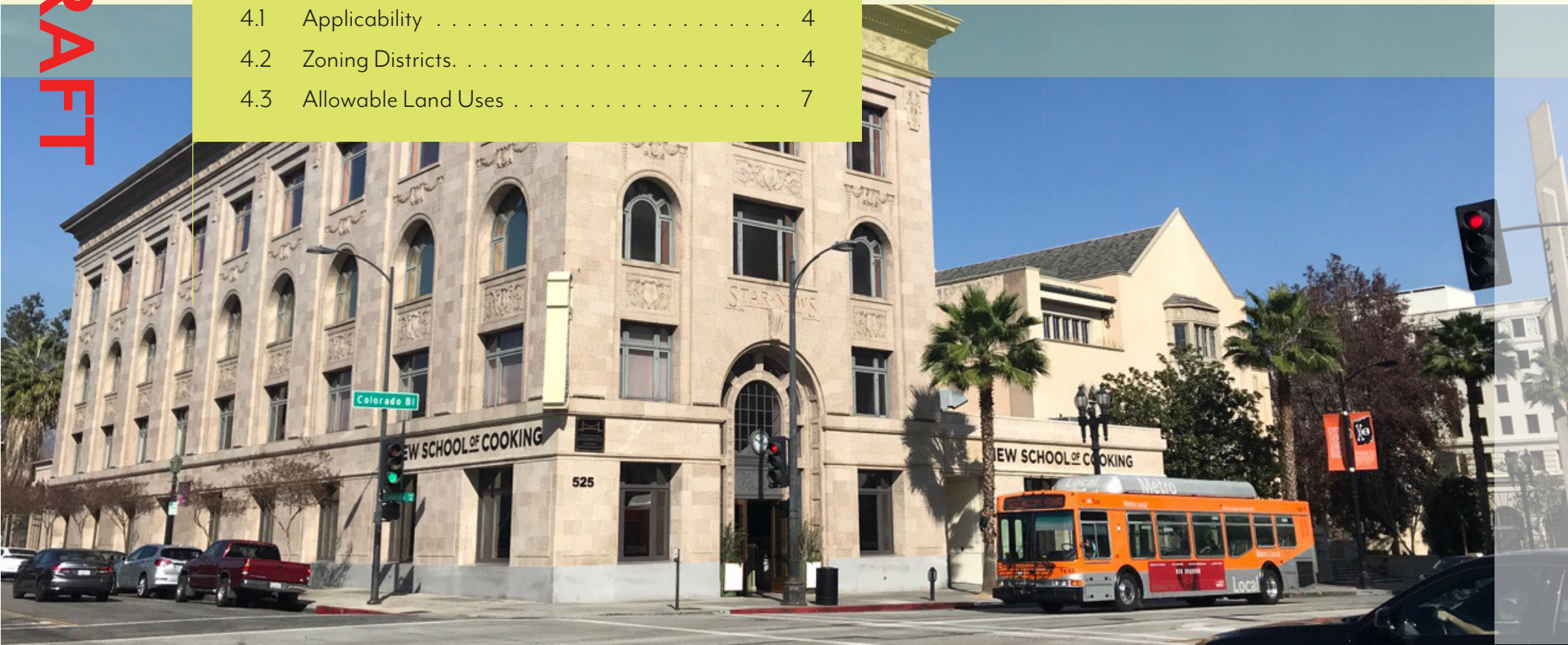


# Ch. 4 Zoning & Land Use

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PACIFIC-SOUTHWEST TRUST

BJ's

RESTAURANT

PARKING ENTRANCE

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# Zoning & Land Use

## CHAPTER OVERVIEW

The zoning and land use regulations in this chapter are intended to guide development and decision making to achieve the vision of the CDSP. While broad land use categories are assigned in the General Plan, the CDSP establishes a detailed list of allowed land uses and permit requirements for each zoning district within the plan area.

This chapter is organized into the following sections:

- » **4.1 Applicability**
- » **4.2 Zoning Districts**
- » **4.3 Allowable Land Uses**



*Institutional Use*



*Commercial Use*



*Residential Use*



*Mixed-Use*



## 4.1 Applicability



The applicability of the CDSP land use regulations and development standards are organized by zoning district and plan chapters (Table 4.1-1). Where CDSP standards do not apply, the relevant section of Pasadena Municipal Code (PMC) is referenced.

Table 4.1-1: Applicable Specific Plan Chapters

Zone	Specific Plan Chapters			
	Vision, Goals & Policies	Zoning & Land Use	Public Realm Standards	Development Standards
	3	4	5	6
CD-MU-C	✓	✓	✓	✓
CD-MU-G	✓	✓	✓	✓
CD-MU-N	✓	✓	✓	✓
CD-CG	✓	✓	✓	✓
CD-CL	✓	✓	✓	✓
CD-RM-87	✓	✓	✓	✓
CD-RM-48	✓	17.22	✓	17.22
CD-RM-32	✓	17.22	✓	17.22
OS	✓	17.26	✓	17.26
PS/PD	✓	17.26	✓	17.26

## 4.2 Zoning Districts

The purpose of the CDSP zoning districts (Map 4.2-1) is to implement the plan vision for each of the districts.

### CD-MU-C Mixed-Use Core

- » Create a mixed-use activity center that encourages a range of active uses where people can walk to shops, restaurants, jobs, and entertainment
- » Support projects that are entirely commercial or mixed-use, integrated vertically consistent with ground floor use requirements

### CD-MU-G Mixed-Use General

- » Enhance the existing mixed-use character with the broadest 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

### CD-MU-N Mixed-Use Neighborhood

- » Promote the development of pedestrian-friendly neighborhoods with commercial uses that are sensitive to neighboring 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

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**CD-CG** Commercial General

- » Enhance the existing commercial character with a wide variety of commercial uses that support citywide needs, as well as pedestrian-oriented goods and services for local residents

**CD-CL** Commercial Limited

- » Allow for a limited selection of pedestrian-oriented commercial uses that complement the surrounding retail-focused district

**CD-RM-87** Residential Multi-family

- » Allow opportunities for high density urban housing and relate new development to the surrounding community in scale and character

**CD-RM-48 and CD-RM-32** Residential Multi-family

- » Maintain the current uses and protect the existing residential character using City of Gardens standards

**OS** Open Space

- » Provide opportunities for parks and recreation to residents and visitors

**PS** Public-Semipublic

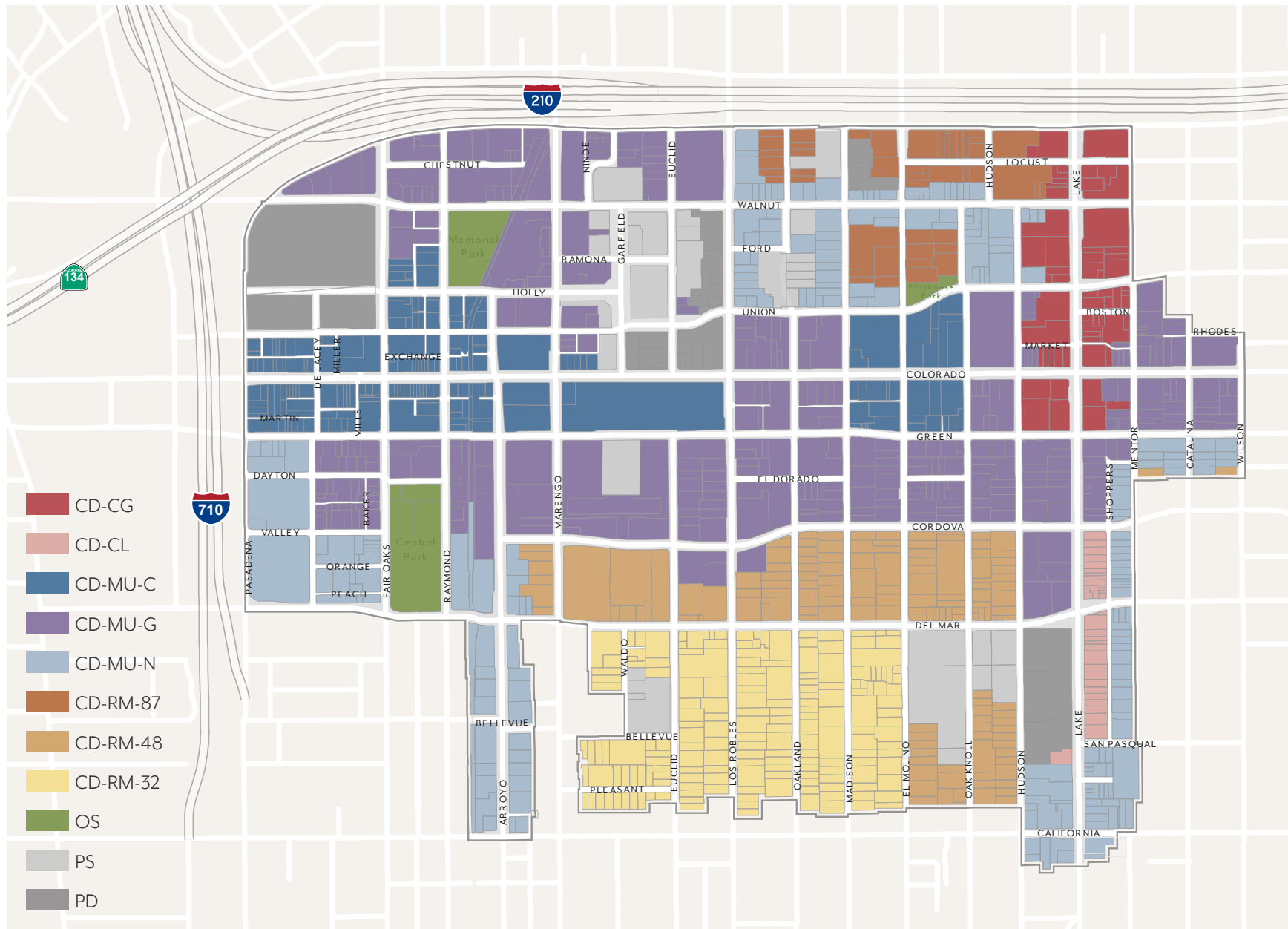
- » Maintain the current uses and protect the existing institutional character

**PD** Planned Development

- » Achieve a particular mix of uses and appearance through a design review process resulting in quality urban design on large sites



Map 4.2-1: Zoning Districts



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## 4.3 Allowable Land Uses

- A. **Definitions.** Definitions of specific land uses are found in PMC 17.80.020.
- B. **Permit Requirements.** Table 4.3-1 identifies the uses of land allowed, the land use permit required to establish each use, and limitations that may apply for a particular use.
- C. **Standards for Specific Land Uses.** Additional standards may apply to specific land uses; refer to the PMC Section noted in the table.
1. PMC 17.50.160 shall not apply to Mixed-Use Projects.
  2. PMC 17.50.350 shall not apply to Multi-Family Housing.
- D. **Ground Floor Frontages.** In Mixed-Use zoning districts, additional commercial requirements and residential unit restrictions on the ground floor shall apply per Section 6.2.1.
- E. **Major Construction.** For non-residential uses with a gross floor area of 25,000 square feet or greater, a Conditional Use Permit shall be required per PMC 17.61.050.J.2.
- F. **Prohibited Uses.** Those uses not listed in Table 4.2-1 are prohibited by this Specific Plan, except as otherwise provided by PMC 17.21.030.A.
1. Drive-throughs associated with any use are prohibited.
- G. **Nonconforming Uses.** Existing uses which are made nonconforming by this Specific Plan shall be subject to PMC 17.71.

Table 4.3-1: Allowable Uses, Permit Requirements & Specific Limitations

Symbol	Description	PMC 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.	

### Limitations

(L1) Use is not permitted on the ground floor within 35 feet of the sidewalk line. Entries to upper and lower floors or ground floor spaces behind the 35 feet are allowed.

ZONING DISTRICT LAND USES AND PERMIT REQUIREMENTS							
Land Use <sup>1</sup>	Permit Requirement						PMC Section / Notes
	CD- CG	CD- CL	CD- MU-C	CD- MU-G	CD- MU-N	CD- RM-87	
RESIDENTIAL USES							
Accessory Dwelling Unit	—	—	P	P	P	P	17.50.275
Boarding Houses <sup>2</sup>	—	—	—	—	C	C	
Dormitories	—	—	—	P	P	P	
Fraternities / Sororities	—	—	—	P	P	P	
Home Occupations	—	—	P	P	P	P	17.50.110
Mixed-Use Projects	—	—	P	P	P	—	
Multi-Family Housing	—	—	P	P	P	P	
Residential Accessory Uses and Structures	—	—	P	P	P	P	17.50.250
Residential Care, General	—	—	C	C	C	C	
Residential Care, Limited	—	—	P	P	P	P	
Single-Room Occupancy	—	—	P	P	P	—	
Supportive Housing	—	—	P	P	P	P	
Transitional Housing <sup>3</sup>	—	—	P	P	P	P	
COMMERCIAL USES							
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES							
Clubs, Lodges, Private Meeting Halls	C	C	C	C	C	—	
Colleges, Nontraditional Campus Setting	P	P	P	P	—	—	
Colleges, Traditional Campus Setting	—	—	—	—	C	—	
Commercial Entertainment	E	E	E	E	E	—	17.50.130
Commercial Recreation, Indoor	P	P	P	P	P	—	
Conference Centers	C	—	C (LI)	C	—	—	
Cultural Institutions	P	P	P	P	P	—	
Electronic Game Centers	P	P	P	P	P	—	17.50.100



ZONING DISTRICT LAND USES AND PERMIT REQUIREMENTS							
Land Use <sup>1</sup>	Permit Requirement						PMC Section / Notes
	CD-CG	CD-CL	CD-MU-C	CD-MU-G	CD-MU-N	CD-RM-87	
Park and Recreation Facilities	P	P	P	P	P	P	
Religious Facilities	C	C	C	C	C	C	
with Columbarium	MC	MC	MC	MC	MC	MC	17.50.230
with Temporary Homeless Shelter	MC	MC	MC	MC	MC	MC	
Schools, Public and Private	—	—	—	—	C	C	17.50.270
Schools, Specialized Education and Training	P (LI)	P (LI)	P (LI)	P (LI)	P	—	
OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES							
Automated Teller Machines (ATMs)	P	P	P	P	P	—	17.50.060
Banks and Financial Services	P	P	P	P	P	—	
with Walk-Up Services	P	P	P	P	P	—	17.50.060
Business Support Services	P	P	P	P	P	—	
Offices, Accessory	P	P (LI)	P (LI)	P	P	—	
Offices, Administrative Business Professional	P	P (LI)	P (LI)	P	P	—	
Offices, Government	P	P (LI)	P (LI)	P	P	—	
Offices, Medical	P	P (LI)	P (LI)	P	P	—	
Research and Development, Offices	P	P (LI)	P (LI)	P	P	—	17.50.240
Work/Live Units	—	—	—	—	P	P	17.50.370
RETAIL SALES							
Alcohol Sales, Beer and Wine	C	C	C	C	C	—	17.50.040
Alcohol Sales, Full Alcohol	C	C	C	C	C	—	
Animal Services, Retail Sales	P	P	P	P	P	—	
Bars / Taverns	C	C	C	C	C	—	17.50.040, 17.61.050.J
with Live Entertainment	C	C	C	C	C	—	15.50.130
Convenience Stores	P	P	P	P	P	—	

