

# ARTICLE 2

## Zoning Districts, Allowable Land Uses, and Zone-Specific Standards

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## **CHAPTER 17.20 - ZONING MAP**

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### **Sections:**

- 17.20.010 - Purpose of Chapter
- 17.20.020 - Zoning Map and Zoning Districts

### **17.20.010 - Purpose of Chapter**

This Chapter establishes the zoning districts applied to property within the City and adopts the City's Zoning Map.

### **17.20.020 - Zoning Map and Zoning Districts**

The Council hereby adopts the City of Pasadena Zoning Map (hereafter referred to as the "Zoning Map") which is on file with the Department. The Zoning Map is hereby incorporated into this Zoning Code by reference as though it were fully included here.

- A. Zoning districts established.** The City of Pasadena shall be divided into zoning districts which implement the Pasadena General Plan.
1. The primary zoning districts and overlay districts shown in Table 2-1 are hereby established, and shall be shown on the Zoning Map.
  2. The overlay districts may be combined with any primary zoning district as determined by Chapter 17.28 (Overlay Districts).
  3. The specific plan districts identify areas of the City where allowable land uses, land use permit requirements, and development standards are determined by the applicable specific plan, and are found either in Article 3 (Specific Plan Standards), or the specific plan document.
  4. The primary zoning districts may be shown on the Zoning Map together with letter or numerical suffixes to identify land use regulations and development standards applicable to specific sites. These suffixes may reference provisions of this Zoning Code that address any of the following topics:
    - a. Residential units-per-acre, indicating permitted dwelling-unit densities exclusive of any bonuses; or
    - b. CD or other specific plan area subdistricts, indicating applicable subdistrict regulations.
  5. The applicability of specific suffixes to specific zoning districts is determined by Chapters 17.22 (Residential Districts), 17.24 (Commercial and Industrial Districts), and 17.26 (Special Purpose Districts).

**TABLE 2-1 - ZONING DISTRICTS**

Zoning District Symbol	Zoning District Name	General Plan Land Use Classification Implemented by Zoning District
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**Residential Districts**

RS-1 - RS-6	Single-Family Residential	Low-Density Residential
RM-12	Multi-Family Residential - Two Units Per Lot	Low-Medium Density Residential
RM-16	Multi-Family Residential - City of Gardens	Medium Density Residential
RM-32	Multi-Family Residential - City of Gardens	Medium-High Density Residential
RM-48	Multi-Family Residential - City of Gardens	High Density Residential

**Commercial and Industrial Districts**

CO	Commercial Office	General Commercial
CL	Limited Commercial	Neighborhood Commercial
CG	General Commercial	General Commercial
IG	General Industrial	Industrial

**Special Purpose Districts**

OS	Open Space	Open Space
PD	Planned Development	All
PS	Public and Semi-Public	Institutional

**Overlay Districts**

AD	Alcohol Density	Commercial
HD	Hillside Development	Residential
HL	Height Limit	All
HL-1	Height Limit	Multi-family Residential
HH	Hospitality Home	Residential
IS	Interim Study	All
LD	Landmark	All
ND	Neighborhood	Low Density Residential
OC	Office Conversion	Multi-family Residential
PK	Parking	Residential

**Specific Plan Areas**

See Article 3 - Specific Plan Standards
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**B. Interpretation of zoning district boundaries.** If there is uncertainty about the location of any zoning district boundary or other feature shown on the Zoning Map, the precise location of the boundary shall be determined by the Zoning Administrator.

1. District boundaries shown as approximately following the property line of a lot shall be construed to follow the lot line.
2. If a district boundary is not coterminous with a lot line, the location of the district boundary shall be determined by using the scale appearing on the zoning map, unless the boundary location is indicated by dimensions printed on the map.
3. District boundaries shown as approximately following right-of-way lines of freeways, streets, alleys, railroads, or other identifiable boundary lines shall be construed to follow such right of way or boundary lines.
4. District boundaries shown as lying within right-of-way lines of freeways, streets, alleys, railroads, or other identifiable boundary lines shall be construed to follow the centerline of such right-of-way or boundary lines.



## CHAPTER 17.21 - DEVELOPMENT AND LAND USE APPROVAL REQUIREMENTS

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### Sections:

17.21.010 - Purpose of Chapter

17.21.020 - General Requirements for Development and New Land Uses

17.21.030 - Allowable Land Uses and Permit Requirements

### 17.21.010 - Purpose of Chapter

This Chapter describes the City's requirements for the approval of proposed development and new land uses. The permit requirements established by this Zoning Code for specific land uses are in Chapters 17.22 through 17.26.

### 17.21.020 - General Requirements for Development and New Land Uses

All land uses and structures shall be established, constructed, reconstructed, altered, or replaced in compliance with the following requirements.

- A. **Allowable land uses.** The land use shall be allowed by this Zoning Code in the zoning district applied to the site. The basis for determining whether a use is allowable is described in Section 17.21.030 (Allowable Land Uses and Permit Requirements).
- B. **Permit and approval requirements.** Any land use permit or other approval required by Section 17.21.030 (Allowable Land Uses and Permit Requirements) shall be obtained before the proposed use is constructed, otherwise established or put into operation.
- C. **Development standards, conditions of approval.** Land uses and structures shall comply with the development standards of this Chapter, the provisions of Article 3 (Site Planning and General Development Standards), and any applicable conditions imposed by a previously granted land use permit.
- D. **Legal parcel.** The proposed site shall be a parcel that was legally created in compliance with the Subdivision Map Act and the City's Subdivision Ordinance.

### 17.21.030 - Allowable Land Uses and Permit Requirements

- A. **Allowable land uses.** The uses of land allowed by this Zoning Code in each zoning district are listed in Tables 2-2, 2-5, and 2-7, together with the type of land use permit required for each use.
  - 1. **Uses not listed.** Land uses that are not listed in tables or are not shown in a particular zoning district are not allowed, except as otherwise provided in Subsection A.2.

2. **Similar uses may be allowed.** The Zoning Administrator may determine that a proposed use not listed in this Article is allowable if all of the following findings are made:
  - a. The characteristics of, and activities associated with the proposed use are equivalent to one or more of the listed uses, and will not involve a higher level of activity or population density than the uses listed in the district;
  - b. The proposed use will be consistent with the purposes of the applicable zoning district; and
  - c. The proposed use will be consistent with the General Plan and any applicable specific plan.
3. **Applicable standards and permit requirements.** When the Zoning Administrator determines that a proposed, but unlisted, use is equivalent to a listed use, the proposed use will be treated in the same manner as the listed use in determining where it is allowed, what permits are required, and what other standards and requirements of this Zoning Code apply.
4. **Commission determination.** The Zoning Administrator may forward questions about equivalent uses directly to the Commission for a determination at a public meeting.

**B. Permit requirements.** Tables 2-2, 2-5, and 2-7 provide for land uses that are:

1. Permitted subject to compliance with all applicable provisions of this Zoning Code, subject to first obtaining a Code Compliance Certificate (Section 17.61.020). These are shown as "P" uses in the tables;
2. Allowed subject to the approval of a Minor Conditional Use Permit (Section 17.61.050) and shown as "MC" uses in the tables;
3. Allowed subject to the approval of a Conditional Use Permit (Section 17.61.050) and shown as "C" uses in the tables;
4. Allowed subject to the approval of an Expressive Use Permit (Section 17.61.060) and shown as "E" uses in the tables; and
5. Allowed subject to the approval of a Temporary Use Permit (Section 17.61.040) and shown as "TC" uses in the tables.

**Note:** any land use authorized through land use permit approval may also require Design Review (Section 17.61.030), a Building Permit, or other permit required by the Municipal Code.

## **CHAPTER 17.22 - RESIDENTIAL ZONING DISTRICTS**

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### **Sections:**

- 17.22.010 - Purpose of Chapter
- 17.22.020 - Purposes of Residential Zoning Districts
- 17.22.030 - Residential District Land Uses and Permit Requirements
- 17.22.040 - Residential District General Development Standards
- 17.22.050 - RS and RM-12 District Additional Development Standards
- 17.22.060 - Multi-Family Residential District General Development Standards
- 17.22.070 - RM District Additional Development Standards
- 17.22.080 - RM District Garden Requirements

### **17.22.010 - Purpose of Chapter**

This Chapter lists the land uses that may be allowed within the residential zoning districts established by Section 17.20.020 (Zoning Map), determines the type of land use permit/approval required for each use, and provides basic standards for site layout and building size.

### **17.22.020 - Purpose and Applicability of Residential Zoning Districts**

- A. General purposes.** In addition to the purposes of this Zoning Code listed in Chapter 17.10, the general purposes of residential district regulations are to:
1. Provide an adequate supply and range of housing types and prices that will accommodate the City's future population growth;
  2. Promote the development of affordable housing by providing a density bonus;
  3. Protect single-family residential neighborhoods from fires, explosions, toxic fumes and substances, and other public safety hazards;
  4. Provide a physical environment that contributes to and enhances the quality of life;
  5. Provide appropriate sites for public and semi-public land uses needed to complement residential development or requiring a residential environment;
  6. Ensure the provision of public services and facilities needed to accommodate planned population densities.

**B. Purposes of specific districts.** The purposes of the specific residential zoning districts are as follows.

**1. Single-Family Residential (RS) districts.** The purposes of the RS zoning districts are to:

- a. Provide appropriately located areas for single-family residential neighborhoods that are consistent with and implement the Single-Family Residential land use designation of the General Plan, and that are consistent with the standards of public health and safety established by this Zoning Code; and
- b. Ensure adequate light, air, privacy, and open space for each dwelling, and protect residents from the harmful effects of excessive noise, population density, traffic congestion, and other adverse environmental effects.

The designation of property in the RS zoning district shall include the Zoning Map showing a numerical suffix to the RS map symbol (e.g., "RS-2") which shall note the maximum number of dwelling units allowed per acre of site area.

**2. Multi-Family Residential, Two Units Per Lot (RM-12) district.** The purposes of the RM-12 zoning district are to:

- a. Provide appropriately located areas for low-medium density residential neighborhoods that are consistent with and implement the Low-Medium Density Residential land use designation of the General Plan, and with the standards of public health and safety established by this Zoning Code; and
- b. Ensure adequate light, air, privacy, and open space for the construction of two units on a lot.

**3. Multi-Family Residential, City of Gardens (RM-16, RM-32, and RM-48) district.** The purposes of the RM-16, RM-32, and RM-48 zoning districts are to:

- a. Provide appropriately located areas for medium and high density residential neighborhoods that are consistent with and implement the Medium Density, Medium-High Density, and High Density Residential, land use designations of the General Plan, and with the standards of public health and safety established by this Zoning Code;
- b. Promote multiple-family residential developments having maximum economic life and stability;
- c. Integrate the street and the site visually and functionally as a total environment;
- d. Achieve an appropriate level of design quality consistent with or better than the surrounding neighborhood and the price range of the development;

- e. Relate new development to the existing environment in scale, material, and character so that Pasadena's inherent human scale, visual, and functional diversity may be maintained and enhanced; and
- f. Restrict alterations to the existing grade, except for minor grading for landscaping purposes and for subterranean parking.

**17.22.030 - Residential District Land Uses and Permit Requirements**

**A. Permit requirements.** Table 2-2 identifies the uses of land allowed by this Zoning Code in each residential zoning district, and the land use permit required to establish each use, in compliance with Section 17.21.030 (Allowable Land Uses and Permit Requirements). The following land use permit requirements are established by Table 2-2.

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

**B. Standards for specific land uses.** Where the last column in the tables ("Specific Use Standards") includes a section number, the regulations in the referenced section apply to the use in addition to all other applicable provisions of this Zoning Code. Principal and accessory structures shall meet the same development standards unless otherwise modified in this Zoning Ordinance.

