

ARTICLE XIII

East End Overlay District

Sec. 46-1. PURPOSE

The purpose of the proposed East End Overlay District is to support the implementation of the vision, goals, and policies outlined in the Idaho Springs East End Action Plan. More specifically, the zone districts are intended to:

- Support continued revitalization of and reinvestment in the East End through targeted infill/redevelopment and adaptive reuse;
- Enhance connectivity and promote a pedestrian-oriented environment along Colorado Boulevard and Miner Street, and within the East End generally;
- Support a mix of locally-serving and tourism-related uses;
- Increase the range of housing options available in the East End; and
- Promote innovative, high-quality, sustainable development.

Sec. 46-2. APPLICABILITY¹

The East End Overlay District shall be applicable to all properties located within the East End Action Plan boundary that are zoned R-2 Residential Two District, R-3 Residential Three District, C-1 Commercial One District, or C-2 Commercial Two District provided that the property meets one or more of the following criteria:

- An infill project proposed for a vacant or substantially vacant lot within the East End Action Plan boundary.
- A redevelopment project proposed for a developed lot within the East End Action Plan boundary where more than fifty percent (50%) of the floor area of the existing structure would be demolished and a new structure or structures built.
- An addition or renovation project proposed within the East End Action Plan boundary where the total square footage of the proposed addition is greater than twenty percent (20%) of the total square footage of the existing principal structure.
- An addition or renovation project proposed within the East End Action Plan boundary where the cost of the improvements is greater than thirty percent (30%) of the assessed value of the existing improvements (as shown in tax records).

The base zone districts within the East End Action Plan boundary shall continue to apply unless modified by the terms of this Section 46.

¹ Overlay district boundary excludes existing PUDs and the Argo site, as both have unique site considerations.

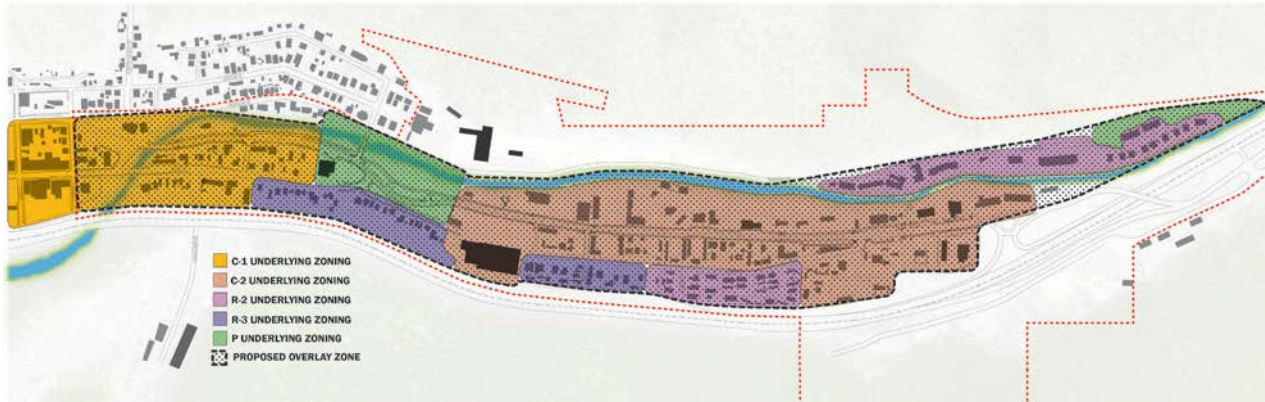


Figure 46-2.1. East End Overlay District Boundary

Sec. 46-3. USES PERMITTED

Notwithstanding the provisions of Sections 21-34 (R-2 Residential Two District), 21-35 (R-3 Residential Three District), 21-36 (C-1 Commercial One District), 21-37 (C-2 Commercial Two District), and 21-171 through 184 (Wireless Telecommunications Facilities) the uses shown in the table below are permitted in those zone districts. Any uses permitted in the C-1 or C-2 districts may be mixed on a single lot. In case of a conflict between Table 46-3.1 and the provisions of the R-2, C-1, or C-2 districts, Table 46-3.1 shall apply.

Table 46-3.1 includes uses currently called out within the R-2, R-3, C-1, and C-2 districts and also proposes new uses (shaded in orange) that are consistent with the vision established by the East End Action Plan.