ZONING DISTRICT LAND USES AND PERMIT REQUIREMENTS							
Land Use <sup>1</sup>	Permit Requirement						PMC Section / Notes
	CD-CG	CD-CL	CD-MU-C	CD-MU-G	CD-MU-N	CD-RM-87	
Food Sales	P	P	P	P	P	—	
Internet Vehicle Sales	P	P	P	P	P	—	
Liquor Stores	C	C	C	C	C	—	17.50.040, 17.61.050.J
Restaurants, Fast Food	P	P	P	P	P	—	17.50.260, 17.61.050.J
Restaurants, Formula Fast Food	P	P	P	P	P	—	
Restaurants	P	P	P	P	P	—	
with Limited Live Entertainment	P	P	P	P	P	—	
with Walk Up Window	P	P	P	P	P	—	
Retail Sales	P	P	P	P	P	—	
Significant Tobacco Retailers	C	C	C	C	C	—	17.50.330, 17.61.050.J
Vehicle Services, Automobile Showrooms <sup>4</sup>	P	P	P	P	—	—	
SERVICES							
Adult Day Care, General	C (LI)	—	—	C (LI)	C (LI)	—	
Adult Day Care, Limited	P (LI)	—	—	P (LI)	P (LI)	P	
Catering Services	P	P (LI)	P (LI)	P (LI)	P	—	
Charitable Institutions	P	P	P	P	P	—	
Child Day Care Centers	P	—	—	P	P	P	17.50.080
Child Day Care, Large	—	—	P	P	P	P	
Child Day Care, Small	—	—	P	P	P	P	
Emergency Shelters	MC	MC	—	MC	—	—	
Laboratories	P (LI)	—	—	P (LI)	P (LI)	—	
Life/Care Facilities	—	—	—	MC (LI)	MC (LI)	—	17.50.120
Lodging, Bed and Breakfast Inns	—	—	—	—	C	C	17.50.140
Lodging, Hotels and Motels	C	C	C	C	—	—	17.50.150

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ZONING DISTRICT LAND USES AND PERMIT REQUIREMENTS							
Land Use <sup>1</sup>	Permit Requirement						PMC Section / Notes
	CD-CG	CD-CL	CD-MU-C	CD-MU-G	CD-MU-N	CD-RM-87	
Massage Establishments	C (LI)	C (LI)	C (LI)	C	C	—	17.50.155
Medical Services, Extended Care	—	—	—	MC (LI)	MC (LI)	—	
Neighborhood Gardens	P	P	P	P	P	P	
Personal Improvement Services	P	P	P	P	P	—	
Personal Services	P	P	P	P	P	—	
Printing and Publishing	P (LI)	—	—	—	C	—	
Printing and Publishing, Limited	P (LI)	P (LI)	P (LI)	P (LI)	P (LI)	—	
Public Safety Facilities	C	C	C	C	C	—	
Vehicle Services, Washing and Detailing, Small-scale	—	—	—	—	P	—	17.50.290
INDUSTRY, MANUFACTURING & PROCESSING USES							
Alcohol Beverage Manufacturing	P	P	P	P	C	—	17.50.040, 17.61.050.J
with Accessory Tasting Room	MC	MC	MC	MC	C	—	
Custom Manufacturing / Artisan Production	P	P	P	P	P	—	
Industry, Restricted, Small-scale	P	P	P	P	P	—	
Recycling Collection Facilities, Small	C	C	C	C	C	—	
Research and Development, Non-Offices	P (LI)	—	—	P (LI)	P (LI)	—	17.50.240
TRANSPORTATION, COMMUNICATIONS & UTILITY USES							
Accessory Antenna Array	P	P	P	P	P	P	
Alternative Fuel / Recharging Facilities	P	—	—	—	P	—	
Commercial Off-Street Parking	MC	MC	MC	MC	MC	—	17.40.070
Communications Facilities	C	C	C	C	C	C	
Heliports	C	C	—	—	—	—	
Transportation Terminals	C	C	C	C	C	C	
Utility, Major	C	C	C	C	C	C	

ZONING DISTRICT LAND USES AND PERMIT REQUIREMENTS							
Land Use <sup>1</sup>	Permit Requirement						PMC Section / Notes
	CD-CG	CD-CL	CD-MU-C	CD-MU-G	CD-MU-N	CD-RM-87	
Utility, Minor	P	P	P	P	P	P	
Wireless Telecom Facilities, Minor	C	C	C	C	C	C	17.50.310
Wireless Telecom Facilities, SCL	P	P	P	P	P	P	
TEMPORARY USES							
Filming, Long-term	C	C	C	C	C	C	
Filming, Short-term	P	P	P	P	P	P	
Personal Property Sales	—	—	—	—	P	P	17.50.190
Seasonal Merchandise Sales	P	P	P	P	P	—	17.50.180
Street Fairs	P	P	P	P	P	P	
Tents	TUP	TUP	TUP	TUP	TUP	TUP	17.50.320
Other Temporary Uses	TUP	TUP	TUP	TUP	TUP	TUP	

## NOTES:

<sup>1</sup> See PMC 17.80.020 for definition of the listed land uses.

<sup>2</sup> Includes Co-living facilities, which may include more than one shared kitchen per building. Separation requirements of PMC 17.50.065 shall not apply.

<sup>3</sup> The maximum interior or exterior area in which support services are offered or located shall not exceed 250 square feet.





# Ch. 5 Public Realm

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# Public Realm

## CHAPTER OVERVIEW

The public realm standards and design guidelines in this chapter serve to implement the General Plan vision for the CDSP area and achieve objectives of the Pasadena Street Design Guide, Pasadena Pedestrian Plan, and Pasadena Master Street Tree Plan. To improve the public realm for users of all abilities, and to provide enough space for simultaneous uses of the sidewalk, these standards and guidelines ensure that new developments contribute to the safety, accessibility, and connectivity of their surrounding streetscape network.

Many features that are critical to walkability depend on the width and organization of the sidewalk. For example, consistent street trees provide shade and other aesthetic and environmental benefits, and sidewalk seating for restaurants and cafés activate the public realm and boost business. However, the success of both relies on the sidewalk offering ample and well-organized space to prevent conflicts with pedestrians.

Walkable neighborhoods also have convenient and intuitive connections, and outdoor spaces to rest and gather. Features such as mid-block pedestrian walkways or “paseos” can reduce walking distance, while adding public open space and additional amenities. Other public open spaces such as plazas create communal nodes in the public realm to sit and enjoy amenities such as shading, landscaping, and public art. While these connections and spaces are integral to the public realm, the standards and guidelines for Paseos and Plazas are set forth in Chapter 6.

The public realm standards and guidelines in this chapter address and regulate pedestrian infrastructure and amenities to support a safe, accessible, and comfortable pedestrian experience.

This chapter is organized into the following sections:

» **5.1 Sidewalks**

» **5.2 Parkways and Street Trees**

Each section includes rationale for the standard followed by sub-sections for individual standards, if applicable. Each standard is introduced in text and/or table format with diagrams and images to illustrate regulations. Supplementary text boxes are provided for additional context on most standards and diagrams. Note that diagrams are provided for the purposes of communicating measurements and images are included to illustrate potential outcomes of the standards; neither are suggestive of regulated architectural styles.

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Figure 5.1-1: Sidewalk Zones



### IMPORTANCE OF SIDEWALKS

Sidewalks play a multi-faceted role in the built environment, serving as spaces for pedestrian travel, entryways, outdoor dining, landscaping and trees, as well as containing a variety of amenities, such as benches, bus shelters, bicycle racks and trash receptacles. Sidewalk standards correlate to the level of surrounding densities, intensities, and uses. Having sufficient widths and establishing distinct zones ensure that the sidewalk can support activities of all kinds. Private property setbacks from the street also augment sidewalk width and support additional public realm features.

### PASADENA STREET DESIGN GUIDE

Pasadena's Street Design Guide provides a framework for understanding the way sidewalks are used, and organizes sidewalks into zones to avoid conflict between various uses and amenities. Requirements vary based on the level of activity, land uses, intensities, and densities, as well as special conditions. Through designating specific zones, the CDSP can help enhance the pedestrian experience by increasing sidewalk widths, enabling more shade coverage and opportunities for amenities such as seating and landscaping.

The Street Design Guide organizes sidewalks into the following three zones, which provide a basis for standards in the Specific Plan:

- » The **Amenity / Curb Zone (Amenity Zone)** is the portion of the sidewalk directly adjacent to the street right-of-way. This zone typically includes street trees, street lights, parkways, street furniture, bicycle parking, bus shelters, and other utility facilities.
- » The **Walk Zone** is the portion of the sidewalk dedicated to pedestrian travel and shall be free of obstruction.
- » The **Building Frontage Zone** is adjacent to private property and allows for outdoor furniture and shade structures.

## 5.1 Sidewalks

These standards are intended to:

- » Ensure a minimum sidewalk width is achieved, appropriate to support future densities, intensities, uses, and pedestrian volumes;
- » 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.

### 5.1.1 SIDEWALK WIDTH

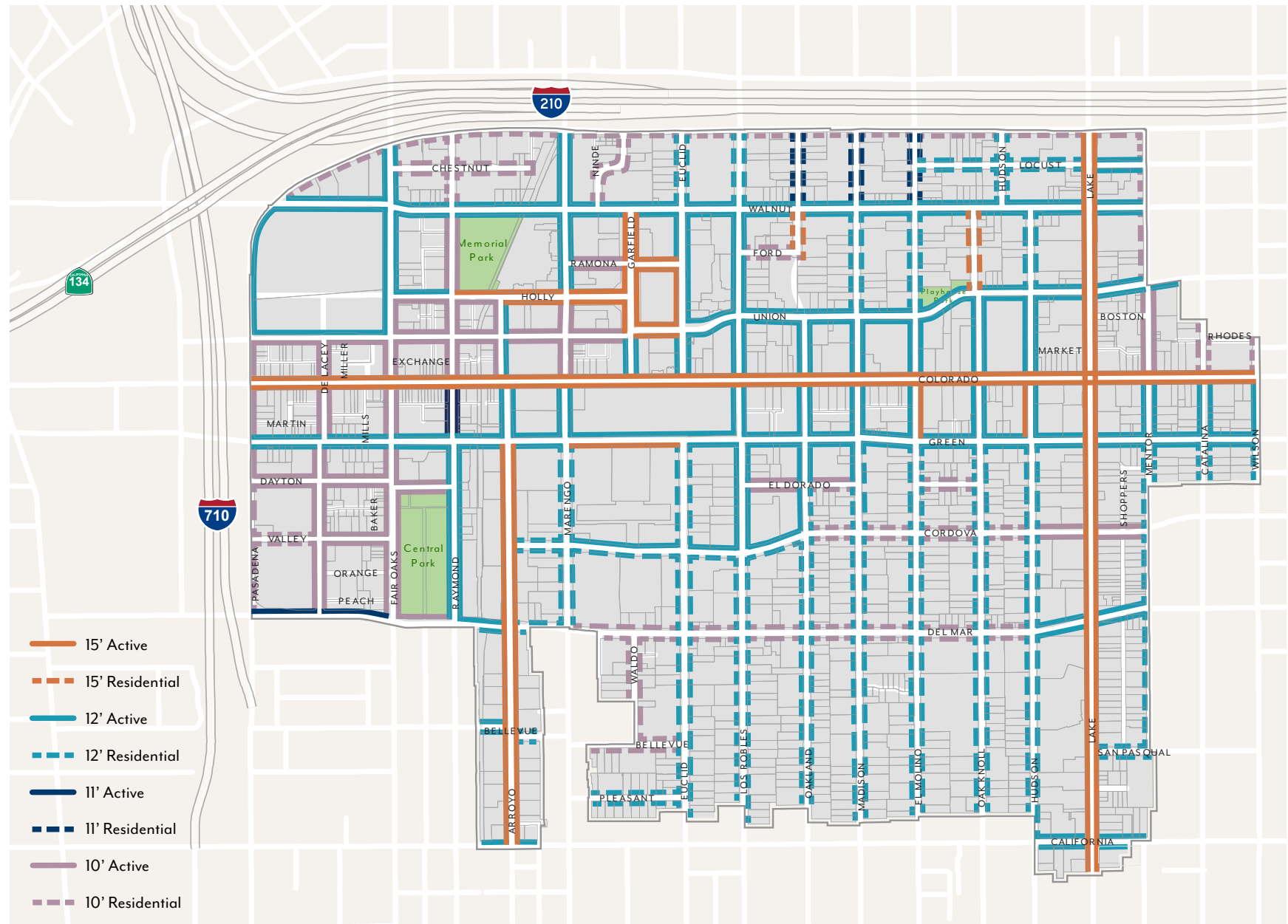
- A. **Dimension.** Projects shall provide sidewalks that meet the required widths per Map 5.1-1. Where the existing sidewalk right-of-way is less than the required width, the difference shall be provided through a private property dedication.
  1. Sidewalks are measured from the Primary Curb Line of each block to the sidewalk line, as illustrated in Figure 5.1-2.
  2. This area shall be paved for general use to the standards specified by Public Works, except for landscaped parkways per Section 5.2.
  3. Within the sidewalk width, sidewalk zones shall be provided to the dimensions set in Figure 5.1-3.
  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 6.4.2.
- B. **Maintenance.** Sidewalk improvements shall be installed and maintained by the abutting property owner.



*Sidewalks with sufficient width can support pedestrian travel as well as space for various amenities, including outdoor dining and street trees*

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Map 5.1-1: Sidewalk Widths





## SAMPLE SIDEWALK WIDTHS

Sidewalk widths of at least 10' are required throughout the CDSP area to provide space for a clear walk zone and basic amenities such as landscaping, lighting, signage, and bicycle parking. Active Sidewalks, designed for commercial and mixed-use areas with more pedestrian activity, have larger Walk Zones, while Residential Sidewalks typically have larger Amenity Zones with parkways.



*An approximately 15 foot commercial sidewalk with tree wells*



*An approximately 12 foot commercial sidewalk with street furniture*



*An approximately 11 foot residential sidewalk, including the parkway*



*An approximately 10 foot residential sidewalk, including the parkway*



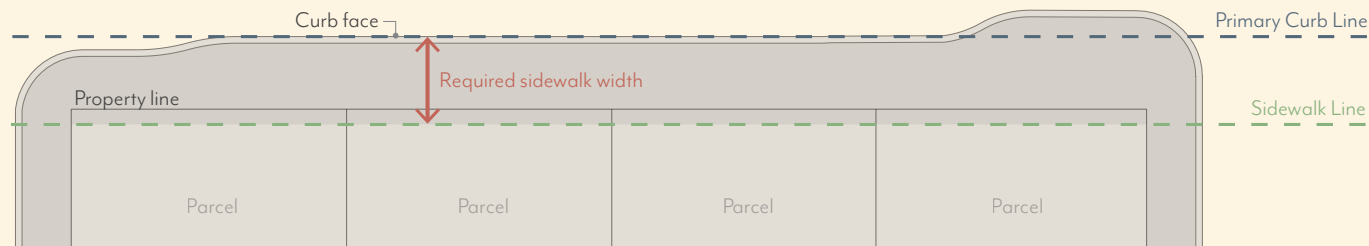
## 5.1.2 SIDEWALK ZONES

- A. **Amenity Zone.** Sidewalks shall provide an Amenity Zone consistent with the width illustrated in Figure 5.1-3, including the curb.
1. Projects shall meet minimum parkway and street tree requirements per Section 5.2.
  2. The following elements are permitted in the Amenity Zone at the discretion of Public Works:
    - a. Paved area for pedestrian mobility,
    - b. Parkway and street trees,
    - c. Seating/furniture,
    - d. Outdoor dining (with a Public Works permit),
    - e. Planters,
    - f. Bicycle parking,
    - g. Bus shelters, and/or
    - h. Other utility facilities including streetlights, signals, meter/sign poles, and pullboxes, etc.
- B. **Walk Zone.** Sidewalks shall maintain a minimum continuous path of travel for pedestrians at the width illustrated in Figure 5.1-3. 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 5.1-3.
1. The following elements are permitted in the Frontage Zone:
    - a. Seating/furniture,
    - b. Outdoor dining (with a Public Works permit),
    - c. Planters, and/or
    - d. Shade structures per Section 6.2.4.

Figure 5.1-2: Sidewalk Width Measurement

The sidewalk line is the line created by measuring the required sidewalk width (as shown in Figure 5.1-2) from the primary curb line. The primary curb line is the predominant face-of-curb of a given block at the discretion of Public Works, and shall not include “bulb-outs” or reductions in sidewalk width at intersections.