**17.22.040 - Residential District General Development Standards**

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and established in compliance with the requirements in Tables 2-3 and 2-4, in addition those in Section 17.22.050 (RS and RM-12 District Additional Development Standards), and the applicable standards (e.g., landscaping, parking and loading, etc.) in Article 3 (Site Planning and General Development Standards). (Ord. 7009 § 4, (Exh. 1), 2005)

**TABLE 2-2 - ALLOWED USES AND PERMIT REQUIREMENTS  
FOR RESIDENTIAL ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE					Specific Use Standards
	RS (2)	RM-12	RM-16 (3)	RM-32	RM-48	

**RESIDENTIAL USES**

Boarding houses	—	—	—	P	P	
Dormitories	—	—	—	P	P	
Fraternities, sororities	—	—	—	P	P	
Home occupations	P	P	P	P	P	17.50.110
Multi-family housing	—	P	P (7)	P (7)	P (7)	
Residential accessory uses and structures	P	P	P	P	P	17.50.210, 250
Residential care, limited	P	P	P	P	P	
Residential care, general	—	—	C (4)	C (4)	C (4)	
Second dwelling unit	P	—	—	—	—	17.50.275
Single-family housing	P (8)	P (6)	P (6)	P (6)	P (6)	
Transition housing	—	P	P	P	P	

**RECREATION, EDUCATION & PUBLIC ASSEMBLY USES**

Clubs, lodges, private meeting halls	—	—	—	—	C (4)	
Cultural institutions	C (4)	C (4)	C (4)	C (4)	C (4)	
Park and recreation facilities	C	C	C	C	C	
Religious facilities	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.230
With columbarium	MC (4)	MC (4)	MC (4)	MC (4)	MC (4)	17.50.230
With temporary homeless shelter	C	C	C	C	C	17.50.230
Schools - Public and private	—	C (4)	C (4)	C (4)	C (4)	17.50.270
Street fairs	P	P	P	P	P	
Tents	TUP	TUP	TUP	TUP	TUP	17.50.320

**OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES**

Offices - Administrative business professional	—	—	C	C	C	17.50.170
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**RETAIL SALES**

Personal property sales	P	P	P	P	P	17.50.190
Temporary uses	TUP	TUP	TUP	TUP	TUP	

**Notes:**

- (1) See Chapter 17.80.020 for definitions of the listed land uses.
- (2) Includes the RS district with all suffixes (e.g., RS-1 through RS-6).
- (3) Includes the RM-16 districts with all suffixes (e.g., RM-16, RM-16-1).
- (4) Uses established after June 30, 1985, on sites greater than two acres shall require a zone change to PS (Public and Semi-Public).
- (5) Limited to facilities that are located on City-owned property or within a City-owned street such as a street light, utility pole, traffic signal or sign.
- (6) Allowed subject to the development standards of the RS-6 district, section 17.22.040.
- (7) Two units on a lot shall meet the development standards of the RM-12 district, section 17.22.040.
- (8) A lot with a single-family residence may rent a maximum of two bedrooms.

**TABLE 2-2 - ALLOWED USES AND PERMIT REQUIREMENTS  
FOR RESIDENTIAL ZONING DISTRICTS (Continued)**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE					Specific Use Standards
	RS (2)	RM-12	RM-16 (3)	RM-32	RM-48	
<b>SERVICES</b>						
Adult day care, general	C (4)	C (4)	C (4)	C (4)	C (4)	
Adult day care, limited	P	P	P	P	P	
Lodging - Bed and breakfast inns	—	—	C	C	C	17.50.150
Child day-care centers	C	C	C	C	C	17.50.080
Child day care, large, 9 to 14 persons	P	P	P	P	P	17.50.080
Child day care, small, 1 to 8 persons	P	P	P	P	P	
Filming, long-term	C	C	C	C	C	
Filming, short-term	P	P	P	P	P	
Medical services - Extended care	—	—	—	C (4)	C (4)	
Neighborhood garden	MC	MC	MC	MC	MC	
Public safety facilities	C (4)	C (4)	C (4)	C (4)	C (4)	
<b>INDUSTRY, MANUFACTURING &amp; PROCESSING USES</b>						
Commercial growing area	C	C	C	C	C	17.50.180
<b>TRANSPORTATION, COMMUNICATIONS &amp; UTILITY USES</b>						
Utility, major	C (4)	C (4)	C (4)	C (4)	C (4)	
Utility, minor	P	P	P	P	P	
Wireless telecommunications facilities, minor	MC (5)	MC (5)	MC (5)	MC (5)	MC (5)	17.50.310

**Notes:**

- (1) See Chapter 17.80.020 for definitions of the listed land uses.
- (2) Includes the RS district with all suffixes (e.g., RS-1 through RS-6).
- (3) Includes the RM-16 districts with all suffixes (e.g., RM-16, RM-16-1).
- (4) Uses established after June 30, 1985, on sites greater than two acres shall require a zone change to PS (Public and Semi-Public).
- (5) Limited to facilities that are located on City-owned property or within a City-owned street such as a street light, utility pole, traffic signal or sign.
- (6) Allowed subject to the development standards of the RS-6 district, section 17.22.040.
- (7) Two units on a lot shall meet the development standards of the RM-12 district, section 17.22.040.
- (8) A lot with a single-family residence may rent a maximum of two bedrooms.

**TABLE 2-3 - RS AND RM-12 RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS**

Development feature	Requirement by Zoning District				
	RS-1	RS-2	RS-4	RS-6	RM-12
<b>Minimum lot size</b>	<i>Minimum area and width for new parcels.</i>				
Minimum area (1)	40,000 sf	20,000 sf	12,000 sf	7,200 sf	
With Density Bonus	30,000 sf	15,000 sf	9,000 sf	5,400 sf	
Width (2)	100 ft	100 ft	75 ft	55 ft	
<b>Maximum density</b>	1 dwelling unit per lot				2 units per lot
<b>Setbacks</b>	<i>Minimum setbacks required. See Section 17.40.160 for setback measurement, allowed projections and encroachments into setbacks, and exceptions to setbacks.</i>				
Front - Main facade	See Section 17.22.050				
Front - Garage	See Section 17.22.050				
Sides	10% of lot width, with a minimum of 5 ft, and a maximum requirement of 10 ft, and consistent with Section 17.40.160 (Encroachment Plane).				
Corner side	10% of lot width, with a minimum of 10 ft, and a maximum requirement of 25 ft				
Rear	25 ft				10 ft
<b>Maximum site coverage</b>	No maximum on lots of 7,200 sf or less, 35 % otherwise.				
<b>Maximum floor area</b>	<i>Maximum allowed gross floor area of all structures on the site.</i>				
Site less than 32,670 sf	30% of lot size plus 500 sf				35% of lot size plus 500 sf per unit
Site of 32,670 sf or more	30% of lot size plus 1,000 sf				
<b>Height limit</b>	<i>Maximum height of main structures at points noted. See 17.40.060 for height measurement, and exceptions to height limits. All structures shall also comply with the encroachment plane requirements of 17.40.160.</i>				
Site less than 20,000 sf	32 ft, and within the encroachment plane (Section 17.40.150)				
Site of 20,000 sf or more	36 ft, and within the encroachment plane (Section 17.40.150)				
Maximum top plate height	23 ft, and within the encroachment plane (Section 17.40.150)				
<b>Accessory structures</b>	See Section 17.50.250 (Residential Accessory Uses and Structures)				
<b>Landscaping</b>	Chapter 17.44 (Landscaping)				
<b>Parking</b>	Chapter 17.46 (Parking and Loading)				
<b>Signs</b>	Chapter 17.48 (Signs)				
<b>Other applicable standards</b>	Section 17.22.050 (RS and RM-12 District Additional Development Standards) Chapter 17.40 (General Property Development and Use Standards)				

Notes:

- (1) See Chapter 17.42 regarding density bonus provisions.
- (2) See Section 17.40.030 regarding development on an undeveloped lot and section 17.40.040 regarding development on a substandard lot.

### **17.22.050 - RS and RM-12 District Additional Development Standards**

**A. Front-yard setback measurement.** The minimum front yard setback in the RS and RM-12 zoning districts shall be as follows. See also 17.40.150 (Setback Measurement and Exceptions).

1. Where 40 percent or more of the lots on a blockface in the same zoning district (excluding corner yards of reversed corner lots) are developed with primary structures, the minimum front setback shall be the average of the front setbacks of the developed lots, but not less than 25 feet. In calculating the blockface average, measurement shall be from the front property line to the primary structure. Building projections and unenclosed porches shall not be used as the reference point for this measurement.
2. Where less than 40 percent of the lots on a blockface within the same zoning district (excluding corner yards or reversed corner lots) are developed with primary structures, the minimum front setback shall be 25 feet.
3. For blockfaces with five or fewer lots between two reversed corner lots, the minimum front setback shall be the larger required corner yard of the reversed corner lots.

See Section 17.40.150 for allowed projections into front-yard setbacks.

**B. Garage and carport requirements for all districts.**

1. **Garages.** A garage proposed on a blockface where 50 percent or more of the existing garages are behind the primary structure shall also be located behind the primary structure. If the garage is required to be located to the rear of the primary structure and is attached, the garage shall be located so that the garage door is not visible from the street. This requirement shall not apply within the HD (Hillside Development) overlay zone. A garage on a corner lot shall be located a minimum of 18 feet from a street property line.
2. **Carports.** Carports shall be completely screened from view from the street and shall be located between the primary structure and the rear property line, so as to not be within the view down the driveway from the street. A carport shall not be permitted on a corner lot.
3. **Exception to maximum floor area requirement.** The maximum floor area requirement in Section 17.22.040, Table 2-3, may be exceeded to accommodate the reconstruction of a garage that previously existed on the site, but only to the extent of the floor area necessary for a two-car garage in compliance with the parking space dimension requirements of Section 17.46.110 (Parking Space Dimensions).

**C. Restoration of a porte cochère.** A porte cochère may be rebuilt or restored if evidence is provided to the City that the residence originally had a porte cochère. The porte cochère shall meet all building requirements. The Historic Preservation Commission shall review such requests in landmark districts or for designated landmarks. The Zoning Administrator shall review all other such requests.

**D. Flagpoles.** A flagpole can be constructed if it meets the following requirements.

1. The flagpole shall be located outside a required setback area. Flagpoles are allowed in front of a residence if located outside the required front setback.
2. The maximum height of the flagpole shall be the maximum height allowed for the principal structure.
3. The flagpole shall not be located in an encroachment plane. (Ord. 7009 § 5, 2005)

### 17.22.060 - RM District General Development Standards

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and established in compliance with the requirements in Table 2-4, in addition to those in Section 17.22.070 (RM District Additional Development Standards), 17.22.080 (RM District Garden Requirements), and the applicable standards (e.g., landscaping, parking and loading, etc.) in Article 3 (Site Planning and General Development Standards). Principal and accessory structures shall meet the development standards unless otherwise modified in this Zoning Ordinance. These standards are commonly known as the City of Gardens standards. (Ord. 7009 § 4, (Exh. 2), 2005)

**TABLE 2-4 - MULTI-FAMILY RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS**

Development feature	Requirement by Zoning District			
	RM-16 RM-16-2	RM-16-1	RM-32	RM-48
<b>Minimum lot size</b>	<i>Minimum area and width for new parcels.</i>			
Minimum area (2)	7,200 sf	12,000 sf	10,000 sf	
Width (2)	55 ft	75 ft	60 ft	
<b>Maximum density (1)</b>	<i>Minimum lot area in square feet required for each dwelling unit. See 17.22.070.</i>			
Lots of 10,000 sf or more	2,750 sf	3,000 sf	1,360 sf	910 sf
Lots less than 10,000 sf	See Section 17.22.070.A.2			
<b>Setbacks</b> (see Figure 2-1)	<i>Minimum setbacks required. See Section 17.40.160 for setback measurement, allowed projections and encroachments into setbacks, and exceptions to setbacks.</i>			
Front	See 17.22.070.B	40 ft	See Section 17.22.070.B	
Sides	5 ft to within 20 ft from rear property line	10 ft	5 ft. for a distance of 40 ft. behind the front-setback line	
Corner side	15 ft	30 ft	15 ft	
Rear	None required	20 ft	None required	
Rear, Corner lots	5 ft for a distance of 40 ft. behind the corner side yard setback	20 ft	5 ft for a distance of 40 ft. behind the corner side yard setback	

<b>Maximum site coverage</b>	N.A.	35%	N.A.
<b>Minimum floor area</b>	<i>Minimum required gross floor area for each dwelling unit.</i>		
	N.A.	1,400 sf	N.A.
<b>Height limit</b>	<i>Maximum height of main structures at points noted. See 17.40.060 for height measurement, and exceptions to height limits.</i>		
	See Section 17.22.070.F		
<b>Accessory structures</b>	See Section 17.50.250 (Residential Accessory Uses and Structures)		
<b>Landscaping</b>	See Chapter 17.44 (Landscaping).		
<b>Parking</b>	See Chapter 17.46 (Parking and Loading).		
<b>Signs</b>	See Chapter 17.48 (Signs)		
<b>Other applicable standards</b>	Chapter 17.40 (General Property Development and Use Standards)		

**Notes:**

- (1) See Chapter 17.42 regarding density bonus provisions.
- (2) See Section 17.40.030 regarding development on an undeveloped lot and section 17.40.040 regarding development on a substandard lot.