Table 46-3.1: Allowed Uses: East End Overlay District

Use Category	Use Type	Districts					
		R = by Right	C = Conditional	R-2	R-3	C-2	C-1
RESIDENTIAL USES							
	Dwelling, live/work			R	R		
	Dwelling, multiple-family ²	R ³	R	R	R		
	Dwelling, single-family attached ⁴	R	R	R	R		
	Dwelling, single-family detached	R	R				
	Dwelling, two family (duplexes)	R	R				
	Manufactured home (Type 1)						
	Manufactured home (Type 2)						
Group Living⁵	Assisted Living Facility			R	R		

² Definition is for “dwelling, multi-family” applies to dwellings containing 3 or more units (apartments), but excludes group, row or town houses, condominiums and other similar group accommodations.

³ Not currently permitted in R-2. Intended to support future redevelopment potential of existing mobile home park where taller buildings can be accommodated with less impact on shadowing.

⁴ New Use; this is defined in code to include both duplexes and townhomes, but is not listed as permitted in any district in the city.

⁵ Must allow large group living facilities (over 8) where dwelling, multiple family is allowed (and by-right if the MF is by-right).

Use Category	Use Type	Districts			
		R-2	R-3	C-2	C-1
	R = by Right C = Conditional				
	Small group home (up to 8)	R	R	R	R
	Large group home (more than 8)	R	R	R	R
	Nursing home	C	C	R	R
PUBLIC, INSTITUTIONAL, AND CIVIC USES					
Community and Cultural Facilities	Church, church facilities or parish house	R	R	R	R
	Community Center ⁶	C	C	R	R
	Funeral Homes			R	R
	Library	R	R	R	R
	Museum			R	R
	Post office, firehouse, or police station			R	R
	Public facility other than storage yard			R	R
	Private or public cemetery	R	R		
	Tourist facilities ⁷			R	R
Health Care Facilities	Hospital, clinic, or laboratory			R	R
Parks and Open Space	Public park or playground	R	R	R	R
Educational Facilities	College or university (accredited)			R	R
	Public or private childcare, preschool, or school	R	R	R	R
	Child care facility (licensed) for more than 6 children			R	R
COMMERCIAL USES					
Agricultural and Animal-Related Uses	Community garden	R	R	R	R
	Large animal veterinary hospital of clinic (enclosed)			R	
	Small animal veterinarian or clinic			R	R
Arts	Body art establishments			R	R
	Studio for teaching or selling fine arts			R	R
Food and Beverage Services	Microbrewery, distillery, and/or tasting room			R	R
	Restaurants and drinking places without drive-through			R	R
	Restaurants with drive-in facilities			R	
	Restaurants with outdoor dining facilities			R	R
Lodging Facilities	Bed and breakfast	R	R	R	R
	Hotel, motel, tourist home			R	R
Marijuana	See Article IV General District Requirements (Sec. 21-63-Marijuana)				
Office, Business, and Professional Services	Banks, savings and loan, and finance companies			R	R
	Barbershop and beauty shop			R	R

⁶ New Use; currently included with "private or public park, recreation building, bowling alley, community center and theater."

⁷ Definition: An establishment whose primary purpose is to provide information or entertainment to tourists or visitors, including but not limited to a visitors center, information center, or accommodation booking center.

Use Category	Use Type	Districts			
		R-2	R-3	C-2	C-1
	R = by Right C = Conditional				
	Medical or dental clinic			R	R
	Professional office			R	R
	River rafting offices and operations			R	
Parking	Parking lot or commercial garage			C	C
Personal Services	Dry cleaning or laundry			R	
	Cleaning shop or laundry (limited)			R	R
Recreation and Entertainment, Indoor	Health and membership clubs			R	R
	Private club or lodge	R	R	R	R
	Recreation building, bowling alley, and theater			R	R
Recreation and Entertainment, Outdoor	Private or public golf course	R	R		
	Private park ⁸	R	R	R	R
	Travel trailer park				
Retail Sales	Lumber yard			R	
	Retail stores			R	R
	Grocery stores			R	R
	Pawn shops			C	
	Wholesale stores and large volume/traffic retail stores			R	
	Sale, rental, repair, or inside storage of any equipment, supplies, or materials			R	R
Vehicles and Equipment	Automotive sales, repairing or washing			C	
	Automotive service station			C	C
INDUSTRIAL USES					
Industrial Services	Contractor's office and yard			R	
	Printing and newspaper offices			R	R
Manufacturing and Production	Assembly without fabrication (enclosed)			R	
	Brewery, bottling plant			C	C
	Heavy manufacturing (enclosed)			C	C
	Light manufacturing			R	R
	Workshops and custom small industry use			R	R
Storage and Warehousing	Mini-storage warehouse				
Utilities	Gas regulator station or utility pumping station	C	C	C	C
ACCESSORY USES					
	Accessory dwelling unit	R	R		
	Accessory use and/or building	R	R	R	R
	Home occupation	R	R	R	R
	Wireless communications facility	C	R	C	C