As illustrated here, some parcels may not currently provide sufficient width to meet the sidewalk requirement. In these cases, the property owner must provide additional paved area through a dedication to meet the required sidewalk width.



## SAMPLE SIDEWALK ZONES

The images below reflect examples of appropriate conditions for the sidewalk zones. These examples are illustrative and may not reflect all applicable development standards.

### BUILDING FRONTAGE ZONE



*Frontage zones may be used to accomodate outdoor dining*



*Frontage zones may include planters or other landscaping to enhance the ground floor*

### WALK ZONE



*Walk zones of 5 feet allow two people to walk together comfortably*



*Wider walk zones of at least 7 feet are appropriate for commercial retail areas*

### AMENITY ZONE



*Grass or turf parkways with shade trees are appropriate for residential areas*

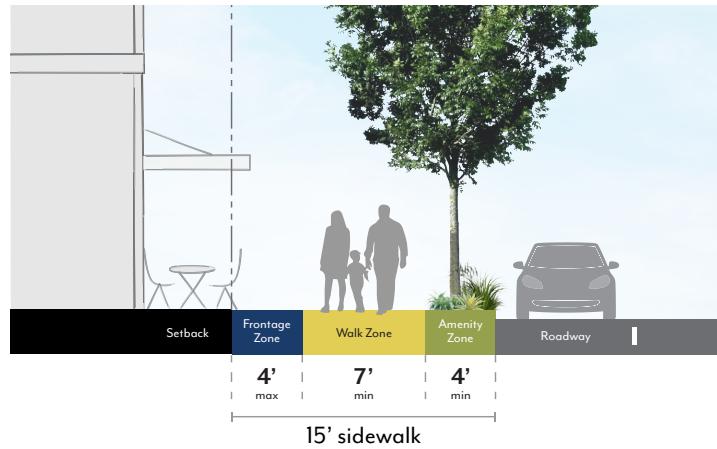


*Amenity zones may include street furniture, such as seating and pedestrian lighting*

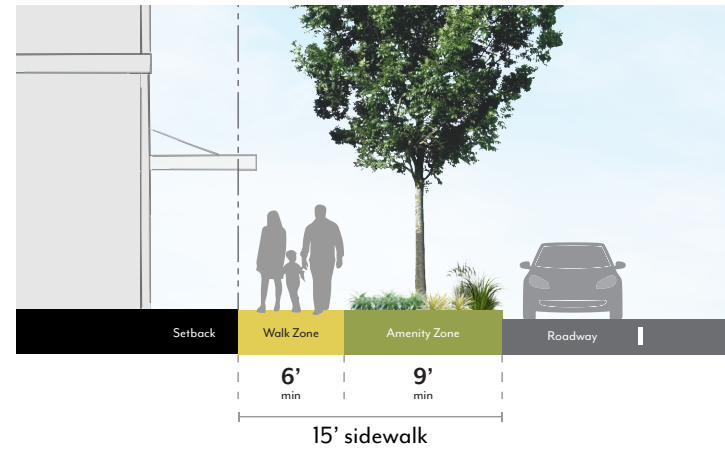
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Figure 5.1-3: Sidewalk Zone Requirements

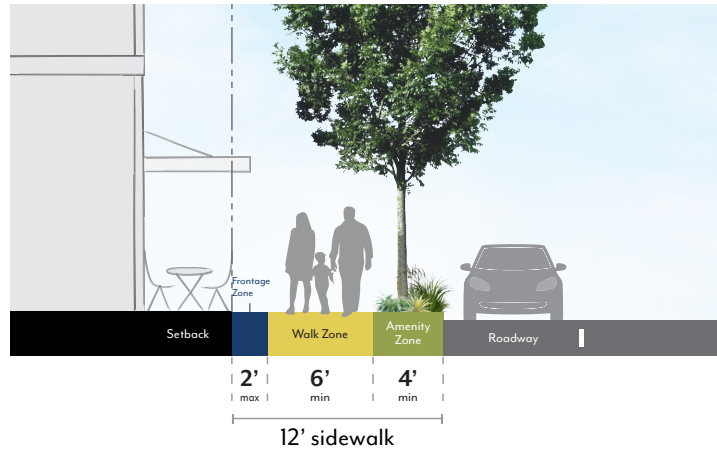
**Diagram 1: 15' Active Sidewalks**



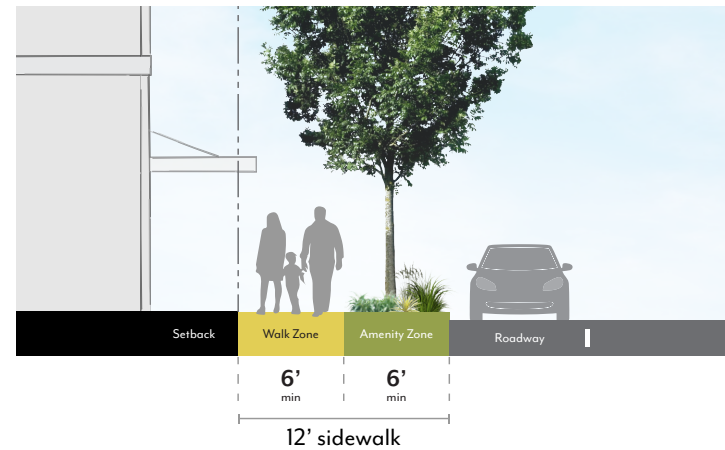
**Diagram 2: 15' Residential Sidewalks**



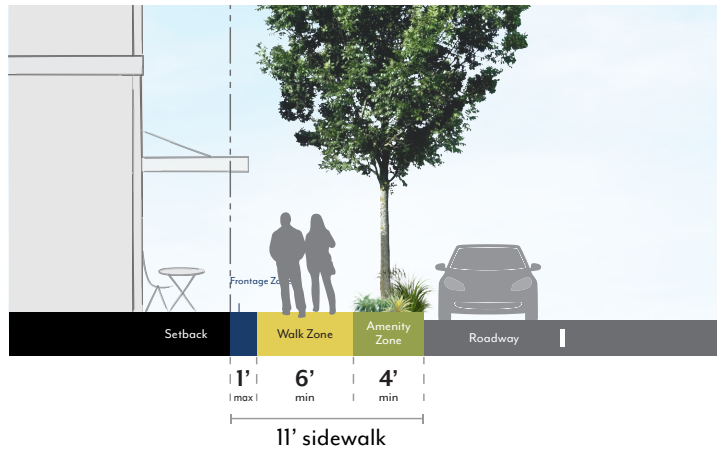
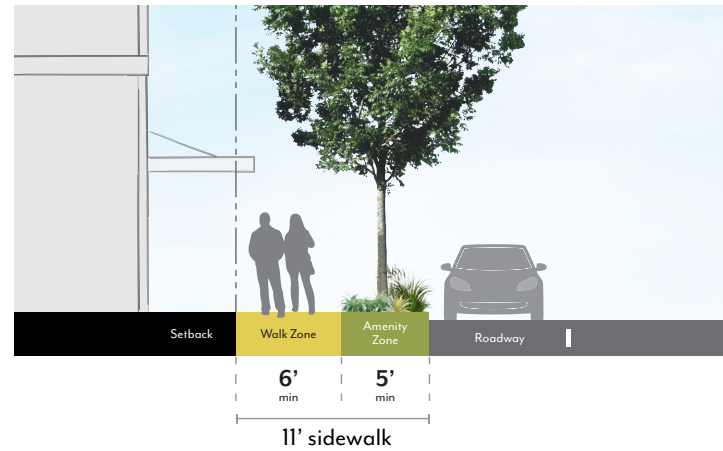
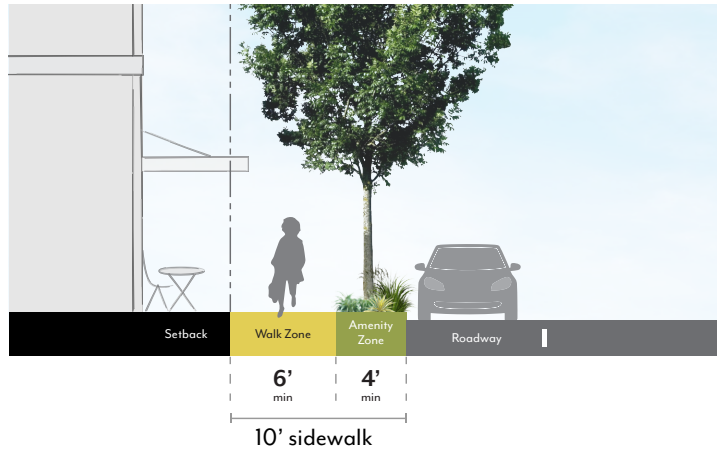
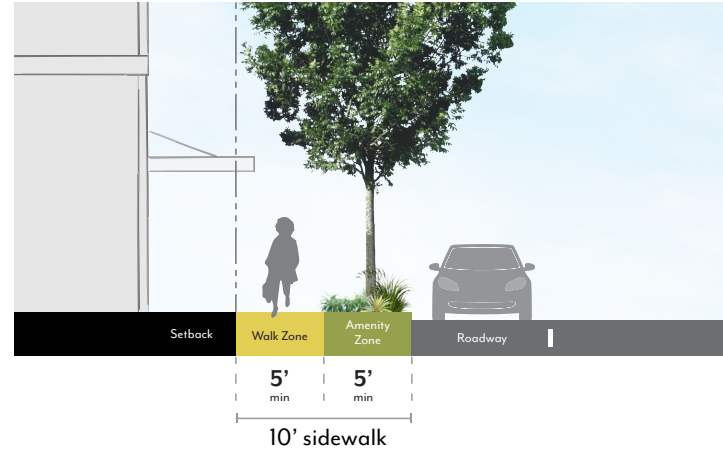
**Diagram 3: 12' Active Sidewalks**



**Diagram 4: 12' Residential Sidewalks**



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**Diagram 5: 11' Active Sidewalks****Diagram 6: 11' Residential Sidewalks****Diagram 7: 10' Active Sidewalks****Diagram 8: 10' Residential Sidewalks**



## 5.2 Parkways and Street Trees

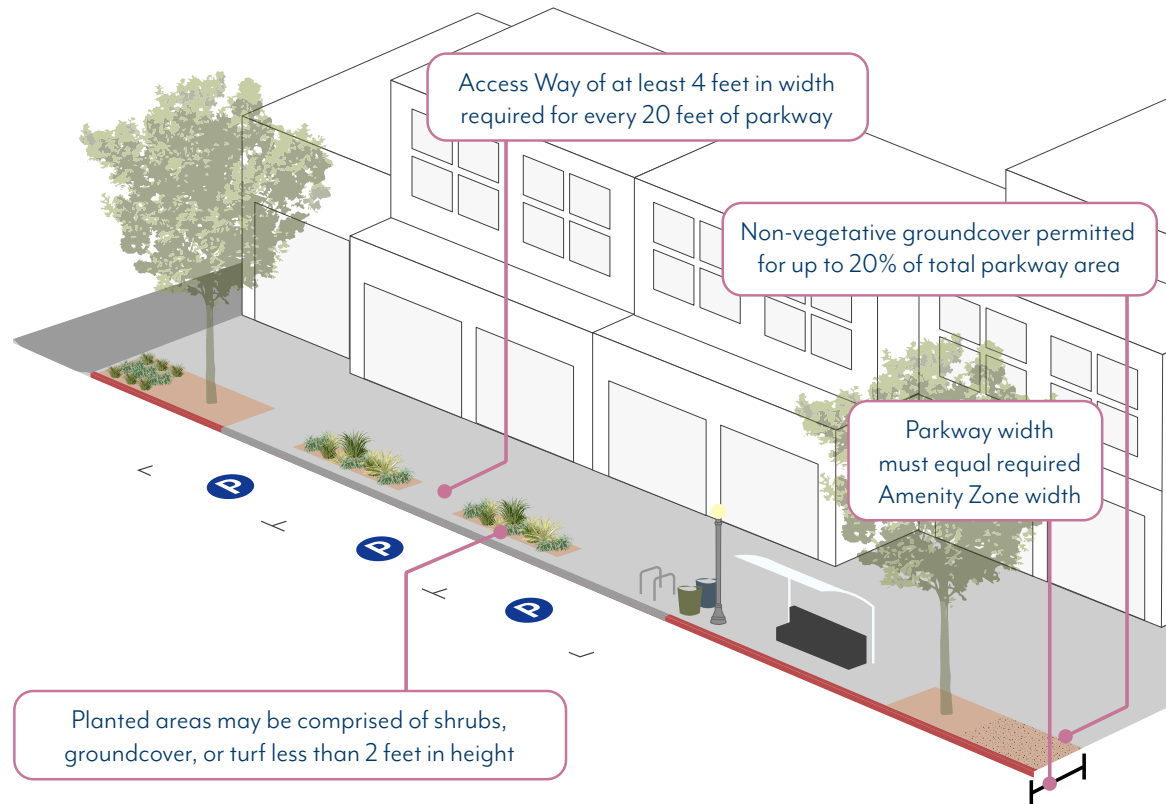
These standards are intended to:

- » Enhance pedestrian conditions through increased landscaping at sidewalk level;
- » Provide a visual buffer between parking lane and sidewalk;
- » Improve stormwater capture and increase permeability of sidewalk zone; and
- » Improve street tree health and support the process of carbon sequestration.

### 5.2.1 PARKWAYS

- A. **Required Parkway.** Projects shall include parkways within the Amenity Zone as follows.
1. In CD-RM-48 and CD-RM-32, parkway length shall be no less than 60 percent of street frontage, unless approved by the Director of Public Works.
  2. 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.

Figure 5.2-1: Parkway Design Standards



### IMPORTANCE OF PARKWAYS

Parkways are landscaped or permeable areas within the sidewalk that play an important role in today's urban landscape by improving pedestrian comfort, increasing sustainability, and enhancing the aesthetic character of the public realm. By expanding the permeable area around street trees, parkways increase rain and stormwater capture, leading to improved street tree health and larger tree canopies, which creates cooler temperatures for pedestrians, helps to sequester carbon from the atmosphere, and reduces pollution in our nearby waterways.

Parkways also provide a visual buffer between the pedestrian and moving or parked vehicles, which further improves pedestrian comfort and creates a more attractive sidewalk environment. Typically residential neighborhoods can accommodate long, uninterrupted areas of parkways within the sidewalk. In commercial and mixed-use areas, available space for parkways may be constrained by bus shelters, street lights, and the need to accommodate higher levels of pedestrian traffic; however, significant parkway opportunities still exist on these corridors.

## SAMPLE PARKWAYS

These examples are illustrative and may not reflect all applicable development standards.



*Commercial Parkway*



*Commercial Parkway*



*Commercial Parkway*



*Residential Parkway*



*Residential Parkway*



*Residential Parkway*

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- B. **Dimensions.** Parkway shall be constructed at the same width as the Amenity Zones illustrated in Figure 5.1-3, minus the 6-inch width required for the curb.
1. 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.
  2. 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.
- C. **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.
1. 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.
  2. The finished surface of access ways shall be in plane with both the adjoining top of curb and sidewalk.
  3. Access ways shall be constructed of pavers, concrete, or stabilized decomposed granite.
- D. **Planted Area.** A minimum of 80 percent of the total required parkway area for a given project shall be comprised of plant material.
1. Permitted materials include groundcovers, turf or turf substitutes, and shrubs or low perennials that are lower than 24 inches in height at full maturity.
    - a. 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.
    - b. Plants with spines or thorns shall not be planted adjacent to any walkways or curbs.
    - c. Edible plants are not permitted in parkways.
    - d. Artificial turf is not permitted in parkways.