**17.22.070 - RM District Additional Development Standards**

The provisions of this Section apply to proposed development and new land uses in the RM-16, RM-32, and RM-48 zoning districts in addition to the other applicable requirements of this Chapter, and those in Article 3 (Site Planning and General Development Standards).

**A. Maximum density.**

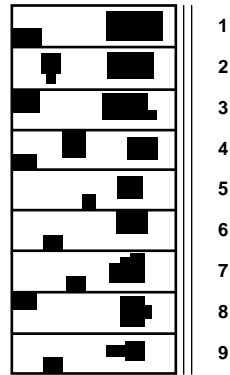
- 1. Rounding in calculations.** When calculating the permitted densities for projects within the RM districts in compliance with Table 2-4, fractional numbers of units shall be rounded as follows:
  - a. RM-16, RM-16-1 AND RM-16-2.** Fractions exceeding 0.75 shall be rounded up.
  - b. RM-32 and RM-48.** Fractions shall be rounded up or down to the nearest whole number. Fractions at .50 may be rounded up.
- 2. Allowable densities on lots less than 10,000 sf.** The maximum number of units permitted within the RM-32 and RM-48 districts on lots less than 10,000 square feet shall be as follows.

Lot Area	Maximum Number of Units Allowed
3,999 sf or less	2
4,000 to 5,499 sf	3
5,500 to 6,999 sf	4
7,000 to 8,499 sf	5
8,500 to 9,999 sf	6

**B. Front setback requirements.** As shown in Table 2-4, within the RM-16, RM-16-2, RM-32, and RM-48 districts, the front setback shall be the maximum distance from the front property line currently maintained or exceeded by at least 75 percent of the existing buildings on a blockface (See Figure 2-1 - Calculation of Front Setback for City of Gardens Projects.) The front setback shall be a minimum of 20 feet. In calculating this percentage, fractions of 0.5 or greater shall be rounded up to the nearest whole number.

**Figure 2-1 – Calculation of Front Setback for City of Gardens Projects**

1. Measure all existing building setbacks on blockface (excluding the project site). Measurement shall be from the front property line to the front of the main structure. Building projections (such as eaves, porches, or bay windows) and unenclosed porches shall not be used as a reference point for this measurement.



2. Arrange in order of decreasing setback measurement, i.e., first entry is largest setback to last entry which is the smallest.

Dwelling No.	Setback (in feet)
5	40.5
6	35
7	35
8	35
9	35
2	30
3	30
4	25
1	24

3. Determine the setback that 75 percent of the dwellings meet or exceed. In this case there are nine dwellings, such that  $9 \times .75 = 6.75$ , or 7 dwellings. Count down the list to the seventh entry. The setback associated with the seventh dwelling is the minimum required setback for the new development on that blockface.

Dwelling No.	Setback (in feet)
5	40.5
6	35
7	35
8	35
9	35
2	30
<b>3</b>	<b>30</b>
4	25
1	24

- C. Yard encroachments.** Structures and structural features may project into required setbacks in compliance with Section 17.40.150 (Setback Measurement and Exceptions).
- D. Building separation.** The following minimum standards for building separation apply in addition to the setback requirements of the applicable zoning district. In the event that the two requirements conflict, the more restrictive shall control.
- 1. Side separation.** Proposed structures shall be set back from buildings on adjacent lots along the side property line by a minimum of 15 feet, from the sidewalk across the property frontage to a minimum of 40 feet behind the front setback line.
  - 2. Light and air separation.** The following requirements for light and air separation are intended to provide clear space for existing windows.
    - a. When new construction faces major windows or doors in existing structures (principal or accessory) on an adjacent lot, or a new wall is proposed to contain major windows or doors, the minimum building separation shall be 15 feet, for a minimum of three feet beyond each side of the width of the window or door at all stories.
    - b. When new construction faces minor windows in existing structures (principal or accessory) on an adjacent lot, or a new wall is proposed to contain minor windows, the minimum separation shall be 10 feet for a minimum three feet beyond each side of the width of the window at all stories.
    - c. When a windowless wall of new construction faces an existing windowless wall on an adjacent lot, there is no minimum building separation.
  - 3. Habitable encroachments prohibited.** No encroachment that consists of habitable space is permitted into required side separations. Uninhabitable encroachments, including chimneys and projecting eaves, shall be no more than three feet deep.
- E. Building design.**
- 1. Massing.**
    - a. No facade along the street may be longer than 60 feet.
    - b. A minimum building separation of 15 feet between adjacent buildings on a site is required up to the front line of the main garden for every 60 feet of frontage. This building separation shall provide a view into the main garden required by Section 17.22.080.
  - 2. Wall modulation.** All wall planes shall be modulated in a manner consistent with the light and air separation requirements (see Subsection D.2). Final wall plane modulation shall be reviewed and approved during the design review of the project.

**3. Building frontage.**

- a. On sites with 60 feet or more of street frontage, at least 50 percent of the site width shall be occupied by building volume at the front setback.
- b. On sites with less than 60 feet of street frontage, at least 40 percent of the site width shall be occupied by building volume at the front setback.
- c. At least 70 percent of the width of a site must be occupied by building volume, other architectural elements such as low walls and trellises, or linear landscape elements such as hedges or rows of trees.

**5. Street orientation.** The following requirements are intended to ensure that residential streets are attractive pedestrian spaces and are not dominated by blank walls, parking lots, driveways and garage doors.

- a. Street facades of all residential buildings shall have major windows.
- b. Street facades of all residential buildings shall have entrances to individual units, clusters of units, or common lobbies.

**6. Building entrances.**

- a. **Shared entrances.** In the RM-16 districts, entrances from the outdoors in the form of porches, stairs, or alcoves in buildings should serve no more than two units. In RM-32 districts, such entrances should serve no more than four units. Projects in RM-48 districts and senior citizen housing in any multi-family residential district is exempt from this requirement.
- b. **Orientation.** The majority of entrances to units should be accessed from the street or from the main garden. Additional entrances may serve units from additional open spaces.
- c. **Embellishment and articulation.** Transitional spaces in the form of stoops, overhangs, and porches between public areas and entrances to units are an important element of Pasadena's architecture. New residential buildings shall provide the element for each unit or group of units.

**F. Height limits.** The following height limits are intended to produce buildings with a rhythm and scale appropriate to the City's residential neighborhoods.

**1. General.**

- a. All heights of new construction are measured in stories. No story shall exceed 12 feet measured from floor to floor. Usable attic space or loft space is considered a story. (See Subsection F.1.d.)
- b. When any part of a building is over parking, the parking shall be considered a full story unless it meets the requirements for fully or partially subterranean parking in Section 17.46.020.K.5 and 6.

- c. If a single building is located within two separate zoning districts with two different height limits, each portion of the building shall comply with the height limit of the district in which it is located.
- d. When more than 50 percent of the buildings on a blockface of a proposed project and the blockface on the opposite side of the street have a one-story building element at the street, the project shall have a substantial one-story building element for a distance of 15 feet behind the minimum front yard.
- e. When multiple lots have been consolidated to form a single building site with a combined front street frontage of more than 160 feet, the height limit shall be two stories over the entire site.
- f. The measurement of height for a new residential structure in an RM district is measured from existing grade to the top plate of the structure.
- g. In the RM-16, RM-16-2 districts and on lots less than 60 feet in width in the RM-32 district, the maximum height of structures is 23 feet to the top plate and 32 feet to the highest ridge line.
- h. On lots 60 feet in width or greater in the RM-32 district, the maximum height of structures in the front 60 percent of the site is 24 feet to the highest ridgeline. In the rear 40 percent of the site the maximum height of structures is 36 feet to the highest ridgeline. No maximum top plate height is applicable.
- i. In the RM-16-1 and RM-48 districts, the maximum height of structures is 36 feet to the highest ridgeline. No maximum top plate height is applicable.
- j. In all zoning districts, additional living space shall be permitted under the roof line, however, no additional units may be created.

**2. Maximum heights at garden rectangle.**

- a. **Required third-story setback.** Three-story buildings on lots 60 feet or greater in the RM-16-1 district, and three-story buildings in the RM-32 district shall have their third story set back from the main garden rectangle required by Section 17.22.080 (RM District Garden Requirements) for a distance of at least 10 feet, or the entire building shall be set back at least five feet from the main garden rectangle.
- b. **Corner lots.** Building heights on corner lots are limited as follows.
  - (1) In the RM-16-1 district, buildings in the front 60 percent of the site along each street frontage are limited to two stories. Buildings or portions of buildings in the remaining interior 16 percent of the site may be three stories.
  - (2) Where the lot is 60 feet or more in width, buildings in the front 60 percent of the site along each street frontage are limited to two stories. Buildings or portions of buildings in the remaining interior 16 percent of the site may be three stories.

(3) In the RM-48 district, buildings may be three stories.

**c. Double-frontage lots.** Building heights on double-frontage lots are limited as follows.

(1) In RM-32 districts, on lots which are 60 feet in width or greater, and are double frontage lots 300 feet in depth or greater, buildings in the front 30 percent of the site along each street frontage are limited to two stories. Buildings in the remaining interior 40 percent of the site may be three stories.

(2) On double frontage lots which are 60 feet in width or greater and are less than 300 feet in depth, buildings 75 feet or less from either street frontage property line are limited to two stories. Buildings more than 75 feet from both street frontage property lines may be three stories.

(3) In RM-32 districts on lots which are 60 feet in width or greater, and are double frontage lots 300 feet in depth or greater, buildings in the front 30 percent of the site along each street frontage are limited to two stories. Buildings in the remaining interior 40 percent of the site may be three stories.

(4) On double frontage lots less than 300 feet in depth, buildings 75 feet or less from either street frontage property line are limited to two stories. Buildings more than 75 feet from both street frontage property lines may be three stories.

**d. RM-48 district.** In the RM-48 district, on sites with street frontage of 120 feet or less, three-story buildings shall be allowed in the front 50 percent of the site when at least half of the immediately neighboring buildings are currently three stories. The immediately neighboring buildings are the four on either side of a proposed project.

**3. Exceptions to height limits.** See Section 17.40.060 (Height Requirements and Exceptions).

**G. Landscaping and maintenance.** Landscaping shall be provided and maintained in compliance with Chapter 17.44 (Landscaping).

**H. Walls and fences.** Walls and fences that are visible from the street or main garden should be treated as an integral part of the architecture. The materials, colors, and detailing shall be consistent with the buildings they surround and adjoin. Walls and fences may be located along all property lines in compliance with the following height limitations.

1. The height of a wall or fence along the rear property line shall not exceed 10 feet.

2. The height of a wall or fence along the side property lines shall not exceed 10 feet for the back 50 percent of the site and shall not exceed 6 feet for the remainder of the site, excluding the front setback.

3. The height of a wall or fence in a front yard or corner side yard shall not exceed 2 feet if it is solid and 3 feet 6 inches if it allows at least 50 percent visibility.