Sec. 46-4. BUILDING AND SITE REGULATIONS

Notwithstanding the provisions of Sections 21-92 (Minimum Gross Floor Area), and 21-94 (Regulations), the following standards shall apply in the East End Overlay District. Other dimensional standards made the floor area ratios inapplicable.

Table 46-4.1: Building and Site Regulations

	R-2	R-3	C-2	C-1
LOT STANDARDS				
Lot area, minimum	2,000	5,000	Res: 5,000 Non: N/A	Res: 5,000 Non: N/A
Lot width, minimum	25	50'	Res: 50' Non: N/A	Res: 50' Non: N/A
Open space, minimum	40%	50%	15%	10%
SETBACKS⁹				
Colorado Boulevard¹⁰				
Front, minimum (No portion of any structure may be closer to the street). In some instances the City Administrator or their designee can allow a reduction in this required setback to as little as a 3' setback if it is determined the additional street frontage is not necessary, the spirit of the build-to zone is met, and the reduced setback would be compatible with adjacent properties.)	--	--	6'	8'
Front, maximum (At least 50 percent of building front façade cannot be further from the street)	--	--	10'	15'
Rear, minimum	--	--	10'	10'
Rear, minimum (Clear Creek Greenway) ¹¹	Minimum of 30' from the regulatory floodway of Clear Creek or other areas of flood hazard (as defined by FEMA), or a minimum of 10' from the edge of the trail easement where a trail exists or is planned as part of the East End Action Plan, whichever is greater.			
Side, minimum	--	--	5'	5'

⁹ Corresponds to pages 44-45 in plan (Frontage Character). All setbacks within the East End are assumed to be measured from the back of sidewalk. Where no sidewalk exists at the time of development, the City Administrator may require a larger front setback to accommodate future sidewalks and other improvements within the public right-of-way.

¹⁰ Corresponds to pg. 46 in plan – min/max front setback establishes a flexible build-to zone for a consistent building edge along the Colorado Boulevard frontage while encouraging variation to accommodate outdoor seating and create a more interesting pedestrian environment.

¹¹ One-story, unenclosed decks may encroach up to 8'.

	R-2	R-3	C-2	C-1
Commercial Frontage¹²				
Front, minimum	--	--	8'	8'
Front, maximum	--	--	15'	15'
Rear, minimum	--	--	10'	10'
Side, minimum	--	--	5'	5'
Festival Street				
Front, minimum	--	--	0'	--
Front, maximum	--	--	5'	--
Rear, minimum	--	--	10'	--
Side, minimum	--	--	5'	--
Residential Frontage				
Front, minimum	10'	20'	10'	10'
Rear, minimum (main building)	15'	20'	15'	15'
Rear, minimum (accessory building)	4'	4'	4'	4'
Side, minimum	5'	5'	5'	5'
45° Bulk Plane starts above centerline	15'	15'	--	--
BUILDING STANDARDS				
Height, maximum (main building-combustible)	35' – 57' (2 to 4 stories) in accordance with Sun Access and Building Height diagram ¹³			