*Parkway with street trees and low perennial plantings*

### MATERIALS & ACCESS GUIDELINES

- » In areas with high pedestrian traffic, plant material should have a minimum height of 18 inches to discourage pedestrians from stepping on the parkway. Groundcover is discouraged unless it can withstand heavy foot traffic.
  - » Plants which require little or no irrigation are preferred.
2. 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.

- E. **Non-planted Area.** A maximum of 20 percent of the parkway area may be organic or inorganic cover.
  - 1. Permitted materials include permeable pavers, decomposed granite, gravel, rocks, or mulch.
    - a. Pavers are not allowed within 3 feet of any public streetlight pole or pull box or other utility facilities.
- F. **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.
  - 1. 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.
  - 2. 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.
- G. **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.
  - 1. Design of irrigation systems in parkways shall be in accordance with all local, state, and federal laws and regulations for water conservation.
  - 2. Street tree roots shall not be damaged during the irrigation installation process.
- H. **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.

## STORMWATER & IRRIGATION GUIDELINES

- » Parkway should be designed to treat and/or capture stormwater run-off from the adjacent sidewalk to the greatest extent feasible given soil conditions.
- » Suspended pavement systems are encouraged as a means of controlling runoff volume and should be implemented under and adjacent to large pedestrian walkways.
- » If impermeable surfaces are used within parkways, they shall be constructed to drain to permeable areas.
- » Low-volume, sub-surface/drip irrigation or other non-spray irrigation systems or hand-watering is preferred where irrigation is needed.

## 5.2.2 STREET TREES

- A. **Species.**<sup>1</sup> 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.
- B. **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, other street amenities or species type. Closer spacing is encouraged where feasible/when appropriate for a particular tree type.
- C. **Well Dimension.** Tree well width shall be equivalent to the required Amenity Zone, minus the 6-inch width required for the curb.
  - 1. 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.
  - 2. Street trees planted within tree wells must be installed according to the Department of Public Works Tree Planting in Tree Well Standard Plan.
- D. **Well Frames.** Tree well frames, or tree grates, may be installed according to the Department of Public Works Tree Well Frame Installation Standard.
- E. **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.
  - 1. 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.
  - 2. The root zone volume per tree requirement may be reduced by 10 percent where two or more trees share a contiguous root zone cell.
- F. **Maintenance.** All street trees shall be maintained by the Department of Public Works.

### IMPORTANCE OF STREET TREES

Street trees play an important role in keeping cities livable, sustainable and resilient. Trees improve air quality, increase urban biodiversity, and help reduce carbon emissions. In addition to environmental benefits, trees provide health, social, economic, and aesthetic benefits to communities. Requirements based on guidance from the City's Master Street Tree Plan will increase street tree coverage and require the preservation or introduction of certain tree species. In adherence with these street tree standards and guidelines, new development will contribute to an enhanced shade canopy that helps to reduce the urban heat island effect, decrease sidewalk temperatures, enhance pedestrian comfort, and improve the visual experience of the street.

<sup>1</sup> See **Appendix A.2 Design Guidance for Tree Selection** for detailed recommendations to better align Central District's street tree species with the vision, goals, and policies in this Specific Plan related to shade, climate resilience, stormwater capture, and supporting a vibrant public realm.



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# Ch. 6 Development Standards

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# Development Standards

## CHAPTER OVERVIEW

The development and design standards in this chapter serve to implement the vision, goals, and policies of the Specific Plan, described in Chapter 3.

In addition to the requirements of this Specific Plan, all projects shall comply with the Pasadena Municipal Code (PMC) requirements below. In the event of conflict between the Zoning Code and this Specific Plan, the requirements of this Specific Plan shall control (PMC 17.12.020.D).

- » PMC 17.40 General Property Development and Use Standards
- » PMC 17.42 Inclusionary Housing
- » PMC 17.43 Density Bonus
- » PMC 17.44 Landscaping
- » PMC 17.46 Parking & Loading
- » PMC 17.48 Signs
- » PMC 17.50 Specific Land Uses

Per Section 4.1, development standards for the CD-RM-48, CD-RM-32, OS, PS, and PD zoning districts are not included in the CDSP. In CD-RM-48 and CD-RM-32, development shall be subject to the standards of the respective zoning in PMC 17.22. In OS, PS, and PD, development shall be subject to a Conditional Use Permit or Master Plan per PMC 17.26.

Guidelines, incorporated as part of this plan in shaded text boxes, are intended to encourage quality architecture that enhances the community's unique character. Projects should also consult Pasadena's *Design Guidelines for Neighborhood Commercial and Multi-Family Districts* for further guidance on building form and relationship to the surrounding neighborhood. Projects required to go through Design Review will be assessed based on the project scope and the standards and guidelines of the CDSP, as well as the *Design Guidelines for Neighborhood Commercial and Multi-Family Districts*.

This chapter is organized into the following sections:

### » 6.1 Scale.

- » 6.1.1 Density (du/ac)
- » 6.1.2 Intensity (FAR)
- » 6.1.3 Height
- » 6.1.4 Setbacks
- » 6.1.5 Stepbacks
- » 6.1.6 Historic Adjacency
- » 6.1.7 Modulation

### » 6.2 Frontage.

- » 6.2.1 Ground Floor Frontages
- » 6.2.2 Ground Floor Design
- » 6.2.3 Transparency
- » 6.2.4 Shade Structures
- » 6.2.5 Arcades & Galleries
- » 6.2.6 Walls & Fences
- » 6.2.7 Balconies & Roof Decks

### » 6.3 Open Space.

- » 6.3.1 Minimum Area
- » 6.3.2 Private Open Space
- » 6.3.3 Common Open Space
- » 6.3.4 Public Open Space
- » 6.3.5 Paseos

### » 6.4 Parking.

- » 6.4.1 Minimum Parking
- » 6.4.2 Vehicle Access
- » 6.4.3 Layout & Design

Table 6-1: Summary of Development Standards

Table 6-1 provides abbreviated development and design standards by zoning district for the CDSP. Where the plan defers to the Pasadena Municipal Code (PMC) for a particular standard, the relevant code section is provided; however, the City's code is updated periodically and exact code references

may change. Checkmarks (✓) indicate where a Specific Plan standard applies, but the standard is text-based and cannot be condensed into the table. **Complete standards shall be referenced within the relevant sections of Chapter 6.**

Standard	CDSP-CG	CDSP-CL	CDSP-MU-C	CDSP-MU-G	CDSP-MU-N	CDSP-RM-87
Scale						
Allowable Density						
Dwelling Units per Acre	N/A		Map 6.1-1			
Allowable Intensity						
Floor Area Ratio	Map 6.1-2					
Building Height						
Height	Map 6.1-3					
Required Setbacks						
All streets	Map 6.1-4					
Adjacent to RM/PS	15' min.					10' building separation
Other interiors	None required					
Required Stepbacks						
Adjacent to RM/RS	45° encroachment plane starting at 20'					None required
Historic Adjacency						
Setbacks & Stepbacks	Modified standards apply to projects adjacent designated resources					
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						
Required Uses	Table 6.2-1 and Map 6.2-1					
Commercial Depth	35' average, 20' min.					N/A



Standard	CDSP-CG	CDSP-CL	CDSP-MU-C	CDSP-MU-G	CDSP-MU-N	CDSP-RM-87
Ground Floor Design						
Height	15' min.					
Residential Elevation	-2' to 6' max.					
Minimum Transparency						
Ground Floor	60%					15%
Overall Façade	30%					15%
Residential Units	N/A		15%			
Shade Structures	✓	✓	✓	✓	✓	✓
Arcades & Galleries	✓	✓	✓	✓	✓	✓
Walls & Fences	✓	✓	✓	✓	✓	✓
Balconies & Roof Decks	✓	✓	✓	✓	✓	✓
Open Space						
Minimum Area						
Non-residential	5% of Non-residential Gross Floor Area for Projects over 40,000 sf					N/A
Residential	200 sf per studio, 225 sf per 1-bed, 250 sf per 2-bed, 275 sf per 3+bed					
Publicly Accessible	Table 6.3-2 and Map 6.3-1 for projects over 80,000 sf					
Private Open Space	✓	✓	✓	✓	✓	✓
Common Open Space	✓	✓	✓	✓	✓	✓
Publicly Accessible Open Space	✓	✓	✓	✓	✓	✓
Paseos	✓	✓	✓	✓	✓	✓
Parking						
Minimum Parking	✓	✓	✓	✓	✓	✓
Vehicle Access	✓	✓	✓	✓	✓	✓
Layout & Design	✓	✓	✓	✓	✓	✓

Standard	CDSP-CG	CDSP-CL	CDSP-MU-C	CDSP-MU-G	CDSP-MU-N	CDSP-RM-87
<b>Other Applicable Standards<sup>1</sup></b>						
General Development			PMCI7.40			
Inclusionary Housing			PMCI7.42			
Density Bonus			PMCI7.43			
Landscaping			PMCI7.44			
Parking & Loading			PMCI7.46			
Signs			PMCI7.48			
Specific Land Uses			PMCI7.50			

<sup>1</sup> 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 PMC 17.12.020.D.

## 6.1 Scale

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;
- » Require appropriate transitions to designated historic resources;
- » Support opportunities to increase housing near transit, and require various unit sizes to support individuals and families.

### 6.1.1 DENSITY

- A. **Residential Density.** Projects that include residential dwelling units shall not exceed the allowable dwelling units per acre (du/ac) set in Map 6.1-1.
1. Fractions shall be rounded to the nearest whole number; those at 0.50 may be rounded up.
  2. For projects utilizing state density bonus, refer to Government Code 65915.
  3. The maximum is based on site area. If a dedication or easement is required, density shall be calculated using the size of the lot prior to the dedication or easement.
- B. **Unit Mix.** For projects with 50 dwelling units or more, inclusive of any density bonus, at least 15 percent of the total number of units shall have 3 bedrooms or more. Projects within designated historic districts and/or 100% single-room occupancy (SRO) projects are exempt.



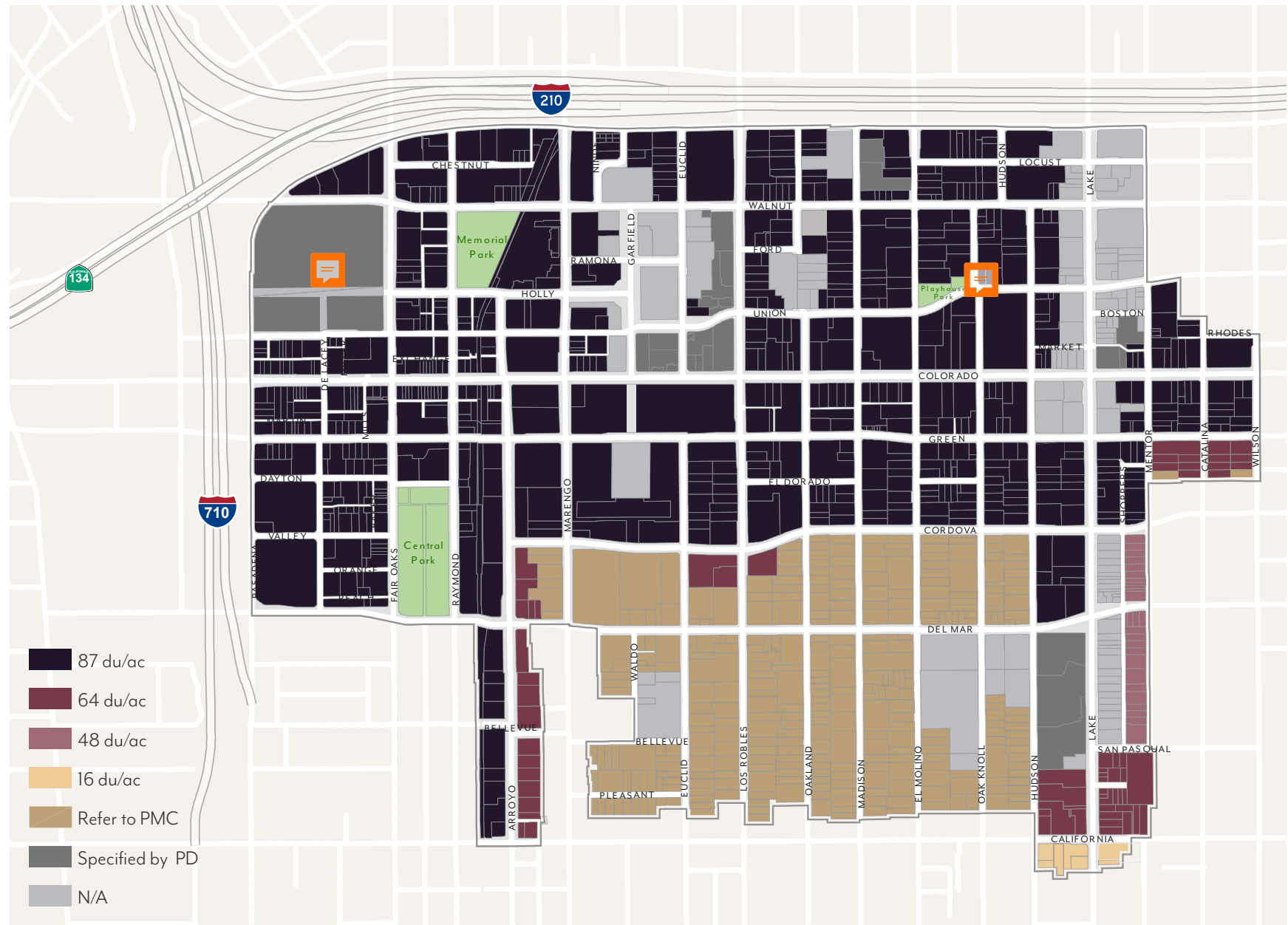
### 6.1.2 INTENSITY

- A. **Floor Area Ratio.** Projects that include non-residential space, including mixed-use, shall not exceed the allowable floor area ratio (FAR) set in Map 6.1-2.
1. In mixed-use projects, residential floor area is included in FAR.
  2. Areas used exclusively for vehicle and bicycle parking and loading are excluded from FAR.
  3. The maximum is based on site area. If a dedication or easement is required, FAR shall be calculated using the size of the lot prior to the dedication or easement.