4. The height of a wall or fence separating the main garden from other garden space on the same or an adjacent lot shall meet the same requirements as a wall or fence in the front yard. See Subsection H.3.
5. The height of a wall or fence separating the main garden from a residential building on an adjoining lot with entrances close to the common property line shall meet the same requirements as a wall or fence in the front yard. See Subsection H.3.
6. The height of an interior wall or fence bordering an individual patio area shall not exceed 6 feet. It is encouraged to be less and to allow at least 50 percent visibility.
7. The height of a wall or fence screening a driveway shall not exceed 6 feet.
8. The height of a wall or fence screening a parking area shall be at least 6 feet but shall not exceed 10 feet.
9. All heights are measured from finished grade. Where the grade is different on the two sides, height shall be measured from the lower side of the wall or fence. (Ord. 7009, § 6, 2005)

### 17.22.080 - RM District Garden Requirements

The presence of gardens and landscaped areas creates the ambiance of Pasadena more than any other factor. Neighborhood character and quality depend on the coherence, embellishment, and visibility of courts and gardens, on the size and consistency of front yards, and on the frequency and uniformity of street trees. Mandatory requirements regulating the size and configuration of yards and gardens are therefore a central feature of these provisions.

**A. Main garden requirements.** Each multi-family project shall have a primary landscaped open space as its central focus. This space may take the form of a garden or landscaped court, but in either case it shall be a well-defined, coherent area that is an essential component of the project design, not merely space left over after the building mass is placed.

**1. Main garden location.** The placement of a main garden shall comply with at least one of the following six standards. Additional alternatives may be approved by the Zoning Administrator.

- a. The main garden may be placed so that it and an existing garden on an adjacent lot work together to create the effect of one large garden or a wide connection between two spaces.
- b. The main garden may adjoin the minimum front setback line creating a deep, combined garden on the street. Decorative fences or other landscape elements shall be constructed so that the main garden is visible from the street.
- c. The main garden may be an internal courtyard, entirely contained within the site, but visible from the street.
- d. When a site contains a large, healthy tree or some other exceptional feature, the main garden may be placed to retain and take advantage of that feature. See also Chapter 17.44 (Landscaping).
- e. When an existing development on an adjoining site has entrances which face the proposed project and are close to the property line, the main garden may be placed so that those entrances are on the edge of a large contiguous space.
- f. When the adjoining lot contains a single-family house, the main garden may be placed so that there is a large space next to the house.

2. **Minimum garden area.** The main garden rectangle and total area of garden on each site shall comply with the following minimum area requirements, based on the width of the lot.

Lot Width	Requirement by Zoning District			
	RM-16 RM-16-2	RM-16-1	RM-32	RM-48

**Minimum area of main garden rectangle (% of site area)**

Less than 80 ft	19%	19%	19%	19%
Between 80 and 160 ft	17%	17%	17%	17%
More than 160 ft	20%	20%	20%	20%

**Minimum total garden space on site (% of site area)**

Less than 80 ft	35%	35%	N.A.	N.A.
Between 80 and 160 ft	32%	32%	N.A.	N.A.
More than 160 ft	37%	37%	N.A.	N.A.

**Minimum total garden space for surface parking and parking with dwelling above (% of site area)**

Less than 80 ft	N.A.	N.A.	32%	32%
Between 80 and 160 ft	N.A.	N.A.	29%	29%
More than 160 ft	N.A.	N.A.	34%	34%

**Minimum total garden space for fully and partially subterranean parking (% of site area)**

Less than 80 ft	N.A.	N.A.	35%	35%
Between 80 and 160 ft	N.A.	N.A.	32%	32%
More than 160 ft	N.A.	N.A.	37%	37%

3. **Minimum main garden dimensions.** Each main garden rectangle shall have a minimum dimension of 20 feet.

4. **Main garden enclosure requirements.**

- a. On sites with 60 feet or more of street frontage, buildings shall enclose the garden for at least 50 percent of its perimeter.
- b. On sites with less than 60 feet of street frontage, buildings shall enclose the garden for at least 40 percent of its perimeter.
- c. On all sites, at least 75 percent of the main garden's perimeter shall be bounded by building walls, architectural elements such as low walls or trellises, or linear landscape elements such as hedges or rows of trees.

- d. As long as at least 75 percent of the main garden's perimeter is bounded, building walls and landscape elements may overlap.
- e. A segment of the main garden rectangle may be bounded by a building wall or a linear landscape element on an adjoining property provided that the wall or element is within 15 feet of the property line.
- f. Driveways located adjacent to a main garden shall be screened by linear landscape elements such as hedges or rows of trees, or by architectural elements such as low walls or trellises. The screening shall count towards the required enclosure of the main garden.

**5. Main garden visibility.**

- a. On lots with more than 60 feet of street frontage, an opening at least 10 feet wide and 10 feet high shall provide a view to the main garden from the street. All fencing across the opening shall be partially open or perforated; fence openings shall constitute a minimum of 70 percent of the screening surface and be evenly distributed throughout the fencing.
- b. For openings into the main garden of less than 20 feet in width, the depth shall not exceed twice the width. The height of the opening shall not be less than 10 feet.
- c. Openings 20 feet wide or more shall be open to the sky.

**6. Main garden planting and paving standards.** The main garden may only occur under the following three conditions, either alone or in combination.

- a. The main garden may be at natural grade with no structure below. For gardens or parts of gardens at natural grade, the following requirements apply:
  - (1) At least 50 percent of the main garden shall be planted;
  - (2) A main garden with a required area of 1,500 square feet or more shall have at least one canopy tree with a mature height of 35 feet or more. When the main garden is over subterranean parking, for each canopy tree required, a tree with a mature height of 25 feet shall extend down to natural soil. An additional canopy tree of this size shall be included for each additional 1,000 square feet of required area. Minimum tree well size at planting shall be 15 gallons.
  - (3) Concrete may be used for walkways up to four feet in width but is not acceptable for area paving unless mandated by the Uniform Building Code. Unplanted areas with a minimum dimension of five feet or more shall be paved with unit pavers such as brick, tile or concrete or covered with decomposed granite or garden gravel.
  - (4) The maximum dimension of unit pavers shall be 24 inches. Embossed, patterned or colored concrete is not an acceptable substitute for unit pavers.

- (5) All planting shall comply with the requirements of Chapter 17.44 (Landscaping).
- b. The main garden may be at natural grade on two feet minimum of soil over a fully subterranean parking structure. For gardens or parts of gardens over fully subterranean parking, the following requirements shall be met in addition to the requirements listed above for gardens at natural grade.
    - (1) Planting shall be at finished grade or in permanent planters. The top of walls of such planters may be no more than 18 inches above the finished grade at the main garden. Planter walls may step up. Where aesthetic considerations warrant an alternative to this requirement, the applicant may request Planning Director approval of this alternative.
    - (2) For each canopy tree required, one tree well extending down through the parking structure shall be provided. Tree wells shall have a minimum inside diameter of six feet. A tree well area shall be counted as part of the required planting area.
    - (3) Appropriate drainage shall be provided for planters, tree wells, and the soil covering the parking structure.
  - c. The main garden may be up to two feet, eight inches above natural grade over a partially subterranean parking structure. Gardens or parts of gardens over partially subterranean parking shall comply with the following requirements in addition to the requirements listed above for gardens at natural grade and over partially subterranean parking.
    - (1) Except for tree wells, planters and decorative garden elements such as fountains, the surface of the main garden shall be covered with a minimum of eight inches of well-draining soil for groundcover and grass areas, or unit pavers set in sand or soil with a total depth of eight inches. A minimum of 18 inches of soil will be required for shrubs. Trees shall be planted in tree wells.
    - (2) Existing grade at the centerline of the site on the sidewalk side of the front property line shall be used in determining the height of the main garden above existing grade.

**7. Allowed encroachments into a main garden.**

- a. Eaves may project up to three feet and fireplaces or chimneys may project up to two feet for a length of 10 feet measured parallel to the building into the main garden without having to maintain the minimum 20-foot dimension. The following encroachments may occur within the main garden as long as the minimum dimension in any direction of the main garden is not reduced to less than 20 feet.
  - (1) Exterior, unenclosed building elements such as stoops, balconies and open stairs may encroach into the main garden subject to the following limitations:
    - (a) Encroaching balconies shall be supported by brackets or by columns at the ground floor.
    - (b) Encroaching stairs shall be either wood or masonry and have closed risers.
    - (c) Unenclosed encroachments shall have a maximum depth of four feet, measured perpendicular to the line defining the main garden rectangle, and an unlimited width, measured parallel to the line defining the main garden rectangle.
    - (d) The total area of unenclosed encroachments shall not exceed seven percent of the area of the main garden rectangle.
  - (2) Enclosed living space may encroach into the main yard subject to the following limitations:
    - (a) Enclosed encroachments shall have a maximum depth of four feet, measured perpendicular to the line defining the main garden rectangle, and maximum width of 15 feet, measured parallel to the line defining the garden rectangle.
    - (b) There shall be a minimum separation of four feet, measured parallel to the line defining the main garden rectangle, between enclosed encroachments.
    - (c) The ground floor area of all enclosed encroachments shall not exceed 13 percent of the main garden rectangle.
- b. Garden space for individual units is not an encroachment and may be included as part of the main garden subject to the following limitations:
  - (1) The maximum height of walls or other elements separating such space from the rest of the main garden shall be two feet or less in height if opaque and three feet, six inches or less in height if it allows 50 percent visibility. Height should be measured from the finished grade of walkways or patios in the common portion of the main garden.

- (2) The total area of private open space within the main garden shall not exceed 25 percent of the area of the main garden rectangle.
- (3) The main garden, as a whole, shall meet the planting and paving standards of Subsection A.6 (Main garden planting and paving standards).

**B. Total garden space required.** The following requirements have been specifically designed to provide an incentive for assembling sites which permit gardens similar in size to historic examples. Site assemblies that are larger than the following dimensions, which would begin to reduce architectural diversity and fundamentally alter the scale and character of the city, are not eligible for this incentive.

- 1. Eligible open space.** The categories of open space that shall contribute to total garden space are:
  - a. The main garden (see Subsection A.).
  - b. The front yard.
  - c. Side yards that are within 40 feet of the front setback line and meet the planting and paving requirements of the main garden.
  - d. Common open space that has a minimum dimension of 10 feet and meets the planting and paving requirements of the main garden.
  - e. Swimming pools, spas, tennis courts and other amenities.
- 2. Reduction of main garden area.** When the required main garden area plus the required front yard area exceed the total garden space requirement, the main garden proportion may be reduced subject to the following provisions:
  - a. If the main garden is reduced under these rules, then the total garden reduction shall not exceed the amount of square footage by which the main garden is reduced.
  - b. The main garden shall not be reduced to less than 75 percent of the required area.
  - c. On corner sites, the main garden shall not be reduced to less than 50 percent of the required area.
- 3. Overlapping not permitted.** Space counted in one category cannot be counted again in another.
- 4. On-site compliance required.** All garden area requirements must be met within the site boundaries.
- 5. Waiver of main garden requirement.** When front yard setback required by the applicable zoning district exceeds the total garden space requirement, no main garden shall be required. No reduction to the front yard setback shall be allowed. No voluntary enlargement of the front yard shall qualify a project for elimination of the main garden.

6. **Residual open space.** Open space in addition to required garden space shall be attractively finished with landscaping or decorative paving. When landscaped, it shall meet the requirements of Chapter 17.44 (Landscaping).
- C. **Incentives for the preservation of significant structures.** In developments that preserve historic resources, the Director may exercise the discretion to waive development standards or accept alternative solutions to assist in the preservation of these structures. The Director may waive or grant up to a 50 percent reduction to the main garden (and thereby accordingly reduce the total garden requirement), and waive some or all of the required architectural elements and modulation requirements, if such action is reasonably necessary to accommodate such preservation. The total garden requirement may not be reduced by more than the amount of square footage reduction of the main garden.
- D. **Front yard garden features.** The front yard and the main garden are considered separate for the purpose of calculating total garden space. Their required areas cannot overlap. They may join one another, however, to create a continuous whole.
1. **Front yard configuration.** The front yard is the area between the sidewalk and the front setback line, excluding any driveways. The front yard and the main garden are considered separate for the purpose of calculating total garden space. Their required areas cannot overlap. They may join one another, however, to create a continuous whole.
  2. **Front yard size.** The size of the front yard is determined by the required front yard setback and the width of the site minus any driveways. On corner lots and double frontage lots, the size of the front yard shall include the area between the sidewalk and the front setback line minus any driveways.
  3. **Front yard planting and paving standards.** For purposes of planting and paving standards only, the front yard shall include the planting strip between the sidewalk and the street.
    - a. Except for walkways and private open space, the front yard shall be planted in its entirety with trees, shrubs, ground cover and water conserving plant materials.
    - b. Street trees of an approved type shall be provided in the planting strip between the sidewalk and the street at a frequency of at least one tree per 30 feet of street frontage. Minimum tree size at planting shall be 15 gallons.
    - c. The remainder of the planting strip shall be planted with small shrubs, groundcover and water conserving plant materials.
    - d. All planting shall comply with Chapter 17.44 (Landscaping).