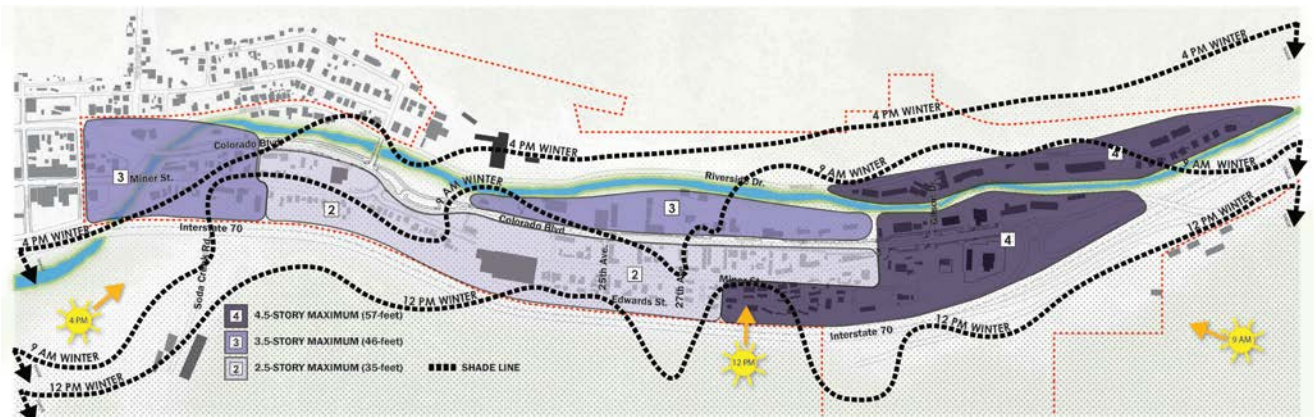


Figure 46-4.1. Sun Access and Building Height diagram.

¹² Ties to Commercial Frontage character on page 44 of plan. Refers to all locations where ground floor commercial uses are provided (not tied to specific street).

¹³ Corresponds to Sun Access and Building Height analysis in plan (see page 36-37). Corresponding feet to be added to the diagram for clarity: 2 story or 35' maximum, 3 story or 46' maximum, 4 story or 57' maximum. Additional transition requirements apply (see Design Standards).

Sec. 46-5. PARKING AND LOADING REQUIREMENTS

Notwithstanding the provisions of Sections 21-101 through 110 (Parking and Loading Requirements), the following provisions shall apply in the East End Overlay District. Other dimensional standards made the floor area ratios inapplicable.

(1) Parking space required.

Off-street parking shall be provided in the amounts not less than those listed in Table 46-5.1 below, unless reduced parking is permitted in accordance with subsection (3) below.

Table 46-5.1. Parking space required

Use Category	Use Type	Number of spaces required
RESIDENTIAL USES		
Household Living	Dwelling, accessory	1 per ADU
	Dwelling, live/work	1 per dwelling unit
	Dwelling, single-family detached	2 per dwelling unit
	Dwelling, multiple-family	1.25 per efficiency unit ¹⁴ 1.5 per one-bedroom unit
	Dwelling, single-family attached	1.5 per two-bedroom unit 800 SF or less 1.75 per two-bedroom unit over 800 SF
	Dwelling, two family (duplexes)	1.75 per three-bedroom unit 900 SF or less 2.5 per three-bedroom unit over 900 SF
Group Living	Small group home (up to 8)	1.25 per efficiency unit
	Large group home (more than 8)	1.5 per one-bedroom unit 1.5 per two-bedroom unit 800 SF or less 1.75 per two-bedroom unit over 800 SF 1.75 per three-bedroom unit 900 SF or less 2.5 per three-bedroom unit over 900 SF
	Assisted Living Facility	1 per 400 SF GFA, and 1 additional space, reserved for pickup and delivery of adults, per 800 SF GFA
	Nursing home	
COMMERCIAL USES		
Agricultural and Animal-Related Uses	Large animal veterinary hospital of clinic (enclosed)	1 per 600 SF GFA
	Small animal veterinarian or clinic	
Arts	Body art establishments	1 space per 300 SF GFA
	Studio for teaching or selling fine arts	
Food and Beverage Services	Microbrewery, distillery, and/or tasting room	1 space per 250 SF GFA
	Restaurants and drinking places without drive-through	1 space per 250 SF GFA
	Restaurants with drive-in facilities	1 space per 250 SF GFA
	Restaurants with outdoor dining facilities	1 per every 250 SF (including outdoor waiting/seating/dining areas)
Lodging Facilities	Bed and breakfast	2 spaces + 1 per guest bedroom
	Hotel, motel, tourist home	1 per guestroom
Office, Business, and Professional Services	Banks, savings and loan, and finance companies	1 space per 400 SF of GFA
	Barbershop and beauty shop	1 space per 400 SF of GFA
	Medical or dental clinic	
	Professional office	

¹⁴ Definition of efficiency unit; "A dwelling unit containing not more than one room or enclosed floor space arranged for living, eating, and sleeping purposes not including bathrooms, water closets, laundry rooms, pantries, foyers, hallways, and other accessory floor spaces."