#### SCALED DEVELOPMENT & HOUSING NEEDS

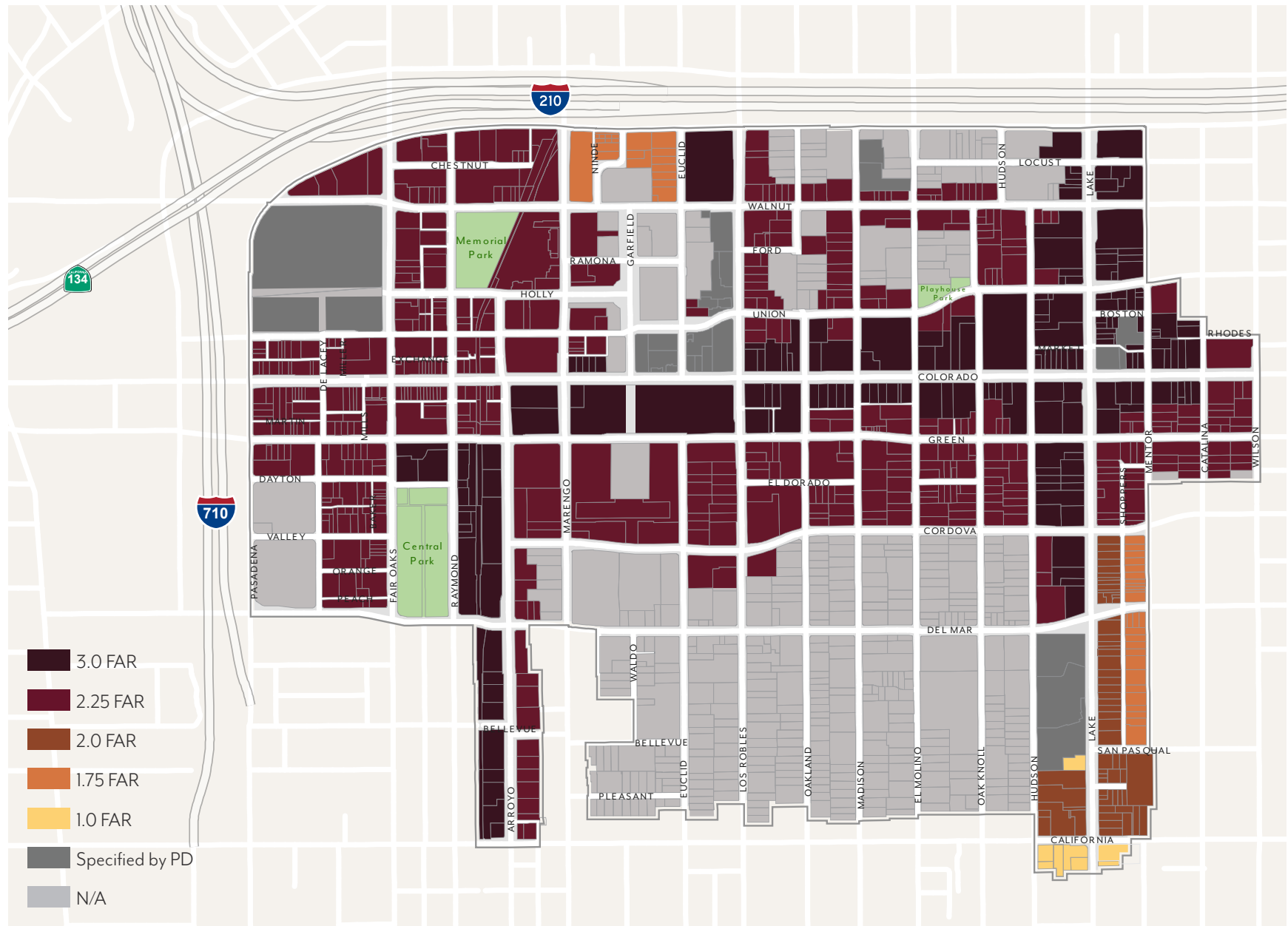
FAR and height maximums aim to focus the largest developments near Metro stations and major intersections like Lake & Colorado, while protecting views of landmark buildings. Density maximums aim to provide additional housing capacity downtown, particularly around transit, while protecting outlying areas from over-development. Unit mix requirements encourage inclusion of family-sized housing options.

Map 6.1-1: Allowable Density





Map 6.1-2: Allowable Floor Area Ratio



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## 6.1.3 HEIGHT

- A. **Building Height.** Projects shall not exceed the height limits set in Map 6.1-3.
1. Height is measured per PMC 17.40.060.
  2. Transitional height areas are one-story height reductions along specified corridors for portions of parcels, and shall be measured:
    - » 50 feet from Green Street and Union Street.
    - » 100 feet from Hudson Avenue and Mentor Avenue.
  3. Exceptions allowed for Height Averaging (6.1.3.B) and projecting features such as appurtenances and railings per PMC 17.40.060.
- B. **Height Averaging.** With approval of Design Commission, height limits may be exceeded for up to 30% of the building footprint to the maximum set in Map 6.1-3, provided that the average height over the entire footprint does not exceed the allowable height; see Figure 6.1-1.
1. The intent is to counterbalance additional height with lower heights elsewhere on-site to achieve an economically-feasible development that protects view corridors and contributes to a more visually-compelling skyline.
  2. Averaging is not applicable to other development standards relating to building scale such as stepbacks. It may not be used in combination with a concession for building height when utilizing PMC 17.43.
- C. **City Hall View Corridor.** Projects shall not block the view of the City Hall dome (Figure 6.1-2) as visible from the intersection at Hudson Avenue and Union Street; see Map 6.1-3.

Figure 6.1-2: City Hall Dome

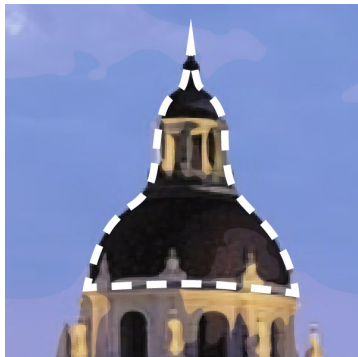
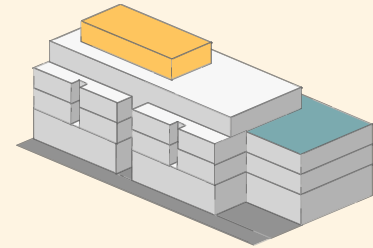


Figure 6.1-1: Height Averaging

*A building may exceed its height limit for up to 30% of its footprint if another area is lowered so that the average height is at or below the height limit*

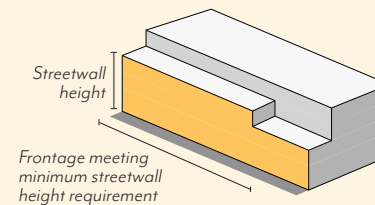


- D. **Streetwall Height.** Buildings shall meet or exceed the minimum streetwall height set in Table 6.1-1 for a minimum of 75 percent of building frontage, unless the overall building height is lower than the requirement; see Figure 6.1-3.
1. Streetwall is defined as any street-facing façade within 10 feet of the maximum setback and is not required to be continuous.
  2. Appurtenances shall not count toward streetwall height.

Table 6.1-1: Minimum Streetwall Height

Colorado Boulevard	25'
Lake Avenue	40' (north of Cordova) 25' (south of Cordova)
Walnut Street	25'

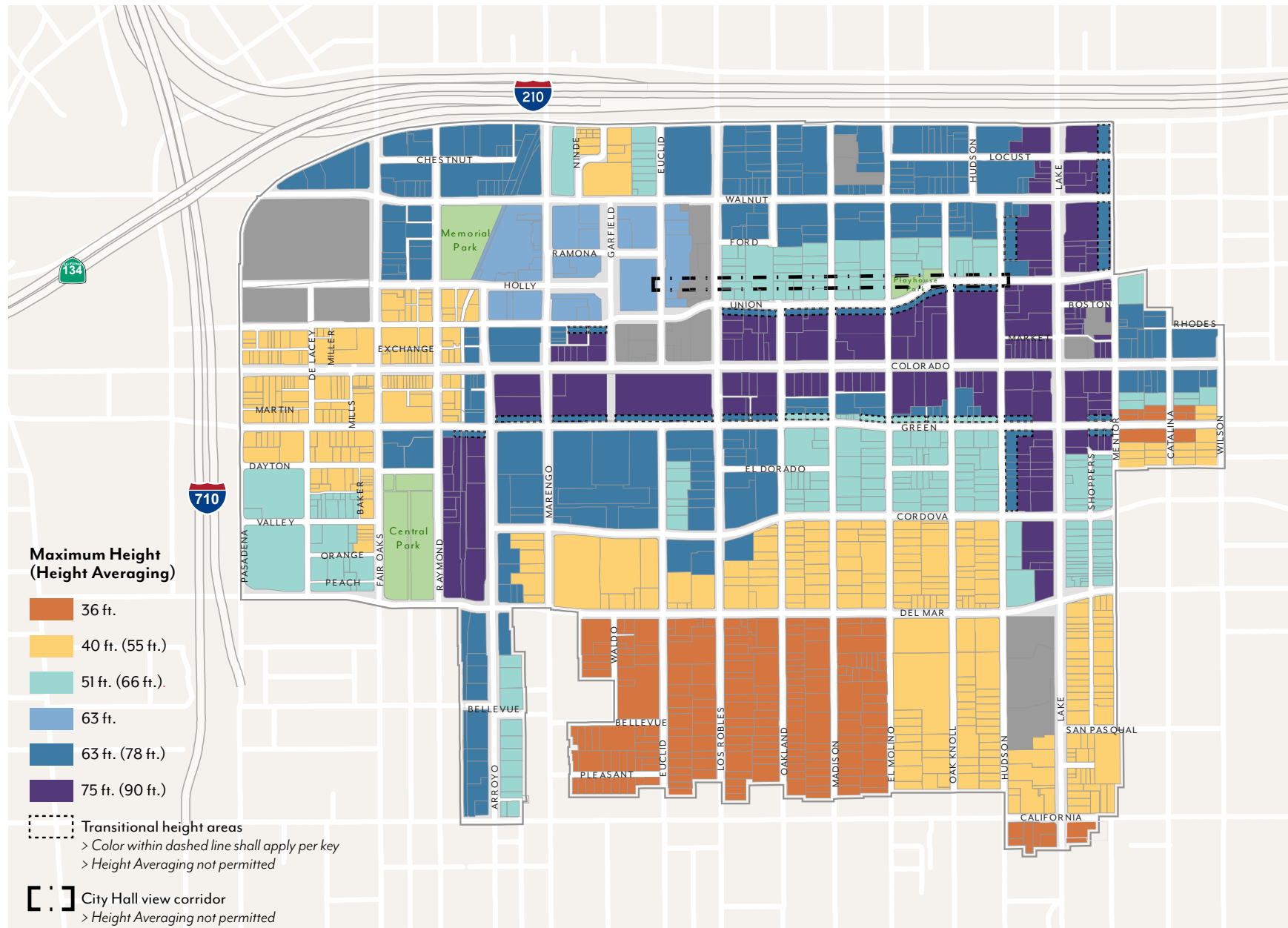
Figure 6.1-3: Minimum Streetwall Height



*Buildings shall meet the Streetwall height set in Table 6.1-1 for at least 75% of building frontage if the overall building height is greater than the minimum*

*Note: Diagrams used for illustrative purposes only.*

Map 6.1-3: Building Height



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## SAMPLE BUILDING HEIGHTS

The images below reflect a range of building heights that are allowed throughout the Central District Specific Plan area. Architectural features such as roof shape, stepbacks, and modulation can add variation to the roof line and reduce visual impact of building height.



*Example of approximately 36 foot building*



*An approximately 40 foot tall building*



*An approximately 51 foot tall building*



*An approximately 63 foot tall building*



*An approximately 75 foot tall building*



## 6.1.4 SETBACKS

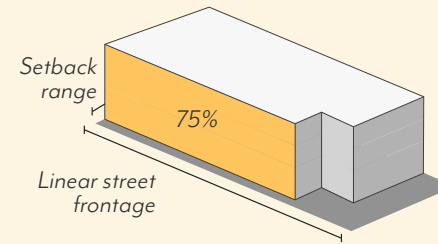
A. **Street Setbacks.** Buildings shall comply with the street setbacks set in Map 6.1-4, except where modified for historic adjacency per Section 6.1.6. Setback ranges establish a minimum and maximum for the specified percentage of linear street frontage; see Figure 6.1-4.

1. Street setbacks are measured from the sidewalk line; see Figure 5.1-2.
2. 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 6.1.3.C), where applicable.
3. Residential units on the ground floor, where permitted, 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.
4. Exceptions allowed per PMC 17.40.160 (Table 4-1) and the following:
  - a. Arcades and recessed ground floors up to 15 feet in depth, as well as parking entrances per Section 6.4.2, are allowed when a second story meets the specified setback; see Figure 6.1-5.
  - b. 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.
5. Features allowed within the street setback include:
  - a. Landscaping and planters per PMC 17.44;
  - b. Hardscape (e.g. stoops, patios);
  - c. Shade structures per Section 6.2.4;
  - d. Arcades and galleries per Section 6.2.5;
  - e. Walls and fences per Section 6.2.6;
  - f. Seating and furniture;
  - g. Outdoor dining; and/or
  - h. Other open space amenities per review authority approval.

B. **Interior Setbacks.** No setback is required along interior property lines, except where modified for historic adjacency per Section 6.1.6.

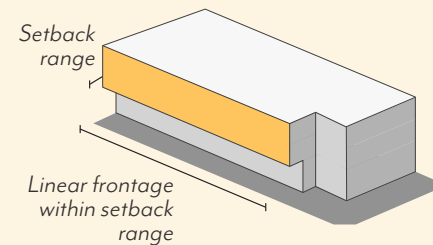
1. Interior setbacks are those abutting other parcels along non-street side and rear property lines and are measured from the shared property line.
2. Exceptions allowed per PMC 17.40.160 (Table 4-1).

Figure 6.1-4: Setback Range



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

Figure 6.1-5: Recessed Ground Floor



*A building may have an arcade or recessed ground floor up to 15 feet in depth if a second story meets the required setback range*

*Note: Diagrams used for illustrative purposes only.*

C. **Building Separation.** In the CD-RM-87 zoning district, projects shall be separated from existing buildings on adjacent lots by a minimum of 10 feet above the first story.



*Street setbacks can include a range of features, including outdoor seating*



*To increase opportunities for greening, setbacks can include landscaping*

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## SAMPLE SETBACKS & STEPBACKS

Street setbacks refer to the space between the required sidewalk and a building. Setback standards create a consistent streetwall and help achieve an appropriate level of interaction between the public realm and private properties. These examples are illustrative and may not reflect all applicable development standards.



*Two foot setback that allows for landscaping between the building and sidewalk*



*A three-to-five foot setback allows for more significant landscaping at the sidewalk*



*A ten foot setback can allow ample space for outdoor dining*



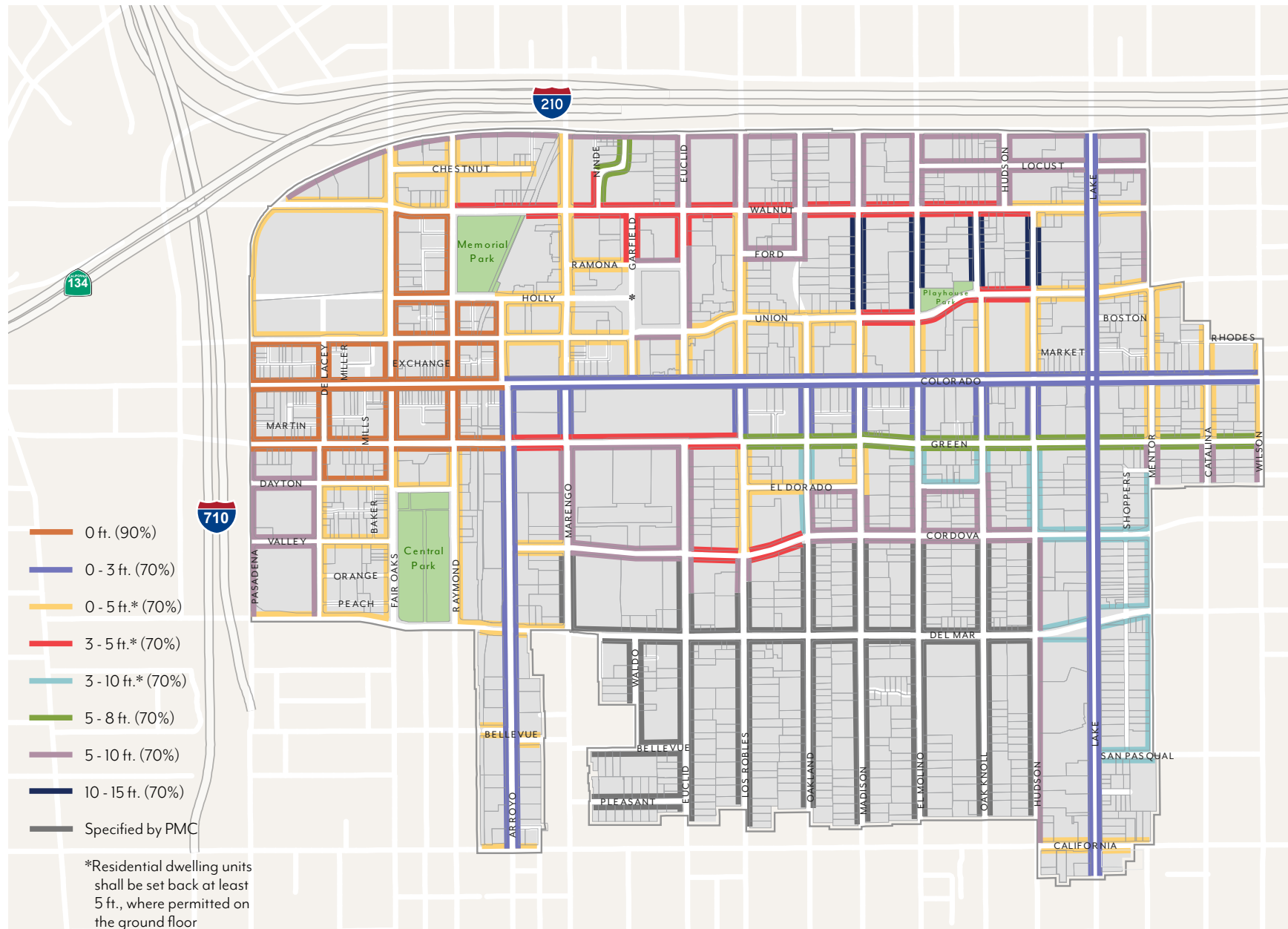
*A recessed ground floor can provide additional shade for pedestrians or building users while allowing space for other amenities*