4. **Front yard encroachments.** See Section 17.40.150 (Setback Measurement and Exceptions) for building encroachments. Garden space for individual units is not an encroachment and may be included as part of the front yard subject to the following limitations:
  - a. The maximum height of walls or other elements separating such space from the rest of the front yard shall be two feet or less in height if opaque and three feet six inches or less in height if it allows 50 percent visibility.
  - b. The total area of private open space within the front yard shall not exceed 25 percent of the area of the front yard.
  - c. The front yard as a whole shall meet the planting and paving standards of Subsection D.1.

**E. Craftsmanship and Building Elements.**

1. **Craftsmanship element.** Each project shall incorporate into the design at least one feature such as iron grates, tile fountains, cast terra cotta, wood work, stenciled ornament or other elements as approved by the Design Review authority.
2. **Building Element.** In addition to the above requirements, each new project shall incorporate at least two building elements. Building elements include: upper floor loggias, roofed balconies supported by brackets or by columns at the ground floor, exterior wooden or masonry stairs with closed risers, or tile or masonry fountain. (Ord. 7009 § 7, 2005)

## CHAPTER 17.24 - COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS

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### Sections:

- 17.24.010 - Purpose of Chapter
- 17.24.020 - Purposes of Commercial and Industrial Zoning Districts
- 17.24.030 - Commercial and Industrial District Land Uses and Permit Requirements
- 17.24.040 - Commercial and Industrial District General Development Standards
- 17.24.050 - Commercial Frontage and Facade Standards

### 17.24.010 - Purpose of Chapter

This Chapter lists the land uses that may be allowed within the commercial and industrial zoning districts established by Section 17.20.020 (Zoning Map), determines the type of land use permit/approval required for each use, and provides basic standards for site layout and building size.

### 17.24.020 - Purposes of Commercial Zoning Districts

- A. General purposes.** In addition to the purposes of this Zoning Code listed in Chapter 17.10, the general purposes of commercial and industrial district regulations are to:
1. Provide appropriately located areas consistent with the General Plan for a full range of office, retail commercial, service commercial, and manufacturing uses needed by residents of, and visitors to, the City and the region;
  2. Strengthen the City's economic base, and provide employment opportunities close to home for residents of the City and surrounding communities;
  3. Create suitable environments for various types of commercial uses and protect them from the adverse effects of inharmonious uses;
  4. Minimize the impact of commercial development on adjacent residential districts;
  5. Ensure that the appearance and effects of commercial buildings and uses are harmonious with the character of the area in which they are located;
  6. Provide opportunities for residential development on the site of commercial development or on separate sites in certain commercial districts;
  7. Ensure the provision of adequate off-street parking and loading facilities; and
  8. Provide sites for public and semi-public uses needed to complement commercial development or be compatible with a commercial environment.

**B. Purposes of individual zoning districts.** The additional purposes of each commercial and industrial district are as follows.

- 1. Commercial Office (CO) District.** To provide a landscaped environment for offices of residential scale and for residential development that is protected from the more intense levels of activity associated with retail commercial development. The CO district is consistent with and implements the General Commercial land use designation of the General Plan.
- 2. Commercial Limited (CL) District.** To provide sites for businesses serving the daily needs of nearby residential areas while establishing development standards that prevent significant adverse effects on residential uses within and adjoining a CL district; and provide opportunities for certain limited manufacturing and service uses that have impacts comparable to those of permitted retail uses to occupy space not in demand for retailing. The CL district is consistent with and implements the Neighborhood Commercial and General Commercial land use designations of the General Plan.
- 3. Commercial General (CG) District.** To provide opportunities for the full range of retail and service businesses deemed suitable for location in Pasadena, including businesses not permitted in the CL district because they attract heavy vehicular traffic or traffic not destined for Pasadena residential areas or have certain adverse impacts; and provide opportunities for certain limited manufacturing uses that have impacts comparable to those of permitted retail and service uses to occupy space not in demand for retailing or services. The CG district is consistent with and implements the General Commercial land use designation of the General Plan.
- 4. Industrial General (IG) District.** To provide sites for the full range of high technology, telecommunications, manufacturing, service, and distribution uses deemed suitable for location in Pasadena, to the extent feasible; and to minimize the impact of industry on adjacent residential districts.

### 17.24.030 - Commercial and Industrial District Land Uses and Permit Requirements

- A. **Permit requirements.** Table 2-5 identifies the uses of land allowed by this Zoning Code in the commercial zoning districts, and the land use permit required to establish each use, in compliance with Section 17.21.030 (Allowable Land Uses and Permit Requirements). The following land use permit requirements are established by Table 2-5.

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

- B. **Standards for specific land uses.** Where the last column in the tables ("Specific Use Standards") includes a section number, the regulations in the referenced section apply to the use in addition to all other applicable provisions of this Zoning Code.

### 17.24.040 - Commercial and Industrial District General Development Standards

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Table 2-6, in addition to the applicable development standards (e.g., landscaping, parking and loading, etc.) in Article 3 (Site Planning and General Development Standards). Principal and accessory structures shall meet the same development standards unless otherwise modified in this Zoning Ordinance.

<b>TABLE 2-5 - ALLOWED USES AND PERMIT REQUIREMENTS FOR COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS</b>					
LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Specific Use Standards
	CO	CL (2)	CG (2)	IG	
<b>RESIDENTIAL USES</b>					
Boarding houses	—	P	—	—	
Caretaker quarters	P	P	P	MC	
Dormitories	—	P	—	—	
Fraternity/sorority housing	—	P	—	—	
Home occupations	P	P	—	—	17.50.110
Mixed-use projects	P (8, 9)	P (8, 9)	—	—	17.50.160
Multi-family housing	P	P	—	—	
Residential accessory uses and structures	P	P	—	—	17.50.210, 250
Residential care facilities, general	C (3)	C (3)	—	—	
Residential care facilities, limited	P	P	—	—	
Single-room occupancy	—	—	P (12)	—	17.50.300
Single-family housing	P (4)	P (4)	—	—	
Transition housing	P (5)	P (5)	—	—	
<b>Notes:</b>					
(1)	See Section 17.80.020 for definitions of the listed land uses.				
(2)	Includes the CL and CG districts with all suffixes (e.g., CL-1, CL-2, CG-1, CG-2).				
(3)	Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).				
(4)	Allowed subject to the development standards of the RS-6 district, Section 17.22.040.				
(5)	The maximum interior or exterior area in which support services are offered or located shall not exceed 250 sq. ft.				
(6)	A club, lodge, or private meeting hall established prior to September 9, 1996, shall be a permitted (P) use.				
(7)	A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.				
(8)	Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).				
(9)	Conditional Use Permit approval required for a nonresidential project, or the nonresidential portion of a mixed-use project that exceeds 25,000 sq. ft. of gross floor area; except for a project with an approved master development plan, tenant improvements, or a project on the City's approved capital improvement budget.				
(10)	No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on a lot. This shall apply to new uses or uses which expand by more than 30 percent of gross floor area.				
(11)	Use is permitted only as an accessory use to a restaurant (including fast food and formula fast food) or food sales				
(12)	Use not permitted in the Lincoln Corridor, CG-1 district.				
(13)	In the CG-1 district, this use is permitted only when accessory to another use and located within a building.				
(14)	Use is conditionally permitted in the Lincoln Corridor, CG-1 district.				

**TABLE 2-5 - ALLOWED USES AND PERMIT REQUIREMENTS  
FOR COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Specific Use Standards
	CO	CL (2)	CG (2)	IG	
<b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY USES (8, 10)</b>					
Adult businesses	—	—	E (12)	—	17.50.030
Clubs, lodges, private meeting halls	C	C (6)	P	P	
Colleges - Nontraditional campus setting	P (9)	P (9)	P (9)	P (9)	
Colleges - Traditional campus setting	C (3)	C (3)	C (3)	—	
Commercial entertainment	—	E (9)	E (9)	E (9)	17.50.130
Commercial recreation - Indoor	—	—	C (9)	C (9)	17.50.130
Commercial recreation - Outdoor	—	—	C (9)	C (9)	17.50.130
Cultural institutions	P (3)	P (3)	P (3)	P (3)	
Electronic game centers	—	—	C (9) (12)	C (9)	17.50.100
Internet access studios	—	—	C (9)	C (9)	17.50.100
Park and recreation facilities	C	C	C	C	
Religious facilities	C (3)	C (3)	MC (3, 7)	—	17.50.230
With columbarium	P (3)	P (3)	P (3)	—	17.50.230
With temporary homeless shelter	C	P	P	—	17.50.230
Schools - Specialized education and training	—	P (9)	P (9)	P (9)	
Schools - Public and private	—	C (3)	C (3)	—	17.50.270
Street fairs	P	P	P	P	
Tents	TUP	TUP	TUP	TUP	17.50.320

**Notes:**

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Includes the CL and CG districts with all suffixes (e.g., CL-1, CL-2, CG-1, CG-2).
- (3) Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (4) Allowed subject to the development standards of the RS-6 district, Section 17.22.040.
- (5) The maximum interior or exterior area in which support services are offered or located shall not exceed 250 sq. ft.
- (6) A club, lodge, or private meeting hall established prior to September 9, 1996, shall be a permitted (P) use.
- (7) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (8) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (9) Conditional Use Permit approval required for a nonresidential project, or the nonresidential portion of a mixed-use project that exceeds 25,000 sq. ft. of gross floor area; except for a project with an approved master development plan, tenant improvements, or a project on the City's approved capital improvement budget.
- (10) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on a lot. This shall apply to new uses or uses which expand by more than 30 percent of gross floor area.
- (11) Use is permitted only as an accessory use to a restaurant (including fast food and formula fast food) or food sales.
- (12) Use not permitted in the Lincoln Corridor, CG-1 district.
- (13) In the CG-1 district, this use is permitted only when accessory to another use and located within a building.
- (14) Use is conditionally permitted in the Lincoln Corridor, CG-1 district.

