

**AREA PD-5: DOWNTOWN:** These areas are adjacent to the Historic Commercial Downtown designations along Myrtle Avenue and generally encompass the side streets running through Old Town Monrovia to Primrose Avenue on the west and Ivy Avenue on the east. The area has historically been the commercial core of the City; however, there are a substantial number of residential units. These areas can support a variety of uses but the uses should be related to Myrtle Avenue and be of a quality in keeping with Old Town Monrovia.

The following development guidelines shall apply to PD Area 5:

1. A pedestrian oriented atmosphere shall be maintained with Myrtle Avenue as the focal point.
2. Encourage businesses such as theaters, restaurants, and specialty retail that support the Myrtle Avenue downtown commercial corridor and other similar uses as determined by the Development Review Committee. Stand alone bars, cocktail lounges, and liquor stores shall not be allowed.
3. Residential development shall only be allowed in mixed-use developments on sites exceeding 2 acres in size and shall require the approval of a specific plan.
4. No building setbacks are required except for the following:
5. Where a building is adjacent to a residential zone, the multiple story setback standards for the residential zone shall apply.
6. For property lines adjacent to Ivy Avenue a ten-foot setback shall be required.
7. The Development Review Committee shall determine appropriate setback requirements based on adjacent land uses.
8. Public improvements shall be compatible with the downtown theme in terms of street furniture, lighting, and landscaping.
9. Public parking lots are permitted.

**AREA PD-5a: DOWNTOWN/COLORADO COMMONS:** This is a 2.11 acre site directly to the west of Downtown which is currently used for public parking. This area can be developed to provide additional residential opportunities in downtown, providing additional customers for downtown businesses enhancing the economic and social vitality of Old Town by adding residents that will participate in a variety of activities throughout the day. Design of the development will provide a transition between the commercial corridor and the residential neighborhood to the west.

The following development guidelines shall apply to PD Area 5a:

1. A pedestrian oriented atmosphere shall be maintained with Myrtle Avenue as the focal point. This area will be primarily developed as residential with incidental commercial and live/work opportunities.
2. The non-residential spaces shall be lower intensity commercial uses and shall be sensitive to the



surrounding residential uses. Use of commercial spaces shall be limited to types of uses that are open to the public, support downtown commercial uses and will encourage pedestrian activity such as retail, food service, service commercial, and office. New uses shall be reviewed by the Homeowners Association and approved by the DRC prior to issuance of a Business License and are subject to the Performance Standards in the Monrovia Municipal Code.

3. Uses allowed in live/work units shall be approved by the Homeowners Association.
4. High density urban residential and mixed-use development is encouraged. High quality design and materials on all elevations is required. The following development standards shall apply to development in PD-5a:
  - a. Provide shared public/private parking that supports Old Town. Two dedicated parking spaces for each residential and live/work unit. Commercial spaces shall provide one space for each 250 square feet of building area. In addition to the required spaces generated by the new development, all public parking spaces shall be replaced within the structure.
  - b. Minimum unit size is 750 square feet.
  - c. Maximum permitted number of stories is four.
  - d. Maximum permitted residential density is 35 dwelling units per acre.
  - e. No setback is required on property lines adjacent to public streets. Setback requirements from the project's interior property lines shall be subject to the determination of the Development Review Committee. Setback areas adjacent to the condominiums in that block shall be planted with ample landscaping.
  - f. Signage for commercial spaces shall be subject to the Sign Ordinance. Signage for the parking structure and live/work spaces shall be included in a detailed sign program, which shall be submitted to the Development Review Committee for approval. Illuminated signage shall be allowed subject to a lighting study. No illuminated signage will be permitted on live/work units.

Public improvements and interior common areas shall be compatible with the downtown theme in terms of street furniture, lighting, and landscaping