Use Category	Use Type	Number of spaces required
	River rafting offices and operations	
Personal Services	Dry cleaning or laundry	1 space per 250 SF GFA
	Cleaning shop or laundry (limited)	
Retail Sales	General commercial and retail sales	1 per 300 SF of GFA
	Grocery stores	1 per 300 SF GFA
	Wholesale stores and large volume/traffic retail stores	1 per every 1,000 SF GFA
	Sale, rental, repair, or inside storage of any equipment, supplies, or materials	1 per 400 SF
Vehicles and Equipment	Automotive sales or repairing	1 for every 300 SF GFA of sales and showroom area, 3 spaces for every service bay in repair garage areas. This shall not include space provided for vehicles for sale or lease.
	Auto wash	4 stacking spaces if automatic, 3 stacking spaces if self-service
	Automotive service station	1 per every 400 SF GFA
INDUSTRIAL USES		
Industrial Services	Contractor's office and yard	1 per 333 SF GFA
	Printing and newspaper offices	1 per 1,500 SF GFA
Manufacturing and Production	Assembly without fabrication (enclosed)	1 per 1,500 SF GFA
	Brewery, bottling plant	
	Heavy manufacturing (enclosed)	
	Light manufacturing	
	Workshops and custom small industry use	
ACCESSORY USES		
	Accessory dwelling unit	See Residential Uses above.
	Home occupation	Parking for not more than one customer's motor vehicle and one additional motor vehicle associated with the home occupation may be provided on site; (plus additional required spaces for single-family dwelling)

(2) Parking alternatives

1. Shared parking

The City Administrator may approve shared parking facilities for developments or uses with different operating hours or different peak business periods if the shared parking complies with all of the following standards:

(a) Location

Shared parking spaces shall not be located farther than 600 feet of an entrance to each facility for which shared parking is provided.

(b) Location of shared parking

Shared parking areas shall be located on a site with the same or a more intensive zoning classification than required for the primary uses served.

(c) Shared parking study

Those proposing to use shared parking as a means of satisfying off-street parking requirements may be required to submit a shared parking analysis to staff that clearly demonstrates the feasibility of shared parking. The applicant may also be required to demonstrate that any parking reduction requested as part of the shared parking study will not result in the spillover of parking onto other properties or the public right-of-way.

(d) Agreement for shared parking

The parties involved in the joint use of off-street parking facilities may be required to submit a written agreement in a form to be recorded for such joint use, approved by the City Administrator as to form and content. The City Administrator may impose such conditions of approval as may be necessary to ensure the adequacy of parking in areas affected by such an agreement. If an agreement is required, it shall be recorded before issuance of a building permit for any use to be served by the shared parking area. A shared parking agreement may be revoked only if all required off-street parking spaces will be provided in accordance with the requirements of Table 46-5.1 or a replacement parking agreement meeting the requirements of this Sec. 46-5(2)1 is approved by the City Administrator.

2. Off-site Parking

The City Administrator may approve the location of required off-site parking spaces on a separate lot from the lot on which the principal use is located if the off-site parking complies with all of the following standards:

(a) Location

No more than fifty (50) percent of off-site parking space may be located more than 600 feet from an entrance to a principal use, measured along the shortest legal pedestrian route. Off-site parking spaces shall be connected to the use by acceptable pedestrian facilities, as defined in Sec. 46-7 (Design Standards). Off-site parking spaces may not be separated from the use served by a street right-of-way with a width of more than 100 feet.

(b) Control of site

Required parking spaces for residential uses shall be located on the site of the use or within a tract owned in common by all the owners of the properties that will use the tract.

(c) Agreement for off-site parking

In the event that an off-site parking area is not under the same ownership as the principal use served, a written agreement between the record owners may be required by the City Administrator and may be required to be recorded before issuance of a building permit or certificate of occupancy for any use to be served by the off-site parking area. In the event that an off-site parking agreement is terminated, all required off-street parking spaces shall be provided in accordance with the requirements of this overlay district or a replacement parking agreement meeting the requirements of this Sec. 46-5(2)1 is approved by the City Administrator. No use shall be continued if the parking is removed unless substitute parking facilities are provided. The City Administrator shall be notified at least 60 days prior to the termination of a lease or agreement for off-site parking.

(d) Ineligible activities

Required parking spaces for persons with disabilities may not be located off-site.

3. Parking Study

Parking ratios that deviate from the provisions of these regulations may be approved at time of Site Plan if the applicant submits a parking study that satisfactorily demonstrates the parking as proposed is the minimum required without creating additional parking deficiency on neighboring properties, adjacent public right-of-ways, or parking facilities.