**TABLE 2-5 - ALLOWED USES AND PERMIT REQUIREMENTS FOR COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Specific Use Standards
	CO	CL (2)	CG (2)	IG	

**OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES (8, 10)**

Automated teller machines (ATM)	P	P	P (13)	P	17.50.060
Banks and financial services	P (9)	P (9)	P (9)	P (9)	
With walk-up services	P	P	P	P	17.50.060
Business support services	—	P (9)	P (9)	P (9)	
Offices - Accessory to primary use	P	P	P	P	
Offices - Administrative business professional	P (9)	P (9)	P (9)	P (9)	
Offices - Governmental	P (3)	P (3)	P (3)	C (3)	
Offices - Medical	P (9)	P (9)	P (9)	P (9)	
Research and development - Offices	P (9)	P (9)	P (9)	P (9)	17.50.240
Work/ live units	—	—	C	—	17.50.370

**RETAIL SALES (8, 10)**

Alcohol sales - Beer and wine	C	C	C (11)	C	17.50.040
Alcohol sales - Full alcohol sales	C	C	C (11)	C	17.50.040
Animal services - retail sales	—	P (9)	P (9)	P (9)	
Bars or taverns	—	C (9)	C (9) (12)	C (9)	17.50.070
With live entertainment	—	C	C (12)	C	17.50.130
Building materials and supplies sales	—	—	P (14)	P	
Commercial nurseries	C (9)	C (9)	P (9)	P (9)	17.50.180
Convenience stores	C	C	C	C	
Firearm sales	—	—	—	C (9)	
Food sales	P (9)	P (9)	P (9)	P (9)	
Internet vehicle sales	—	C (9)	C (9)	C (9)	
Liquor stores	C	C	C (12)	C	17.50.070
Pawnshops	—	—	C (9) (12)	C (9)	17.50.200

**Notes:**

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Includes the CL and CG districts with all suffixes (e.g., CL-1, CL-2, CG-1, CG-2).
- (3) Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
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- (8) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (9) Conditional Use Permit approval required for a nonresidential project, or the nonresidential portion of a mixed-use project that exceeds 25,000 sq. ft. of gross floor area; except for a project with an approved master development plan, tenant improvements, or a project on the City's approved capital improvement budget.
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- (13) In the CG-1 district, this use is permitted only when accessory to another use and located within a building.
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**TABLE 2-5 - ALLOWED USES AND PERMIT REQUIREMENTS FOR COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Specific Use Standards
	CO	CL (2)	CG (2)	IG	

**RETAIL SALES - CONTINUED (8, 10)**

Restaurants	—	P (9)	P (9)	P (9)	17.50.260
With live entertainment	—	P	P	P	
Restaurants, fast food	—	P (9)	P (9)	P (9)	17.50.260
Restaurants, formula fast food	—	P (9)	P (9)	P (9)	17.50.260
Retail sales	C (9)	P (9)	P (9)	P (9)	
Seasonal merchandise sales	P	P	P	P	17.50.180
Significant tobacco retailers	—	—	C (9)	C (9)	17.50.330
Swap meets	—	—	C (9)	C (9)	
Temporary Uses	TUP	TUP	TUP	TUP	
Vehicle services - Automobile rental	—	C (9)	P (9)	P (9)	
Vehicle services - Sales and leasing	—	—	P	P	17.50.360
Vehicle services - Sales and leasing - limited	—	—	P	P	17.50.360
Vehicle services - Service stations	—	C (9)	C (9)	C (9)	17.50.360

**SERVICES (8, 10)**

Adult day care, limited	P	P	P	—	
Adult day care, general	C (3)	C (3)	C (3) (12)	C (3)	
Animal services - Boarding	—	—	P (9)	P (9)	
Animal services - Grooming	—	P (9)	P (9)	P (9)	
Animal services - Hospitals	—	—	P (9)	P (9)	17.50.050
Catering services	—	P (9)	P (9)	P (9)	
Charitable institutions	C (3)	C (3)	C (3)	C (3)	
Child day-care centers	P	P	P	C	17.50.080
Child day care, large care homes, 9 to 14 persons	P	P	—	—	17.50.080

**Notes:**

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Includes the CL and CG districts with all suffixes (e.g., CL-1, CL-2, CG-1, CG-2).
- (3) Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
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- (5) The maximum interior or exterior area in which support services are offered or located shall not exceed 250 sq. ft.
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- (8) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (9) Conditional Use Permit approval required for a nonresidential project, or the nonresidential portion of a mixed-use project that exceeds 25,000 sq. ft. of gross floor area; except for a project with an approved master development plan, tenant improvements, or a project on the City's approved capital improvement budget.
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- (11) Use is permitted only as an accessory use to a restaurant (including fast food and formula fast food) or food sales.
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- (13) In the CG-1 district, this use is permitted only when accessory to another use and located within a building.
- (14) Use is conditionally permitted in the Lincoln Corridor, CG-1 district.

**TABLE 2-5 - ALLOWED USES AND PERMIT REQUIREMENTS FOR COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Specific Use Standards
	CO	CL (2)	CG (2)	IG	
0					
<b>SERVICES - CONTINUED (8, 10)</b>					
Child day care, small care homes, 1 to 8 persons	P	P	P	—	
Detention facilities	—	—	—	C (3)	
Drive-through business - Nonrestaurants	—	C	C	C	17.50.090
Drive-through business - Restaurants	—	C	C	C	17.50.090
Emergency shelters	—	—	MC	MC	
Filming, long-term	C	C	C	C	
Filming, short-term	P	P	P	P	
Laboratories	C (9)	P (9)	P (9)	P (9)	
Life/ care facilities	—	C	C	—	17.50.120
Lodging - Bed and breakfast inns	C (9)	C (9)	C (9)	—	17.50.140
Lodging - Hotels, motels	—	—	C (9)	C (9)	17.50.150
Maintenance and repair services	—	P (9)	P (9)	P (9)	
Medical services - Extended care	C (3)	C (3)	—	—	
Medical services - Hospitals	—	—	C (3) (12)	—	
Mortuaries, funeral homes	—	P (9)	P (9)	P (9)	
Personal improvement services	—	P (9)	P (9)	P (9)	
Personal services	—	P (9)	P (9)	P (9)	
Personal services, restricted	—	—	C (9)	C (9)	17.50.200
Printing and publishing	—	C (9)	P (9)	P (9)	
Printing and publishing, limited	C	P	P	P	
Public maintenance & service facilities	—	—	C (3)	C (3)	
Public safety facilities	C (3)	C (3)	C (3)	C (3)	
Vehicle services - Vehicle equipment repair	—	—	C (9)	C (9)	17.50.360
Vehicle services - Washing and detailing	—	—	C (9)	C (9)	17.50.290
Vehicle services - Washing and detailing, small-scale	—	P	P	P	17.50.290

**Notes:**

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Includes the CL and CG districts with all suffixes (e.g., CL-1, CL-2, CG-1, CG-2).
- (3) Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
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- (5) The maximum interior or exterior area in which support services are offered or located shall not exceed 250 sq. ft.
- (6) A club, lodge, or private meeting hall established prior to September 9, 1996, shall be a permitted (P) use.
- (7) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (8) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (9) Conditional Use Permit approval required for a nonresidential project, or the nonresidential portion of a mixed-use project that exceeds 25,000 sq. ft. of gross floor area; except for a project with an approved master development plan, tenant improvements, or a project on the City's approved capital improvement budget.
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- (12) Use not permitted in the Lincoln Corridor, CG-1 district.
- (13) In the CG-1 district, this use is permitted only when accessory to another use and located within a building.
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**TABLE 2-5 - ALLOWED USES AND PERMIT REQUIREMENTS  
FOR COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Specific Use Standards
	CO	CL (2)	CG (2)	IG	

**INDUSTRY, MANUFACTURING & PROCESSING USES (8, 10)**

Commercial growing area	—	P	P	P	17.50.180
Industry, restricted	—	—	C (9)	C (9)	
Industry, restricted, small scale	—	P	P (14)	P	
Industry, standard	—	—	—	P (9)	
Recycling centers - Small collection facilities	MC	MC	MC	MC	17.50.220
Recycling centers - Large facilities	—	—	C (9)	C (9)	17.50.220
Research and Development - Non-offices	C (9)	C (9)	P (9)	P (9)	17.50.240
Wholesaling, distribution, & storage	—	—	C (9)	P (9)	
Wholesaling, distribution, & storage, small-scale	—	—	P (14)	P	

**Notes:**

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Includes the CL and CG districts with all suffixes (e.g., CL-1, CL-2, CG-1, CG-2).
- (3) Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (4) Allowed subject to the development standards of the RS-6 district, Section 17.22.040.
- (5) The maximum interior or exterior area in which support services are offered or located shall not exceed 250 sq. ft.
- (6) A club, lodge, or private meeting hall established prior to September 9, 1996, shall be a permitted (P) use.
- (7) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (8) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
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**TABLE 2-5 - ALLOWED USES AND PERMIT REQUIREMENTS FOR COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Specific Use Standards
	CO	CL (2)	CG (2)	IG	
<b>TRANSPORTATION, COMMUNICATIONS &amp; UTILITY USES</b>					
Alternative fuel/recharging facilities (8, 9, 10)	—	C	C	C	
Accessory antenna array	P	P	P	P	
Communications facilities (8, 9, 10)	—	—	P	P	
Commercial off-street parking (8, 10)	C	C	C	C	
Heliports	—	—	C	C	
Transportation dispatch facility	—	—	C (9)	C (9)	
Transportation terminals	—	—	C	C	
Trucking terminals	—	—	—	C (7)	
Utility, major	C (3)	C (3)	C (3)	C (3)	
Utility, minor	P	P	P	P	
Vehicle storage (8, 9)	—	—	C	C	
Wireless telecommunications facilities, major	C	C	C	C	17.50.310
Wireless telecommunications facilities, minor	MC	MC	MC	MC	17.50.310

**TRANSIT-ORIENTED DEVELOPMENT**

Transit-oriented development (8, 9)	P	P	P	P	17.50.340
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**Notes:**

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Includes the CL and CG districts with all suffixes (e.g., CL-1, CL-2, CG-1, CG-2).
- (3) Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (4) Allowed subject to the development standards of the RS-6 district, Section 17.22.040.
- (5) The maximum interior or exterior area in which support services are offered or located shall not exceed 250 sq. ft.
- (6) A club, lodge, or private meeting hall established prior to September 9, 1996, shall be a permitted (P) use.
- (7) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (8) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (9) Conditional Use Permit approval required for a nonresidential project, or the nonresidential portion of a mixed-use project that exceeds 25,000 sq. ft. of gross floor area; except for a project with an approved master development plan, tenant improvements, or a project on the City's approved capital improvement budget.
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- (13) In the CG-1 district, this use is permitted only when accessory to another use and located within a building.
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**TABLE 2-6 - COMMERCIAL AND INDUSTRIAL DISTRICT  
GENERAL DEVELOPMENT STANDARDS**

Development Feature	Requirement by Zoning District			
	CO	CL	CG	IG
<b>Minimum lot size (1)</b>	<i>Minimum area and width for new parcels.</i>			
Minimum area	7,200 sf	Determined through subdivision process		
Width	55 ft			
<b>Residential uses</b>	<i>Standards applicable to residential uses where allowed in nonresidential districts.</i>			
Maximum density	As required for RM-48 district	16 units/acre in CL-2, per RM-32 elsewhere	Not applicable	
Standards (2)		As required for RM-16 in CL-2, per RM-32 elsewhere		
<b>Setbacks</b>	<i>Minimum and maximum setbacks required. See Section 17.40.160 for setback measurement, allowed projections into setbacks, and exceptions to setbacks.</i>			
Front	20 ft	5 ft (4) (5)	5 ft (4) (5)	
Sides (each)	10 ft	15 ft and within the encroachment plane (17.40.160) adjacent to an RS or RM zone without a PK overlay; none required otherwise.		
Corner	15 ft	5 ft (4) (5)	5 ft (4) (5)	
Rear	10 ft	15 ft and within the encroachment plane (17.40.160) adjacent to an RS or RM zone without a PK overlay; none required otherwise.		
<b>Height limit</b>	45 ft	36 ft (3)	45 ft	45 ft
<b>Floor area ratio (FAR)</b>	0.80	0.70	0.80	0.90
<b>Landscaping</b>	As required by Chapter 17.44 (Landscaping)			
<b>Lighting</b>	As required by Section 17.40.080			
<b>Parking</b>	Parking shall comply with Chapter 17.46 (Parking and Loading), provided that no parking area shall be located between a building and a street, but shall be to the side or rear of the buildings on the site.			
<b>Signs</b>	As required by Chapter 17.48 (Signs)			

**Notes:**

- (1) See Section 17.40.030 regarding development on an undeveloped lot and section 17.40.040 regarding development on a substandard lot.
- (2) Single-family residences shall meet the requirements of the RS-6 district (17.22.040); two units on a lot shall meet the requirements of the RM-12 district (17.22.040).
- (3) Limited to two stories. If housing is included, a third story may be added to accommodate housing only.
- (4) A building proposed as an infill project may be allowed no setback through the Design Review process if the review authority determines that a reduced front and/or corner setback would allow the proposed structure to match the established building placement pattern of the block.
- (5) The setback requirements for a project with more than 25,000 square feet of floor area shall be determined as part of the Conditional Use Permit approval for the project.