*Arcades can provide additional shade for pedestrians or space for sidewalk cafes*



*Upper story stepbacks help reduce the scale of development as seen from the street*

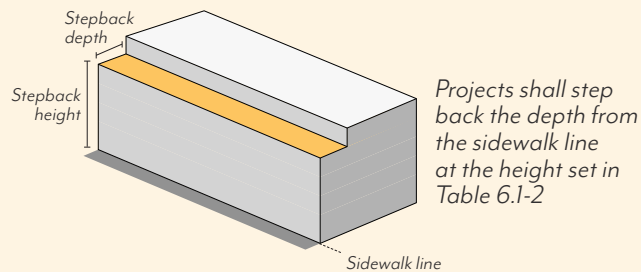




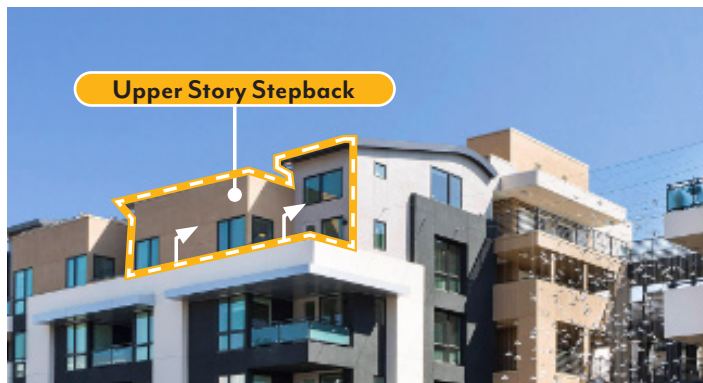
## 6.1.5 STEPBACKS

- A. **Street Stepbacks.** Along Green Street, buildings shall not exceed 20 feet in height before stepping back 8 feet in depth; see Figure 6.1-6.
1. Street stepbacks are measured from the sidewalk line.
  2. Uses allowed within the street stepback include:
    - a. Private Open Space (e.g. balconies, terraces);
    - b. Shade structures, trellises, and similar;
    - c. Green roofs and photovoltaic panels; and/or
    - d. Other open space features per review authority approval.

Figure 6.1-6: Street Stepbacks



Note: Diagrams used for illustrative purposes only.



## 6.1.6 HISTORIC ADJACENCY

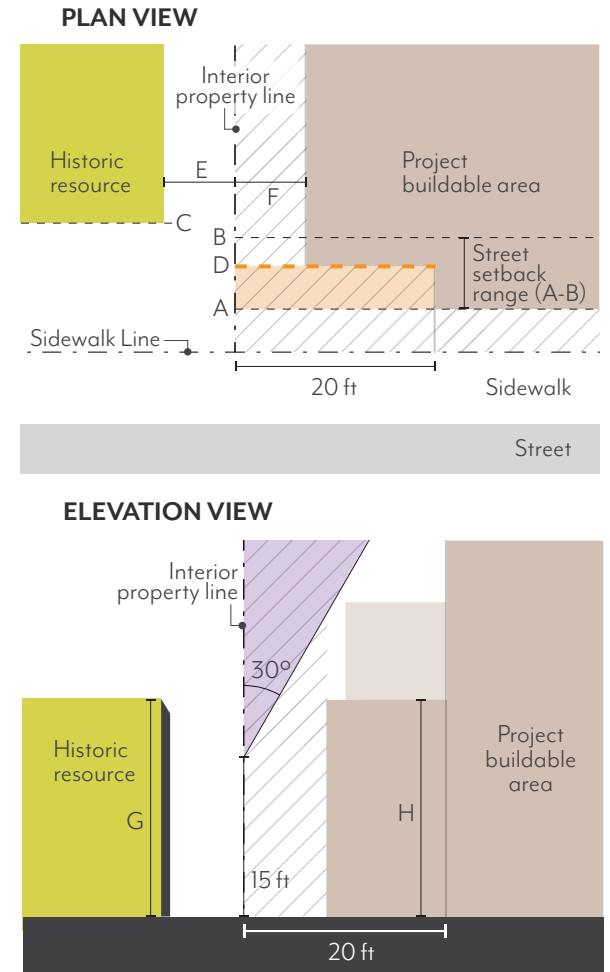
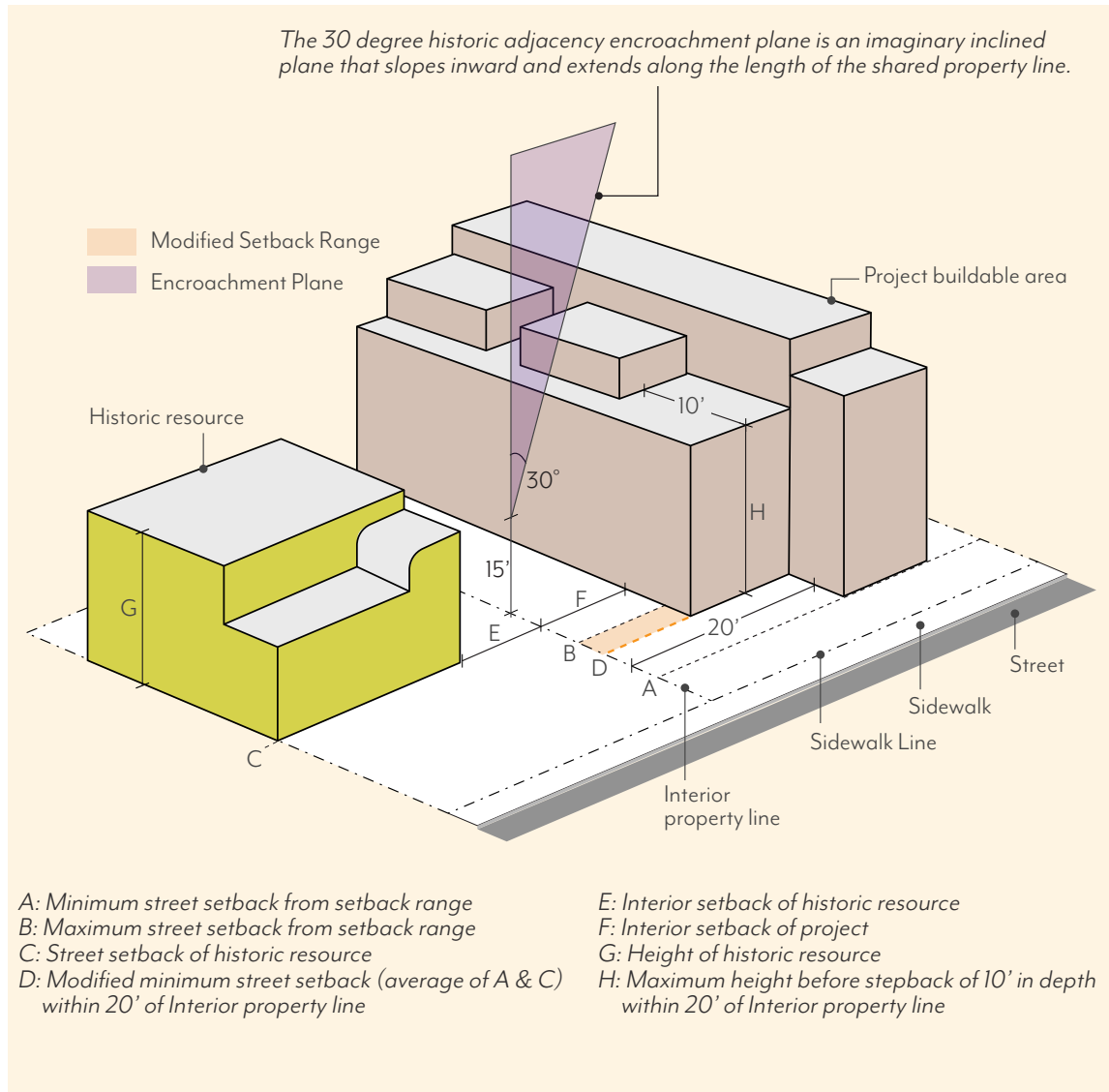
- A. **Landmark Properties.** Projects on parcels with a historic resource shall be subject to review for consistency with the Secretary of the Interior's Standards.
- B. **Transition Massing.** Projects sharing a property line with a designated historic resource are subject to the following modified standards, see Figure 6.1-7.
1. **Street Setbacks.** The minimum street setback shall be an average of the minimum setback in Map 6.1-4 and that of the resource for a minimum of 20 feet from the shared property line. If between two resources, the street setback shall be an average of the setbacks of the two resources.
  2. **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.
  3. **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.
  4. **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. This plane is not applicable if the resource is built to the shared property line.

### HONORING HISTORIC SIGNIFICANCE

In addition to preserving historic landmarks throughout the district, modified standards for adjacent properties ensure that historic structures do not appear diminished or incongruous with new developments in the surrounding area.



Figure 6.1-7: Historic Adjacency Transition Massing



Note: Diagrams used for illustrative purposes only.

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## 6.1.7 MODULATION

- A. **Façade Length.** Each street-facing façade exceeding 150 feet shall include a minimum break of 10 percent of the façade length or 20 feet, whichever is greater. This break shall be a minimum of 10 feet deep, open to the sky; see Figure 6.1-8.
- B. **Façade Area.** Each street-facing façade 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 façade plane; see Figure 6.1-9. Buildings with a total of 2 stories or less are exempt.
  1. The primary façade plane is defined as the vertical plane with the greatest surface area above the ground floor.
  2. Modulation is not required to be continuous or open to the sky, and may be recessed or projected, but not past the sidewalk line.
  3. Required stepbacks (6.1.5.A), required façade breaks (6.1.7.A), and projected balconies (6.2.7.A) shall not count toward the modulation requirement; balconies that are recessed a minimum of 2 feet shall qualify.
- C. **Alternative Compliance.**
  1. Eligibility. Modulation standards may be reduced or otherwise modified through the Design Review process if:
    - a. A minimum of 90% of the provided parking is fully or partially subterranean;
    - b. A minimum of one publicly accessible open space is provided at the ground level, visible and accessible from the sidewalk;
    - c. No other concessions, waivers, or incentives have been requested, including those associated with PMC 17.43 (Density Bonus), unless the project is designed to achieve LEED Gold certification; and
    - d. The review authority makes all of the following findings.
  2. Required Findings.
    - a. 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.

Figure 6.1-8: Maximum Façade Length

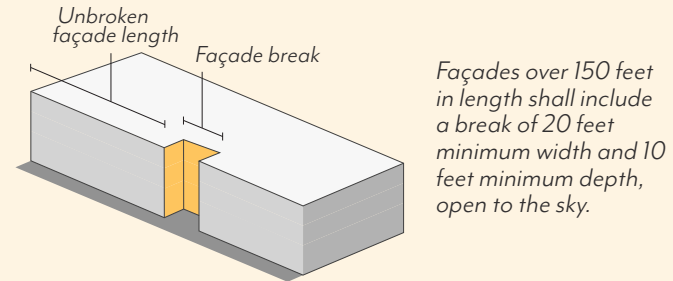
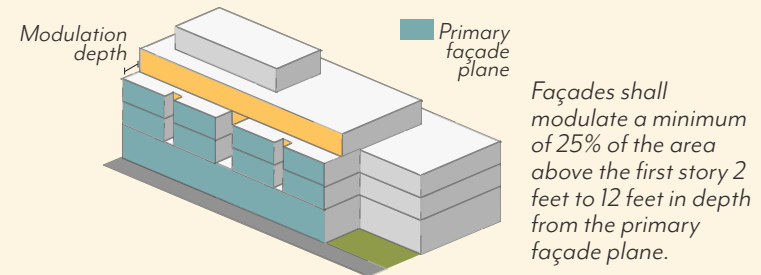


Figure 6.1-9: Modulated Façade Area



Note: Diagrams used for illustrative purposes only.

- b. The building design does not cause an adverse impact on the quality of the ground floor and public realm.
- c. The ground level open space is integrated with the building in a functional way that ensures the space will be actively utilized.
- d. The modification will not be detrimental to the health, safety, and welfare of the public.
- e. The building design is consistent with the objectives and policies of the General Plan and CDSP, as well as all other standards of the CDSP.

## CREATING VISUAL INTEREST AND BREAKING UP MASS

Façade modulation refers to variations in depth of a building's façade. Modulation can be achieved through architectural elements such as, stepbacks, balconies, and full façade breaks. Modulation breaks up building massing, creates visual interest, and provides opportunities for open space. These examples are illustrative and may not reflect all applicable development standards.



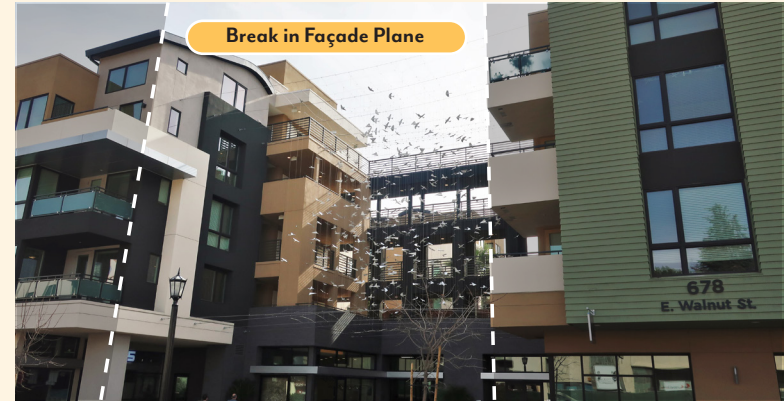
*Balconies and other variations in wall plane depth create visual interest*



*A break in the façade plane creates visual interest and open-air space*



*Façade modulation can be applied to various architectural styles*



*Suspended art can interact with a façade break to enhance the building entrance*

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## 6.2 Frontage

These standards are intended to:

- » Prioritize pedestrian access by ensuring doorways are open to a public sidewalk or other public 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.

### 6.2.1 GROUND FLOOR FRONTAGES

In Mixed-Use zoning districts, ground floor use requirements are regulated by frontage type per Map 6.2-1 and Table 6.2-1. All use requirements are regulated as a percentage of the building frontage; see Figure 6.2.1.

- A. **Commercial Uses.** Frontage types require a minimum percent of the building frontage to be comprised of, and designed for, commercial uses per Map 6.2-1 and Table 6.2-1. Permitted commercial uses by zoning district are found in Table 4.3-1.
1. 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
  2. Commercial uses shall have an average interior depth of at least 35 feet and a minimum depth of 20 feet, measured wall-to-wall.
- B. **Residential Uses.** Frontage types set limitations on ground floor residential uses facing the street per Map 6.2-1 and Table 6.2-1. Permitted residential uses by zoning district are found in Table 4.3-1.
1. Type A: Residential units on the ground floor shall be prohibited within 35 feet of the sidewalk line, inclusive of setbacks, per Table 6.2-1; see Figure 6.2-2.
  2. Type B: Residential units on the ground floor shall be permitted with direct access to the street and a minimum setback of 5 feet.
  3. Residential common space on the ground floor shall be permitted per Table 6.2-1.