(3) Mixed-use development

The total requirement for off-street parking facilities in a mixed-use development shall be reduced to reflect the reduced automobile use associated with mixed-use developments. To calculate the maximum reduction for shared parking, add the parking requirements for each use category, then divide the sum by the factor indicated in the table below. If more than two uses share a parking lot or structure, this adjustment is made for the two uses with the largest off-street parking requirements, and any parking requirements for additional uses shown in the table shall be added to that adjusted requirement without further adjustment.

Table 46-5.2. Shared Parking Reduction Table.

Shared Parking Reduction Table					
<i>[Add the requirements for each use and divide by these factors]</i>					
Property Use	Multi-Family Dwelling	Civic and Institutional	Food & Beverage Service, Guest Accommodations, Recreation & Entertainment	Retail, and Office & Services	Other Commercial Use
Multi-Family Dwelling	1.0	1.1	1.1	1.2	1.3
Civic and Institutional	1.1	1.0	1.2	1.3	1.5
Food & Beverage Service, Guest Accommodations, Recreation & Entertainment	1.1	1.2	1.0	1.3	1.7
Retail, and Office & Services	1.2	1.3	1.3	1.0	1.2

Shared Parking Reduction Table <i>[Add the requirements for each use and divide by these factors]</i>					
Property Use	Multi-Family Dwelling	Civic and Institutional	Food & Beverage Service, Guest Accommodations, Recreation & Entertainment	Retail, and Office & Services	Other Commercial Use
Other Commercial Use	1.3	1.5	1.7	1.2	1.0

Sec. 46-6. SIGNS

In addition to the provisions of Chapter 20 of the Idaho Springs Municipal Code (Signs), the following building and site design standards shall apply in the East End Overlay District. In case of a conflict between the provisions of this Section 46-6 and the provisions of Chapter 20, the provisions of this Section 46-6 shall apply.

(1) Impacts to existing signage

Existing signage that has been or will be impacted by the reconstruction of Colorado Boulevard or future street improvement projects shall be brought into full compliance with the provisions of Chapter 20 of the Idaho Springs Municipal Code (Signs), unless it is determined by the City Administrator that the existing signage is consistent with the desired character for the East End, as described by the Design Principles and Guidelines contained in the East End Action Plan, in which case, the existing sign(s) may be moved as needed to accommodate the reconstruction of Colorado Boulevard, and may be restored or maintained in that new location.

(2) Impacts to pedestrian walkways

New and relocated signs shall be located so as not to obstruct the required minimum width of existing or planned pedestrian walkways.

Sec. 46-7. DESIGN STANDARDS

In addition to the provisions of Chapter 27 of the Idaho Springs Municipal Code (Community Design Standards), the following building and site design standards shall apply in the East End Overlay District. In case of a conflict between the provisions of this Section 46-7 and the provisions of Chapter 27, the provisions of this Section 46-7 shall apply.

(1) Community design policies

East End. The East End Overlay District area consists largely of highway service commercial developments, including food and beverage, retail, service, and lodging establishments, in addition to several established residential neighborhoods and the historic Argo Mill property. The East End Action Plan establishes a vision to build on the established character of this area and support reinvestment over time. A key concept established by the East End Action Plan is the need for future development to address lots with double frontages between Miner Street and Colorado Boulevard, and between Colorado Boulevard and Clear Creek, with active uses and a higher level of architectural detail to support an inviting pedestrian environment. The East End Action Plan supports development that builds on established architectural themes in the area. The most prevalent themes include remnants of “roadside” development from the 1930s to

1950s (along Colorado Boulevard) and building forms and materials typical of early Colorado mining communities like Idaho Springs. The East End Action Plan also seeks to support expanded housing options in the East End through infill and redevelopment of existing uses over time, either as part of mixed-use developments (e.g., above retail or office uses) or as free-standing residential structures. The East End Action Plan also seeks to enhance pedestrian and bicycle safety and connectivity throughout the East End and includes guidance regarding Complete Streets, streetscape character, and frontage character for various street typologies within the East End Action Plan boundary.