**17.24.050 - Commercial Frontage and Facade Standards**

- A. Purpose.** The provisions of this Section are intended to provide for pedestrian orientation and traditional building form in the commercial areas of the City. A principal design objective of this Zoning Code is for the street frontages in these areas to have continuous building facades with as few interruptions as possible in the progression of stores and other buildings, creating highly attractive, pedestrian-oriented streetscapes.
- B. Applicability.** The requirements of this Section apply to proposed development within the CL, CG, and IG zoning districts. The review authority may approve minor variations to these standards as deemed appropriate, provided that the review authority also first finds that the minor variation will still produce a building that complies with the purpose of this Section.
- C. Elevation of first floor.** At least 75 percent of the street-fronting length of the first habitable floor of a nonresidential structure shall be located no more than two vertical feet above or below the sidewalk elevation at any point along the street property line.
- D. Building placement.** Each building shall be designed so that its front facade occupies 100 percent of its front property line. The review authority may grant exceptions for:
1. A driveway that is necessary because no side street, alley, or easement can provide access to required parking on the rear of the lot;
  2. The initial phases of a multiphased building project that will occupy the entire frontage upon completion;
  3. A project proposed with a pedestrians-only plaza occupying a portion of the street frontage; or
  4. A pedestrian corridor.
- E. Building treatment.** Building design shall comply with the following requirements.
1. **Windows.** Clear, untinted glass windows shall occupy a minimum of 50 percent of the width of the building facade parallel to the public sidewalk, with a minimum height of eight feet, to allow maximum visual interaction between sidewalk areas and the interior of buildings. Mirrored, reflective glass or tinted glass shall not be allowed. After installation, clear glass windows shall not later be treated so as to become opaque or to be blocked so as to prevent visibility of the ground floor interior from the sidewalk.
  2. **Railings and decorative grilles.** Any decorative railing or grille work that is placed in front of or behind street-level windows shall be at least 75 percent open to perpendicular view and no more than six feet in height above grade. No security gate or grille shall be installed on the exterior of any structure.
- F. Pedestrian access to buildings.** The primary entrance of each ground-floor use shall be located within the primary building frontage, and shall be recessed a minimum of three feet when accessed from the public right-of-way. Walk-up facilities and entries shall be recessed and provide adequate queuing space to avoid interruption of pedestrian flow.

## **CHAPTER 17.26 - SPECIAL PURPOSE ZONING DISTRICTS**

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### **Sections:**

- 17.26.010 - Purpose of Chapter
- 17.26.020 - Purposes of Special Purpose Zoning Districts
- 17.26.030 - Special Purpose District Land Uses and Permit Requirements
- 17.26.040 - Special Purpose District General Development Standards

### **17.26.010 - Purpose of Chapter**

This Chapter lists the land uses that may be allowed within the special purpose zoning districts established by Section 17.20.020 (Zoning Map and Districts), determines the type of land use permit/approval required for each use, and provides basic standards for site layout and building size.

### **17.26.020 - Purpose and Applicability of Special Purpose Zoning Districts**

The purposes of the individual special purpose zoning districts and the manner in which they are applied are as follows.

- A. OS (Open Space) District.** The OS district is applied to sites with open space, parks, and recreational facilities of a landscaped, open character having a minimum contiguous site area of two acres. The OS zoning district is consistent with and implements the Open Space land- use designation of the General Plan.
- B. PS (Public and Semi-Public) District.**
  - 1. Purpose.** The PS district is intended to provide a specific base zoning district for large public or semi-public land uses that may not be appropriate in other base zoning districts, and to allow:
    - a. Consideration of the establishment or expansion of a large public or semi-public use at rezoning hearings rather than at Conditional Use Permit hearings only, and give notice to all of the extent of a site approved for a large public or semi-public use by delineating it on the Zoning Map; and
    - b. The Commission and Council to consider the most appropriate use of a site following discontinuance of a large public or semi-public use without the encumbrances of a base district that may or may not provide appropriate regulations for reuse of the site.

The PS zoning district is consistent with and implements the Institutional land use designation of the General Plan.

- 2. Applicability.** The PS district is applied to sites with a contiguous area of two acres or more, including alleys, streets, or other rights-of-way. Persons wishing to establish

public or semi-public uses on sites of two acres or more after the above date may apply for a zone change in compliance with Chapter 17.74.

**C. PD (Planned Development) District.**

- 1. Purpose.** The PD zoning district is intended for sites where an applicant proposes and the City desires to achieve a particular mix of uses, appearance, land use compatibility, or special sensitivity to neighborhood character. The specific purposes of the PD district are to:
  - a. Establish a procedure for the development of large parcels of land in order to reduce or eliminate the rigidity, delays, and inequities that otherwise would result from application of land use regulations and administrative procedures designed primarily for small parcels;
  - b. Ensure orderly and thorough planning and review procedures that will result in quality urban design;
  - c. Encourage variety and avoid monotony in large developments by allowing greater freedom in selecting the means to provide access, light, open space, and amenity;
  - d. Allow certain types of development consistent with the general plan that can be acceptable at a specific location only under standards significantly more restrictive than those of a base district in which the use is permitted;
  - e. Provide a mechanism whereby the city may authorize desirable developments in conformity with the general plan without inviting speculative rezoning applications that if granted, often could deprive subsequent owners of development opportunities that do not necessarily result in construction of the proposed facilities;
  - f. Encourage allocation and improvement of common open space in residential areas, and provide for maintenance of the open space at the expense of those who will directly benefit from it;
  - g. Encourage the preservation of serviceable existing structures of historic value or artistic merit by providing the opportunity to use them imaginatively for purposes other than that for which they were originally intended; and
  - h. Encourage the assembly of properties that might otherwise be developed in unrelated increments to the detriment of surrounding neighborhoods.

The PD zoning district is consistent with all land use classifications of the General Plan.

**2. Applicability.**

- a. Minimum site area.** Initially, the PD district shall be applied only to sites of two acres or larger, provided that the site may thereafter be subdivided in compliance with an approved PD Plan. PD zoned lots created as a result of the implementation of this title are not subject to the two-acre minimum.
- b. PD Plan required.** The rezoning of a site to the PD district shall require the simultaneous approval of a PD Plan in compliance with Subparagraph 3. (Adoption of a PD zoning district and accompanying PD plan) below.

**3. Adoption of a PD zoning district and accompanying PD plan.**

- a. Initiation.** An amendment to reclassify property to a PD zoning district or to amend an existing PD shall be initiated in compliance with Chapter 17.74 (Amendments).
- b. Land use regulations.** No use other than an existing use as of the effective date of the ordinance enacting this Subsection shall be allowed in a PD zoning district except in compliance with a valid PD plan. Any allowed or conditionally allowed use authorized by this Subsection may be included in an approved PD plan, but only when it is deemed consistent with the General Plan and any applicable specific plan.
- c. Development standards.**
  - (1) The density of a residential development under a PD plan shall not exceed the density allowed in the Land Use Element of the General Plan, unless the project is complying with the density bonus provisions of Chapter 17.42 (Affordable Housing Incentives and Requirements).
  - (2) In the CD district, no PD plan may authorize a greater height than that permitted by Figure 3-8 - Central District Maximum Height.
  - (3) The performance standards of Section 17.40.090 shall apply.
  - (4) Other development regulations shall be as prescribed by the PD plan.
- d. Commission and Council action.**
  - (1) The Commission shall consider an application for reclassification to a PD zoning district in compliance with Chapter 17.74 (Amendments) and shall, at the same time, consider the proposed PD plan accompanying the application.
  - (2) A recommendation of the Commission to reclassify to a PD zoning district shall be accompanied by a recommendation on the PD plan.

- (3) The Council shall consider the Commission's recommendation to reclassify the subject property to a PD zoning district in compliance with Chapter 17.74 (Amendments).

**e. PD plan.**

- (1) A PD plan shall be defined as the ordinance adopting the PD zoning district as well as the accompanying conditions established by the Commission.
- (2) A PD plan shall be effective on the same date as the effective date of the ordinance enacting the PD zoning district for which it was approved and shall expire two years after the effective date or upon expiration of a tentative tract map, unless a Building Permit has been issued and construction diligently pursued to completion.
- (3) An approved PD plan may specify a phased development program exceeding two years.
- (4) The Commission may renew a PD plan if it finds the renewal consistent with the purposes of this Subsection.
- (5) Application for renewal shall be filed in writing with the Department not less than 30 days and not more than 60 days before expiration of the PD plan.
- (6) An application for approval of a new PD plan or for a revision of a PD plan shall be considered by the Commission at a public hearing with notice given as identified for a Conditional Use Permit in compliance with Chapter 17.76 (Public Hearings).

**f. Zoning map designation.** A PD zoning district shall be noted by the designation "PD," followed by the number of the PD district based on order of adoption.

**G. Location of PD plans.** A list of PD plans is contained in Appendix A. The file containing the land use regulations and development standards of the PD plan shall be maintained in the office of the Director and shall be available at the Permit Center.

**17.26.030 - Special Purpose District Land Uses and Permit Requirements**

**A. OS and PS districts.**

- 1. **Permit requirements.** Table 2-7 identifies the uses of land allowed by this Zoning Code in the OS and PS zoning districts, and the land use permit required to establish each use, in compliance with Section 17.21.030 (Allowable Land Uses and Permit Requirements). The following land use permit requirements are established by Table 2-7.

Symbol	Permit Requirement	Procedure is in Section:
P	Permitted use, Code Compliance Certificate required. (1) (3)	17.61.020
MC	Conditional use, Minor Conditional Use Permit required.	17.61.050
C	Conditional use, Conditional Use Permit required. (2)	17.61.050
E	Conditional use, Expressive Use Permit required.	17.61.060
TUP	Temporary use, Temporary Use Permit required.	17.61.040
—	Use not allowed. (See Section 17.21.030.A regarding uses not listed.)	

- 2. **Standards for specific land uses.** Where the last column in the tables ("Specific Use Standards") includes a section number, the regulations in the referenced section apply to the use in addition to all other applicable provisions of this Zoning Code.

**B. PD district land uses and permit requirements.** The land uses that may be allowed within the PD zoning district and the land use permit requirements for each use shall be determined through the process of rezoning property to the PD district.

**TABLE 2-7 - ALLOWED USES AND PERMIT REQUIREMENTS  
FOR SPECIAL PURPOSE ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE		Specific Use Standards
	OS	PS, PS-1	

**RESIDENTIAL USES**

Caretaker quarters	C (2)	C (2)	
Dormitories	—	C	
Fraternity/sorority housing	—	C	
Home occupations	—	P	17.50.110
Multi-family housing	—	C (2)	
Residential accessory uses and structures	C	C	17.50.210, 250
Residential care, general	—	C	
Senior affordable housing	—	C	17.50.280
Single-family housing	—	C (2)	

**RECREATION, EDUCATION & PUBLIC ASSEMBLY USES**

Clubs, lodges, private meeting halls	C (3)	C (2)	
Colleges - Nontraditional campus setting	—	C	
Colleges - Traditional campus setting	—	C	
Commercial entertainment	E	—	17.50.130
Commercial recreation - Indoor	C	—	17.50.130
Commercial recreation - Outdoor	C	C	17.50.130
Conference centers	—	C (2)	
Cultural institutions	C (3)	C	
Electronic game centers	C	—	17.50.100
Park and recreation facilities	C	—	
Religious facilities	—	C	17.50.230
With columbarium	—	MC	17.50.230
With temporary homeless shelter	—	C	17.50.230
Schools - Public and private	—	C	17.50.270
Stadiums and arenas	C	—	
Tents	TUP	TUP	17.50.320

**Notes:**

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Limited to accessory facilities of a principal use.
- (3) Limited to facilities accessory to an open space. An accessory use shall not occupy more than 5% of the open area.
- (4) Horticultural or nursery uses shall not replace a park, golf course, or recreational use.
- (5) Permanent structures prohibited.