Table 6.2-1: Allowable Ground Floor Building Frontages in Mixed-Use Zones






Type		Commercial Uses	Residential Common Space	Residential Dwelling Units
	1A	80% minimum	20% maximum	Prohibited within 35 feet of sidewalk line
	2A	20% minimum	80% maximum	
	3A	Allowed, no percentage requirements		
	2B	20% minimum	80% maximum	
	3B	Allowed, no percentage requirements		

Figure 6.2-1: Ground Floor Commercial Uses

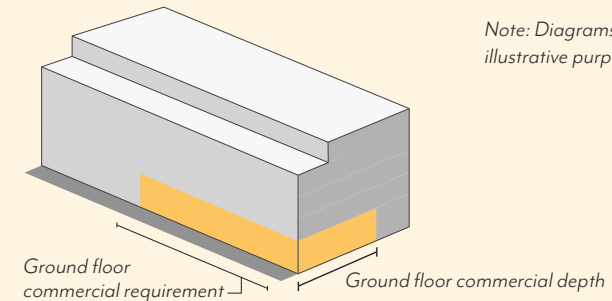
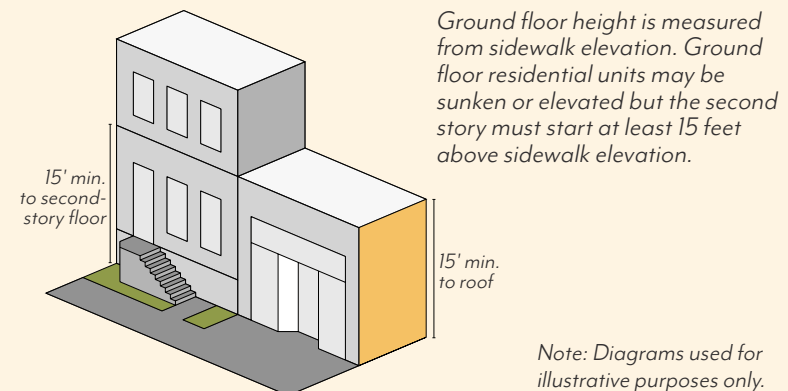


Figure 6.2-2: Ground Floor Residential Uses





## GROUND FLOOR FRONTAGES FOR MIXED-USE AREAS

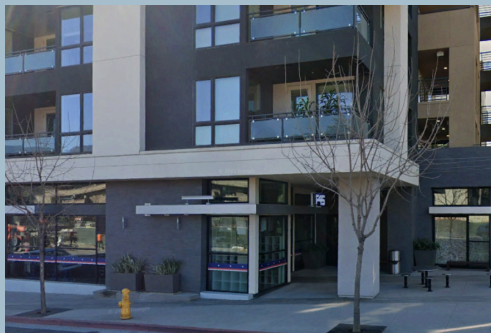
A vibrant street-level atmosphere is created through pedestrian-oriented ground floors and well-designed frontages. Creating a comfortable and inviting pedestrian environment is essential to promote other means of transportation such as walking. This experience is directly influenced by design treatments and ground floor uses working together to create a visually-engaging sidewalk environment. To accomplish this, ground floor use standards are established for each block that are complementary to the land use permissions in Chapter 4, Section 4.3. Successful ground floor design creates an inviting, visually engaging, shaded sidewalk and pedestrian environment that supports the intended commercial, residential, or mixed-use character of each district.

### TYPE A FRONTAGES

**Type 1A** frontages are required in high activity, commercially focused corridors and require new development to include commercial uses for at least 80% of the building frontage. A limited amount of residential common space (up to 20%) facing the street is permitted to accommodate entrances to upper floor residential. Dwelling units on the ground floor along the frontage are not allowed.

**Type 2A** frontages apply to areas where commercial activity is not as concentrated but where some commercial, including “corner commercial,” helps bring amenities within walking distance of residents. 2A requires at least 20% of the building frontage to be commercial uses, while the remainder (up to 80%) may be used for residential common spaces like lobbies, community rooms, and gyms. Dwelling units on the ground floor are not allowed.

**Type 3A** frontages apply in high traffic areas where flexibility is allowed. Ground floors can be a mix of commercial and/or residential uses except individual units. These areas may have either a vertical or horizontal mix of residential and commercial on the ground floor. No percentage requirements apply.

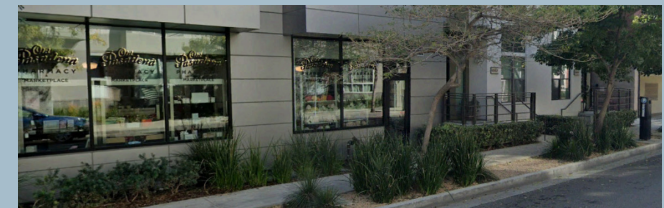


### TYPE B FRONTAGES

**Type 2B** frontages, like 2A, have a small commercial requirement (20% of building frontage) for a corner store or similar, to provide commercial amenities within walking distance of residents. However, in 2B areas, the urban character is more residential, with larger setbacks. Therefore, residential units are permitted at the ground floor for up to 80% of the building frontage. Residential common space is also permitted for up to 80%.

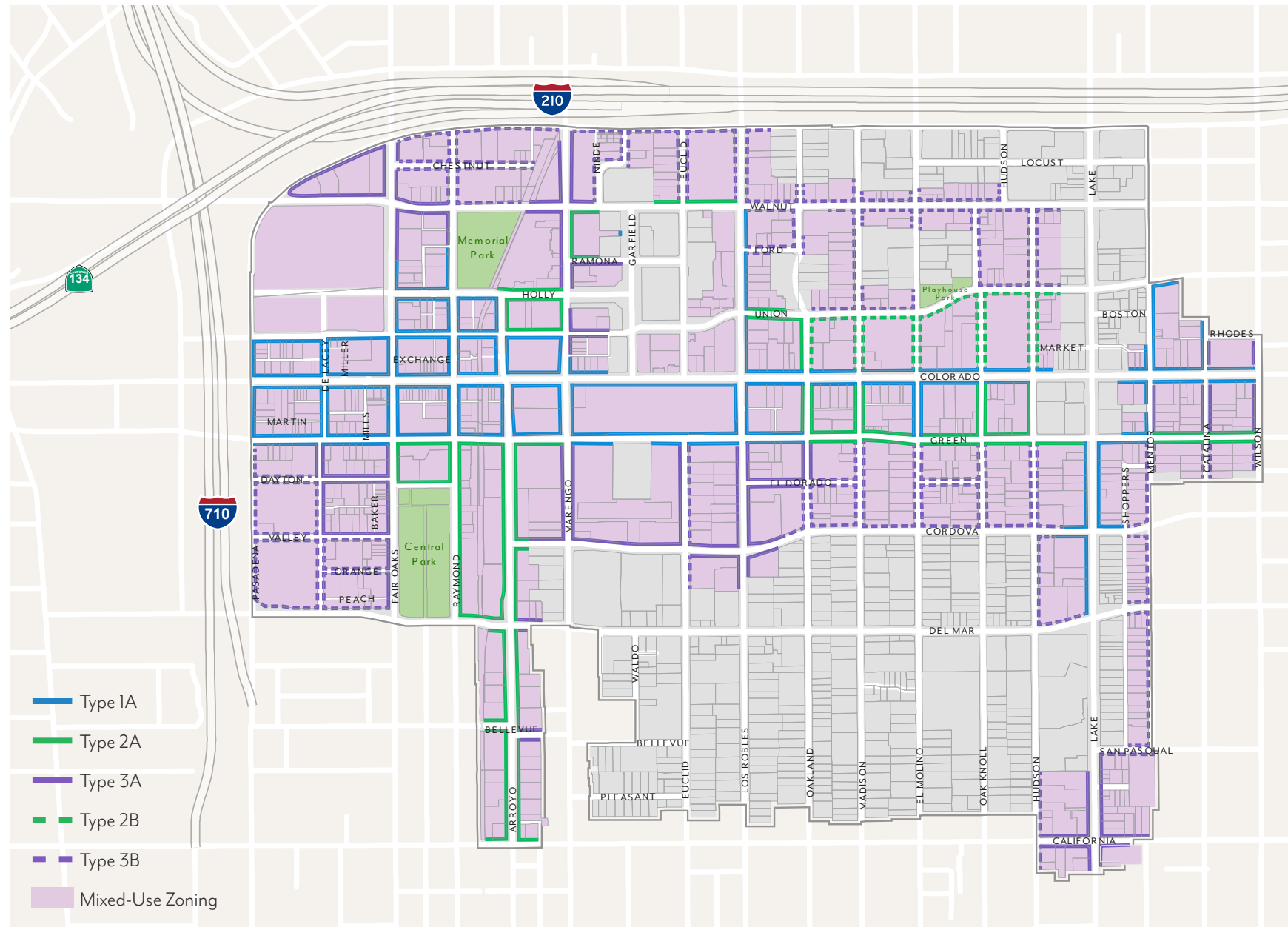


**Type 3B** frontages apply in areas where a maximum amount of flexibility is desired. Ground floors can be a mix of commercial and/or residential uses, including both common spaces and dwelling units with direct access to the sidewalk. These areas generally have a horizontal mix of residential and commercial on the ground floor. No percentage requirements apply.



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Map 6.2-1: Ground Floor Frontage Types



## 6.2.2 GROUND FLOOR DESIGN

- A. **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.
1. Primary entrances shall be distinguished by architectural features or overhead projections, such as an awning or canopy.
  2. All entrances shall be recessed a minimum of 30 inches from the sidewalk line.
- B. **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 6.2-2.
1. 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.
  2. For residential units, the first habitable floor shall be located between 6 feet above and 2 feet below sidewalk elevation.

## 6.2.3 TRANSPARENCY

- A. **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.
1. 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.
  2. All other transparency is measured as the percentage of building frontage area, viewed in elevation.
  3. Windows shall be recessed by a minimum of 2 inches from the façade; flush windows may be allowed per review authority approval.
  4. The use of tinted, mirrored, or highly reflective glass is prohibited.
  5. 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.



*Example of appropriate entrance with awnings and a recessed plane*



*Example of appropriate ground floor transparency for a residential lobby*

### ACCESSIBLE AND ENGAGING FAÇADES

Entrance standards ensure that ground floor spaces are accessible, inviting, and easy to locate for both intentional visitors and passersby. Transparency standards create visual interest and engagement between ground floor uses and the public realm.

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- B. **Blank Walls.** Windowless expanses of street-facing walls shall not exceed 20 feet in length.
- C. **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.

#### 6.2.4 SHADE STRUCTURES

- A. **Shading.** Shade structures may project up to two-thirds of the sidewalk width. For projects on the north side of Colorado Boulevard, 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.
  1. Shade structures shall allow a minimum of 8 feet of vertical clearance from sidewalk elevation and shall not conflict with existing trees.
  2. Shade structures are not required where an arcade or recessed ground floor provides a minimum of 5 feet of unobstructed pedestrian clearance.

#### 6.2.5 ARCADES & GALLERIES

- A. **Arcades.** Any arcades shall be located behind the minimum setback.
  1. Arcades shall be a minimum of 8 feet from back of column to building façade.
  2. The distance between columns shall be equal to or greater than the arcade depth dimension, as measured from the column center.
  3. The façade within the arcade shall meet the ground floor transparency set in Section 6.2.3.
  4. Uses allowed within arcades include:
    - a. Pedestrian travel,
    - b. Seating/street furniture,
    - c. Outdoor dining,
    - d. Landscape planters, and/or
    - e. Bicycle parking.
- B. **Galleries.** Any galleries shall be located behind the minimum setback.
  1. Galleries shall allow a minimum of 10 feet of vertical clearance from sidewalk elevation.

#### TRANSITIONAL OUTDOOR SPACES

Arcades create a shaded outdoor space between the public realm and ground floor interior. Shade structures contribute to a comfortable pedestrian experience and serve as inviting design features for ground floor uses.



*Arcades provide shaded space for pedestrians*



*Shade structures help make the sidewalk more comfortable*



## 6.2.6 WALLS & FENCES

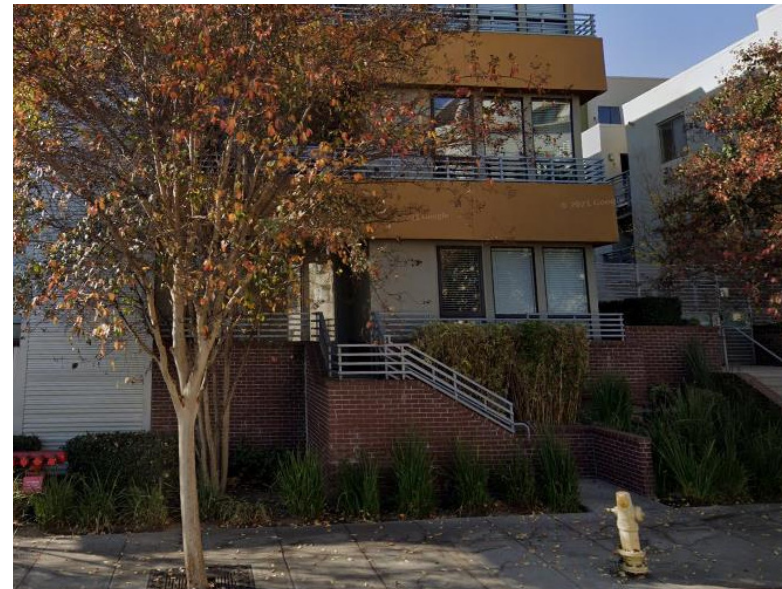
- A. **Walls and Fences.** Freestanding walls, fences, and raised/landscape planters are permitted within the street setback.
1. Walls and fences shall have a maximum height of 48 inches above sidewalk elevation.
  2. Walls and fences taller than 30 inches shall be a minimum of 50 percent transparent and set back a minimum of 18 inches from the sidewalk line, separated by planted area. Walls and fences 30 inches or less in height do not have a transparency or setback requirement.
  3. 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.
  4. Guardrails may exceed the maximum height to the extent required by the Building Code. The guardrail shall be a minimum of 50 percent transparent.
- B. **Stoops and 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.



*Appropriate residential fence height and placement*

## 6.2.7 BALCONIES & ROOF DECKS

- A. **Balconies.** Balconies may project a maximum of 4 feet into a street setback and shall be located a minimum of 6 feet from an interior property line.
1. Projection into the public right-of-way (beyond the sidewalk line and/or property line) may be permitted subject to review and approval of Public Works and consistent with Building Department requirements.
- B. **Roof Decks.** Roof decks shall be set back 5 feet from the building edge on all sides, and shall not be located within 50 feet of an RS zoning district.
1. The sum of all roof decks shall not exceed a maximum coverage of 60 percent of the roof area.



*The side of a stoop set back from the sidewalk line by a planted area*

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## 6.3 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.



*Private Open Space (Balconies)*

### IMPORTANCE OF OPEN SPACE

A variety of high quality, usable and accessible open space contributes to an active public realm and successful building design. A combination of **Private**, **Common**, and **Publicly Accessible Open Space** serves a range of purposes, including spaces for relaxation and community gathering for residents, employees, and visitors within an urban setting. Open spaces either on the ground floor or on upper level stories, correlated to the building use and size, can also help to break up building massing creating effective site and building design.

### TYPES OF OPEN SPACE

- » **Private.** Private Open Spaces (e.g. patios and balconies) adjoin a dwelling unit and are reserved for the exclusive use of the resident and their guests.
- » **Common.** Common Open Spaces are usable spaces shared among tenants of a building and often take the form of courtyards and pool areas. It can also include shared indoor spaces, such as lounges, community kitchens, and gyms. Common Open Space may be open to the public.
- » **Publicly Accessible.** Publicly Accessible Open Spaces (e.g. plazas, pocket parks, and paseos) are privately owned but open to the public and typically include amenities such as seating, landscaping, fountains, and public art.