(2) General standards (all development)

1. Edges and transitions¹⁵

- (a)** Permeable street edges. Where a permeable street edge is identified in the East End Action Plan (along Colorado Boulevard and Miner Street), at least fifty (50) percent of the buildable lot width shall be occupied by the front façade wall of the building located at or between the applicable minimum and maximum front setbacks.
- (b)** Defined street edges. Where a defined street edge is identified in the East End Action Plan (along Colorado Boulevard and Miner Street), at least seventy (70) percent of the buildable lot width shall be occupied by the front façade wall of the building located at or between the applicable minimum and maximum setbacks. Portions of the lot width between the applicable minimum and maximum front setbacks that are not occupied by building walls may be occupied by active, pedestrian-oriented space such as a hardscaped plaza or pocket park, or parking. If parking is located in this area, a decorative masonry wall or wrought iron fence a minimum of three feet in height in combination with landscaping is required.
- (c)** Transitions. Development that abuts transition areas defined in the East End Action Plan shall minimize impacts on established single-family residential neighborhoods by:
 - (1)** Limiting exterior lighting to full-cutoff shielded fixtures and directing lights away from adjacent neighborhoods;
 - (2)** Limiting sources of audible noise, such as heating and air conditioning units or exhaust vents, on building facades that abut lower intensity uses;
 - (3)** Locating off-street parking, loading, and service areas away from the shared property line or street frontage; and
 - (4)** Providing gradual decreases in building height and mass along the shared lot line or street frontage.

¹⁵ This corresponds to Edges and Transitions diagram on pages 34-35 of the plan.

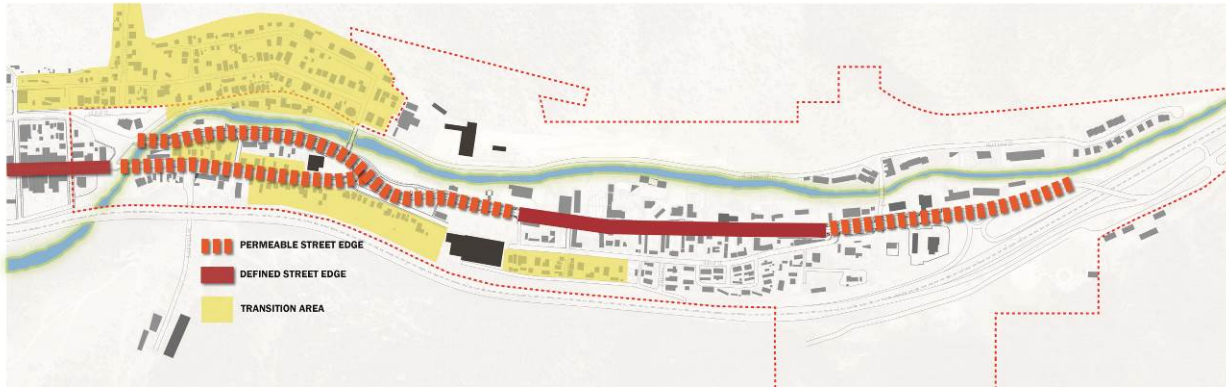


Figure 46-7.1. East End Edges and Transitions.

2. Exterior Materials

- (a) Distinctive materials. In addition to the distinctive materials listed in Chapter 27 of the Idaho Springs Municipal Code (Community Design Standards), the following additional materials may also be used: Cor-Ten or other rusting steel, galvanized metal, wood shingle siding, metal shingle siding, wood horizontal siding, and other similar materials consistent with the Design Principles and Guidelines provided in the East End Action Plan, as approved by the City Administrator.
- (b) Prohibited materials. The use of Exterior Insulated Finishing Systems (EIFS), vinyl or aluminum siding, mirrored or highly reflective glass or glazing, and large scale pre-finished metal or column panel systems shall be prohibited.

(3) Location-specific standards

1. Colorado Boulevard frontage

- (a) Orientation. Development shall be oriented toward Colorado Boulevard to the maximum extent practicable. Entrance locations shall be placed with consideration of business-to-business pedestrian access and safe access to pedestrian and bicycle facilities. An operable and unlocked (during business hours) front door is required on Colorado Boulevard for commercial businesses.
- (b) Parking location. Surface parking and vehicle storage shall be located behind and/or to the side of buildings. Surface parking will not be permitted between the main building and Colorado Boulevard.
- (c) Street-level interest. A variety of features shall be incorporated to activate the street frontage and create a pedestrian and bicycle-friendly environment along the Colorado Boulevard frontage. Required features may vary based on the type of development and location. Such features may include, but shall not be limited to:
 - (1) Transparent storefront windows and doors at the street level (commercial uses only);