*Common Open Space (Pool Area)*



### 6.3.1 MINIMUM AREA

- A. **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.
1. **Residential.** Projects with dwelling units shall provide the minimum area of Open Space per Table 6.3-1 as a combination of Private and Common Open Space.
  2. **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.
  3. **Mixed-use.** Projects shall comply with requirements applicable to each type of use above.

Table 6.3-1: Required Residential Open Space by Unit Type

Number of Bedrooms	0	1	2	3+
Per unit, sq ft	200	225	250	275

- B. **Publicly Accessible Open Space (PAOS).** Projects with more than 80,000 square feet of gross floor area (GFA) with frontage identified on Map 6.3-1 shall provide a percentage of GFA as Publicly Accessible Open Space, as set in Table 6.3-2.
1. PAOS shall be provided in addition to Private and Common Open Space requirements.
  2. Projects shall comply with PAOS standards per Section 6.3.4 and Paseo standards per Section 6.3.5 where relevant.

### 6.3.2 PRIVATE OPEN SPACE

- A. **Dimensions.** A minimum area of 40 square feet with a minimum dimension of 5 feet in each direction is required to qualify as Private Open Space.
- B. **Distribution.** A maximum of 40 percent of the required residential Open Space set in Table 6.3-1 shall be Private Open Space.
1. All Private Open Space shall be outdoors.
  2. Private Open Space may be located within a required setback.



Common Open Space (Courtyard)



Private Open Space (Patio)

### 6.3.3 COMMON OPEN SPACE

- A. **Dimensions.** A minimum area of 400 square feet with a minimum dimension of 15 feet in each direction is required to qualify as Common Open Space.
- B. **Distribution.** A minimum of 60 percent of the required residential Open Space set in Table 6.3-1 shall be Common Open Space shared among tenants.
  - 1. 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.
  - 2. A maximum of 30 percent of Common Open Space may be indoors. Indoor Common Open Space shall not include spaces used primarily for circulation.
- C. **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 PMC 17.44.050.
- D. **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.
- E. **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.
- F. **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.
- G. **Access.** Common Open Spaces may be accessible to the public if desired by the property owner.

### CREATING COMMUNITY GATHERING SPACES

Common and Publicly Accessible Open Spaces provide areas for gathering, recreation, and respite within a development, creating a livable urban environment and providing spaces supportive of nearby uses.



*Communal picnic area with movable seating options*



*Enhanced paving, seating, and landscaping*



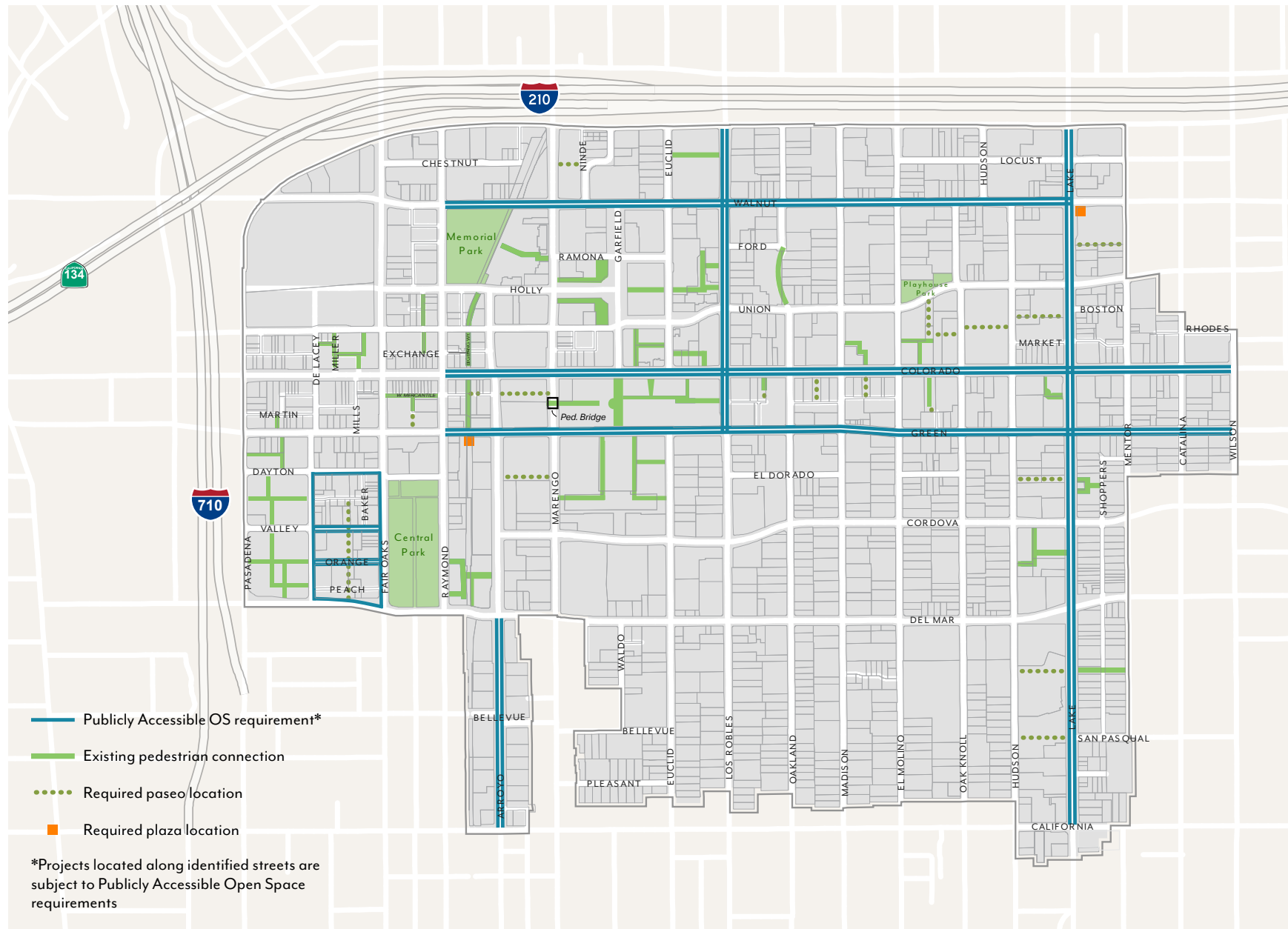
### 6.3.4 PUBLICLY ACCESSIBLE OPEN SPACE (PAOS)

- A. **Area.** Minimum PAOS requirements are set in Section 6.3.1.A and Table 6.3-2, and may be contiguous or noncontiguous, subject to the dimension and elevation standards below.
- B. **Paseos.** Projects that are required to provide PAOS per 6.3.1.B and are selected for paseo development on Map 6.3-1, are required to meet the minimum area requirement by providing a paseo, defined as a pedestrian passageway that connects a public street to another public street or alley.
  - 1. Paseos shall meet the standards set in Section 6.3.5; standards 6.3.4.D through 6.3.4.M shall not apply.
  - 2. In opportunity areas where a paseo has already been provided by previous development, additional paseos shall not be required.
- C. **Plazas.** Projects that are required to provide PAOS per 6.3.1.B and are selected for plaza development on Map 6.3-1, are required to meet the minimum area requirement by providing a corner plaza per Map 6.3-1.
  - 1. PAOS design standards shall apply.
- D. **Dimensions.** A minimum area of 400 square feet with a minimum dimension of 20 feet in each direction shall be required for PAOS.
- E. **Access.** A minimum of 80 percent of the PAOS shall be accessible to the general public and shall not be restricted to patrons of a particular business.
- F. **Signage.** PAOS shall have signage visible from the adjacent sidewalk identifying the space as a publicly-accessible amenity and listing accessible hours.
- G. **Hours.** At a minimum, PAOS shall be open to the general public from 8am to 8pm.
- H. **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.
- I. **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.
- J. **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.
  - 1. Benches shall be calculated as 1 seat per 24 linear inches.
- K. **Landscaping.** 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 PMC 17.44.
- L. **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.
  - 1. Trees planted in pots on the ground floor shall not be counted towards the tree requirement.
- M. **Common Open Space Credit.** PAOS in excess of the minimum PAOS requirement may count towards a maximum of 30 percent of the Common Open Space requirement at a 1:1 ratio.

Table 6.3-2: Required Public Open Space by Project Size & Location

Project Size (GFA)	80,000-119,999 sq ft	120,000-159,999 sq ft	160,000-199,999 sq ft	200,000+ sq ft
Projects within 750 feet of a Metro station platform	3%	4%	5%	6%
Projects outside 750 feet of a Metro station platform	2%	3%	4%	5%

Map 6.3-1: Publicly Accessible Open Space



Opportunity areas show a range of siting options and are not representative of the scale of open space required; see Sections 6.3.4 and 6.3.5 for minimum dimensions. Exact siting of paseos subject to determination that intent of through-block connectivity is satisfied.

### 6.3.5 PASEOS

- A. **Dimensions.** Paseos shall have an average width of 20 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:
  - » 10 feet for commercial / mixed-use paseos.
  - » 8 feet for residential-only paseos.
- B. **Access.** Paseos shall be physically and visually accessible from the connecting public sidewalk.
  - 1. Fences, walls, and/or entry gates are permitted; however, these features shall not block passage through the paseo during public hours.
  - 2. Bollards (fixed or removable) shall be provided at all entry points of paseos to restrict vehicular access during public hours.
  - 3. Emergency vehicular access shall be provided.
- C. **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.
- D. **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.
- E. **Elevation.** Paseos shall be at ground level and ADA accessible.
- F. **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.
  - 1. Exception: Paseos may be closed to public access for private events no more than one day per month.
- G. **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.
- H. **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.
- I. **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.
- J. **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 PMC 17.44.
- K. **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.
  - 1. Trees planted in pots on the ground floor shall not be counted towards the tree requirement.
- L. **Maintenance.** The paseo area, including landscape, hardscape, and all features, shall be maintained by the property owner or designated agent.
- M. **Blank Walls.** Paseos shall adhere to the blank wall standards defined in Section 6.2.3, or provide one of the following mitigations:
  - 1. Green wall, vines, or other vertical landscaping element that covers a minimum of 75 percent of non-conforming blank wall area.
  - 2. Public art including, but not limited to, murals.
- N. **Common Open Space Credit.** When the area needed to facilitate the connection of a public street to another public street or alley and meet Standard 6.3.5.A is greater than the minimum PAOS requirement, the additional required paseo area may count towards the Common Open Space requirement at a 1:1 ratio.
  - 1. Paseo area in excess of the minimum PAOS requirement may count towards a maximum of 50 percent of the Common Open Space requirement at a 1:1 ratio.

## PASEO GUIDELINES

### Framing & Dimensions

- » Walls facing the paseo should adhere to façade modulation standards defined in section 6.1.7.
- » In addition to meeting the parking standards defined in section 6.4, parking lots or structures facing a paseo should be screened with landscaping or creative, pedestrian-friendly architecture.
- » Storefronts (commercial), and unit entries or stoops (residential) should front onto the paseo when possible.
- » Design paseos to maintain direct sight lines between opposite entrances, where possible. If paseos are required to jog due to project constraints, maintain angled views to indicate it is not a dead end, or manage jogs through wayfinding and lighting to increase safety.
- » A mix of direct sunlight and shade should be provided through shade structures, landscaping, and building massing.
- » The design of connector paseos should consider the width of the paseo to height of the building to manage pedestrian scale and a sense of enclosure. Recommended proportion is 1:2.5 (width: adjacent building height), where possible.



*Public paseos provide walkable connections, and can offer opportunities for outdoor dining. Landscaping and trees provide shade and improve aesthetics.*

### Accessibility & Safety

- » Paseos should include a sufficient amount of lighting for night-time use.
  - Lighting should be an integral component of the overall paseo design and is encouraged to be incorporated in public art.
  - Lighting should be pedestrian scaled, including both low-level pathway lighting and overhead wall mounted fixtures.
- » Paseo entrances, storefronts, unit entries, and stoops facing the paseo should be designed and lighted to prevent hiding spaces.

### Amenities & Programming

- » Paseos should include at least one special feature such as a public art piece or water feature.
- » Bike racks and scooter parking areas should be provided near entrances, without obstructing walkways.
- » Non-transactional programming should be encouraged to activate the space without financial barriers to entry.



*Example of paseo-facing retail facade with pedestrian-scale lighting*



## 6.4 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.

### IMPORTANCE OF PARKING

Vehicle parking access, location and supply influences the street environment, multi-modal travel and overall development. Limiting vehicular access, such as entries and driveways, can help to promote continuous sidewalk activity and safer travel across modes. Similarly, minimizing surface parking lot size and locations (such as placing lots behind buildings or a landscaped open space), supports the success of street-fronting activity, such as pedestrian travel and commercial frontages. The number of required parking spaces is another defining factor that shapes urban travel and development. By establishing an appropriate number of parking spaces by land use and size of development, residential and commercial activity can be supported while also attracting a variety of new development. Through tailored standards as well as parking reductions and exemptions for certain uses and conditions, space efficiency and cost savings are promoted.

### 6.4.1 MINIMUM PARKING

- A. **Number of Spaces.** Projects shall provide off-street parking spaces per Table 6.4-1 based on general use classifications, and subject to the standards of PMC 17.46.
  1. For projects within one-half mile of a Metro station, reductions in parking and a maximum number of parking spaces shall apply per PMC 17.50.340.
  2. Bicycle parking shall be required per PMC 17.46.320.
- B. **Shared Parking.** Parking may be shared among multiple uses per PMC 17.46.050.
- C. **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.
  1. 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.
  2. 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.

### 6.4.2 VEHICLE ACCESS

- A. **Driveways.** For Projects with less than 200 feet of primary street frontage, a maximum of one two-way 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.
  1. Driveways are not permitted on primary frontages of less than 200 feet where there is access from a secondary street or alley.
  2. The Zoning Administrator shall determine the primary frontage for purposes of compliance with this subsection.

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Table 6.4-1: Minimum Parking by Land Use

Use Classification <sup>1</sup>	Number of Spaces	Exceptions	Other 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 <sup>2</sup>	No new parking required for: • Projects within designated historic resources (excluding additions) • Changes of use in structures built prior to 1970
Live/Work Units	1.5 per unit		
Recreation, Education & Public Assembly	PMC 17.46.040		
Commercial Entertainment	2 per 1,000 sf	No parking required for: • First 5,000 sf of a project • First 500 sf of outdoor dining (per tenant)	
Office, Professional & Business Support			
Retail Sales, including Restaurants			
Services, excluding Lodging			
Lodging	0.5 per room	No parking required for first 15,000 sf of banquet space	
Industry, Manufacturing & Processing	2 per 1,000 sf		
Transportation, Communications & Utility	PMC 17.46.040		
<sup>1</sup> Use classifications correspond to general use categories in Table 4.3-1. The number of spaces listed shall apply to all uses listed in these categories, with the exception of uses where the parking requirement is lower per PMC 17.46.040.			
<sup>2</sup> No shared parking agreement is required; each guest space shall count as 1 commercial space.			

### 6.4.3 LAYOUT & DESIGN

A. **Surface Parking.** Parking lots shall comply with PMC 17.46.230 with the following exceptions:



1. Parking 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.
2. Parking shall be buffered by permitted non-parking uses or a landscaped setback adjacent to the sidewalk line, except for driveways or pedestrian access to the parking area.
  - a. Landscaped setbacks shall include hedges or shrubs with a minimum height of 3 feet at the time of planting that form a continuous visual screen to block vehicle headlights.

3. Exceptions to tree planting requirements allowed for parking spaces fully covered by solar energy systems.

B. **Structured Parking.** Multiple stories of 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.

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

C. **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.