- (2) Other visual activation methods on the ground floor such as display cases, public art, or murals.
 - (3) Café seating;
 - (4) Pedestrian plazas;
 - (5) Pocket parks;
 - (6) Landscaping;
 - (7) Benches; and
 - (8) Inverted-U bicycle racks.
- (d) Clear zone. A clear zone a minimum of 6 feet wide (8 feet preferred) shall be maintained within or adjacent to (where a dedicated trail or sidewalk is provided) the hardscaped portion of the build-to-zone along Colorado Boulevard. The clear zone shall be unobstructed by any permanent or nonpermanent street furniture, outdoor merchandise displays, benches, trash receptacles, outdoor dining areas, and other pedestrian amenities. In some instances the City Administrator or their designee can allow a reduction in this clear zone if it is determined the additional street frontage is not necessary, the spirit of the build to zone is met, and the reduction would be compatible with adjacent properties.)
- (e) Parking structures. To the maximum extent practicable, active uses such as restaurants or retail storefronts shall be incorporated at the street level of parking structures.
- (f) Pedestrian connectivity. Direct pedestrian access shall be provided to and between the primary building entrance or entrances to each building; sidewalks or walkways on adjacent properties that extend to a shared property line; sidewalks or trails along Colorado Boulevard and Miner Street; and the Clear Creek Greenway.
- (g) Vehicular access. To the maximum extent practicable, access points shall be coordinated with adjacent properties to promote efficient traffic operations and to minimize the need for multiple curb cuts for individual driveways.

2. Clear Creek frontage

- (a) Views. Structures and public spaces shall be oriented to maximize and frame views to or from Clear Creek.
- (b) Creek frontage. A variety of design features shall be provided to activate the frontage along Clear Creek, while retaining sufficient width (as required by Table 46-4.1: Building and Site Regulations) to protect the environmental quality and functions of the creek. Design features shall embrace the Creek's presence and visibility, support pedestrian and bicycle access along the creek frontage, and

enhance the enjoyment of residents and visitors. Such features may include, but shall not be limited to:

- (1) Balconies and porches;
- (2) Café seating or picnic areas;
- (3) River-oriented entrances;
- (4) Gardens;
- (5) Pedestrian-oriented lighting;
- (6) Riverbank enhancements, such as terracing or other modifications to provide seating or increase access to the Creek for fishing, rafting or boating;¹⁶
- (7) Public art;
- (8) Outdoor plazas and seating;
- (9) Rooftop terraces; and
- (10) Inverted-U bicycle racks.

All features must not obstruct the required 10' minimum width for a multi-use trail, nor encroach into the required 2' minimum clearance from obstructions on either side of a trail.

- (c) Fencing and walls. Fencing or walls located along Clear Creek shall be limited to four feet in height.
- (d) Parking lot screening. The perimeter of all surface parking lots and vehicle storage areas shall be screened from the Clear Creek Greenway, sidewalks, trails, open space, and other public spaces by a low decorative masonry wall or wrought iron fence a minimum of three feet in height in combination with landscaping.

3. Miner Street frontage (East of 17th Ave.)

- (a) Building massing and form. Non-residential uses that front onto Miner Street shall have facades articulated through changes in materials, wall plane alignment, or color approximately every 30 horizontal feet, and shall incorporate pitched roof forms and other features to the maximum extent practicable, to reflect the scale and character of single-family residential uses along the Miner Street frontage and along lot lines that are shared with existing single-family residential uses.

¹⁶ Any enhancements or alterations made to the shoreline of the Creek shall not alter the capacity of the existing floodplain, or impede the floodway, as defined by the Federal Emergency Management Agency (FEMA).

- (b)** Garages and accessory buildings. Residential garages and accessory structures shall be located in the rear yard and accessed from the alley or a narrow drive from the street, as traditionally found in residential neighborhoods in the East End.
- (c)** Parking lot screening. The perimeter of all surface parking lots and vehicle storage lots shall be screened from adjacent residential uses, sidewalks, and other public spaces by a low decorative masonry wall or fence between three and four feet in height in combination with landscaping.

4. I-70 frontage

- (a)** Building design. Development that is located adjacent to I-70 shall incorporate varied roof forms, architectural details (e.g., windows and doors on visible building faces), and other features to avoid the perception of blank building walls or flat, uninterrupted roof or wall planes when viewed from I-70.