<b>TABLE 2-7 - ALLOWED USES AND PERMIT REQUIREMENTS</b>			
<b>FOR SPECIAL PURPOSE ZONING DISTRICTS (Continued)</b>			
<b>LAND USE (1)</b>	<b>PERMIT REQUIREMENT BY ZONE</b>		<b>Specific Use Standards</b>
	<b>OS</b>	<b>PS, PS-1</b>	
<b>OFFICE, PROFESSIONAL &amp; BUSINESS SUPPORT USES</b>			
Offices - Administrative business professional	—	C (2)	
Offices - Governmental	—	C	
Offices - Medical	—	C	
<b>RETAIL SALES</b>			
Alcohol sales - Beer and wine	C (2)	C (2)	17.50.040
Alcohol sales - Full alcohol sales	C (2)	C (2)	
Bars or taverns	—	C (2)	17.50.040
With live entertainment	—	C (2)	17.50.040
Commercial Nurseries	C (4)	C (4)	
Restaurants	C (6)	C (2)	17.50.260
With live entertainment	—	P (2)	
Restaurants, fast food	C (3)	C (2)	17.50.260
Restaurants, formula fast food	C (3)	C (2)	17.50.260
Retail sales	—	C (2)	
Swap meets	C (5)	C	
Temporary uses	TUP	TUP	
<b>SERVICES</b>			
Adult day care, general	—	C	
Child day-care centers	—	C	17.50.080
Child day care, large care homes, 9 to 14 persons	—	C	17.50.080
Child day care, small care homes, 1 to 8 persons	—	C	
Filming, long-term	C	C	
Filming, short-term	P	P	
Life/care facilities	—	C	17.50.120
Medical services - Extended care	—	C	
Medical services - Hospitals	—	C	
Maintenance and service facilities	C (3)	C (2)	
Public safety facilities	C	C	
Vehicle services - Washing/detailing, small scale	—	P	17.50.290
<b>Notes:</b>			
(1) See Section 17.80.020 for definitions of the listed land uses.			
(2) Limited to accessory facilities of a principal use.			
(3) Limited to facilities accessory to an open space. An accessory use shall not occupy more than 5% of the open area.			
(4) Horticultural or nursery uses shall not replace a park, golf course, or recreational use.			
(5) Permanent structures prohibited.			

**TABLE 2-7 - ALLOWED USES AND PERMIT REQUIREMENTS  
FOR SPECIAL PURPOSE ZONING DISTRICTS (Continued)**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE		Specific Use Standards
	OS	PS, PS-1	

**INDUSTRY, MANUFACTURING & PROCESSING USES**

Commercial nurseries, limited	C (5)	—	
Recycling - Small collection facilities	MC	MC	17.50.220

**TRANSPORTATION, COMMUNICATIONS & UTILITY USES**

Accessory antenna array	P	—	
Heliports	—	C	
Transportation terminals	—	C	
Utility, major	C	C	
Utility, minor	P	P	
Wireless telecommunications facilities, major	—	C	17.50.310
Wireless telecommunications facilities, minor	—	MC	17.50.310

**Notes:**

- (1) See Section 17.80.030 for definitions of the listed land uses.
- (2) Limited to accessory facilities of a principal use.
- (3) Limited to facilities accessory to an open space. An accessory use shall not occupy more than 5% of the open area.
- (4) Horticultural or nursery uses shall not replace a park, golf course, or recreational use.
- (5) Permanent structures prohibited.

**17.26.040 - Special Purpose District General Development Standards**

Subdivisions, new land uses and structures, and alterations to existing land uses and structures in all special purpose districts except PD (Planned Development), shall be designed, constructed, and/or established in compliance with the following requirements, the development standards (e.g., landscaping, parking and loading, etc.) in Article 3 (Site Planning and General Development Standards), and all other applicable requirements of this Zoning Code. Principal and accessory structures shall meet the same development standards unless otherwise modified in this Zoning Ordinance.

**A. Master Plan requirement.**

1. The Planning Director may require any use within the OS and PS districts to submit a Master Plan, in compliance with Section 17.61.050.
2. The Planning Director may require any public or semi-public use to submit a Master Plan, in compliance with Section 17.61.050.

**B. OS and PS district development standards.**

1. Development standards shall be as specified by a Conditional Use Permit or Master Plan.
2. Prior to the approval of a Conditional Use Permit or Master Plan, properties within the OS and PS districts shall be subject to the development standards of the most restrictive abutting zoning district.
3. Development consistent with an approved Master Plan shall not be subject to Conditional Use Permit review.
4. City projects shall comply with the public art design standards of Section 17.40.100.



## **CHAPTER 17.28 - OVERLAY ZONING DISTRICTS**

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### **Sections:**

- 17.28.010 - Purpose of Chapter
- 17.28.020 - Applicability of Overlay Zoning Districts
- 17.28.030 - AD Alcohol Overlay District
- 17.28.040 - HL Height Limit Overlay District
- 17.28.050 - HL-1 Height Limit Overlay District
- 17.28.060 - Hospitality Home Overlay District
- 17.28.070 - IS Interim Study Overlay District
- 17.28.080 - LD Landmark Overlay District
- 17.28.090 - ND Neighborhood Overlay District
- 17.28.100 - OC Office Conversion Overlay District
- 17.28.110 - PK Parking Overlay District

### **17.28.010 - Purpose of Chapter**

This Chapter regulates new and existing structures and land uses in the overlay zoning districts established by Section 17.20.020 (Zoning Map and Zoning Districts). The provisions of this Chapter provide guidance for development in addition to the standards and regulations of the base zoning districts, where important site, environmental, safety, compatibility, or design issues require particular attention in project planning.

### **17.28.020 - Applicability of Overlay Zoning Districts**

- A. Mapping of overlay districts.** The applicability of any overlay zoning district to a specific site is shown by the overlay Zoning Map symbol established by Section 17.20.020 (Zoning Map and Zoning Districts), being appended as a suffix to the symbol for the primary zoning district on the Zoning Map (for example, RS-4-HD).
- B. Allowed land uses, permit requirements, development standards.** Except as may be otherwise provided by this Chapter for a specific overlay district:
  1. Any land use allowed in the applicable base zoning district may be allowed within an overlay district, subject to any additional requirements of the overlay district;
  2. Development and new land uses within an overlay district shall obtain the land use permits required by the base zoning district; and
  3. Development and new land uses within an overlay district shall comply with all applicable development standards of the base zoning district.
- C. Conflicting provisions.** The provisions of this Chapter apply to proposed land uses and development in addition to all other applicable requirements of this Zoning Code. In the event of any perceived conflict between the provisions of this Chapter and any other provision of this Zoning Code, the most restrictive shall control.

**17.28.030 - AD Alcohol Overlay District**

**A. Purpose.** The purposes of the AD (Alcohol Density) overlay district are to:

1. Provide increased public notification for the establishment of new bars or taverns, billiard parlors with alcohol service, nightclubs with alcohol service, food sales, liquor stores, convenience stores, and any other use that provide for the sale of alcohol for off-site consumption; and
2. Regulate the density of new bars and taverns, billiard parlors with alcohol service, nightclubs with alcohol service, and food sales, liquor stores, convenience stores, and any other use that provide for the sale of alcohol for off-site consumption in order to prevent an over-concentration of such uses.

**B. Public notice.** This Subsection provides noticing requirements in addition to those in Chapter 17.76 (Public Hearings). The following types of notice shall be provided for applications proposing new bars or taverns, billiard parlors with alcohol service, nightclubs with alcohol service, and uses which provide for the sale of alcohol for off-site consumption. These requirements shall also apply to existing bars or taverns and uses which provide for the sale of alcohol for off-site consumption if the use changes from beer and wine sales to full alcohol sales.

1. **Timing of notice.** Notice shall be mailed and posted at least 28 days prior to the public hearing.
2. **Mailed notice.** Notice shall be mailed to occupants of buildings within 300 feet of the site boundaries.

**C. Separation requirements.** New bars or taverns, billiard parlors with alcohol service, nightclubs with alcohol service, and uses which provide for the sale of alcohol for off-site consumption shall be separated from existing bars or taverns, billiard parlors with alcohol service, nightclubs with alcohol service and uses which provide sales of alcohol for off-site consumption, as follows. These separation requirements are applied to property by the Zoning Map designating appropriate areas in either the AD-1 or AD-2 overlay districts. These requirements shall also apply to existing bars or taverns and uses which provide for the sale of alcohol for off-site consumption if the use changes from beer and wine sales to full alcohol sales.

1. **AD-1 separation requirements.** Within areas designated AD-1 on the Zoning Map, the facilities regulated by this Section shall be separated by a minimum distance of 250 feet.
2. **AD-2 separation requirements.** Within areas designated AD-2 on the Zoning Map, the facilities regulated by this Section shall be separated by a minimum distance of 1,000 feet.

**17.28.040 - HL Height Limit Overlay District**

- A. Purpose.** The HL overlay district is used to establish special height limits to achieve or preserve the desired character of a neighborhood or nonresidential area within the City.
- B. Applicability.** The HL overlay district shall be applied to property through the amendment process (Chapter 17.74) by designating the boundaries of the HL overlay on the Zoning Map and annotating the bounded area on the map with the letters "HL" as a suffix to the map symbol for the primary zoning district, followed by a number indicating the height limit in feet. Height averaging may be used in conjunction with the HL district. Height averaging shall be noted on the Zoning Map as a number in parentheses indicating the height limit in feet. Height averaging shall conform to the requirements of 17.30.050.B (Height limit exceptions). (Ord. 7009 § 8, 2005)

**17.28.050 - HL-1 Height Limit Overlay District**

- A. Purposes.** The HL-1 overlay district is used to establish special height limits in multi-family districts to ensure compatibility of new development with the surrounding neighborhood.
- B. Applicability.** The HL-1 overlay district may be combined with any multi-family district. It shall be applied to property designated "HL-1" on the Zoning Map.
- C. Land use.** All land uses allowed in the base zoning district as permitted or conditional uses may be allowed in the HL-1 overlay district in compliance with the land use permit requirements of the applicable zoning district.
- D. Development standards.** Except as modified in this chapter, the development standards shall be those of the underlying district.
1. General. On lots 60 feet in width or greater, the maximum height of structures in the rear 40 percent of the site is 23 feet to the top plate and 32 feet to the highest ridgeline.
  2. Maximum Height at Garden Rectangle. The maximum height of structures shall not exceed two stories.

**17.28.060 - HH Hospitality Home Overlay District**

- A. Purpose.** The HH overlay district is to allow for the establishment of hospitality homes in specific zoning districts and ensure that proper review of a hospitality home occurs to minimize any potential impacts that may result from the hospitality home.
- B. Applicability.** The HH overlay district may be combined with any district. It shall be applied to property designated "HH" on the Zoning Map.
- C. Allowable land uses.** All land uses allowed in the base zoning district as permitted or conditional uses may be allowed in the HH overlay district in compliance with the land use permit requirements of the applicable zoning district. A hospitality home may be established with Minor Conditional Use Permit approval.

- D. Development standards.** The development standards shall be those of the underlying base district. Parking requirements shall be as specified by the minor conditional use permit.

### **17.28.070 - IS Interim Study Overlay District**

- A. Purpose.** The IS interim study overlay district is intended to allow discretionary review of development proposals in areas where changes in zoning regulations are contemplated or under study. The IS district may be combined with any base district.
- B. Rezoning.**
- 1. Study plan.** Prior to approving a Zoning Map amendment reclassifying land to an IS district, the Commission and Council shall approve a study plan that identifies regulatory problems and states land use regulations and development standards for the area proposed for reclassification.
  - 2. Expiration and renewal of IS district ordinance.** An ordinance establishing an IS district shall contain a provision terminating the IS designation one year from its effective date unless extended. No more than two, one-year extensions may be granted. An ordinance establishing an IS district may be amended, reenacted, or superseded by a Zoning Map amendment adopted in compliance with Chapter 17.74.
- C. Permit requirement.** Conditional Use Permit approval is required for establishment of any new, altered or expanded use in the IS district. Allowable uses are limited to those identified as permitted or conditional in the applicable base district.
- D. Required findings.** In addition to all other findings required by this Zoning Code for Conditional Use Permit approval and any findings required for a specific use, Conditional Use Permit approval in the IS district shall require that the Review Authority first find that the proposed use will not conflict with the land use regulations and development standards established for the area at the time the IS district was adopted.
- E. Development standards.** Development standards for the IS district shall be specified by Conditional Use Permit approval, or shall be those of the applicable base district.

**17.28.080 - LD Landmark Overlay District**

- A. Purpose.** The purposes of the LD landmark overlay district are to:
1. Implement the General Plan by ensuring development consistent with the urban design, neighborhood enhancement, housing, land use, and historic and cultural resources elements thereof;
  2. Deter the demolition, destruction, alteration, misuse or neglect of architecturally significant buildings that form an important link to Pasadena's past;
  3. Promote the conservation, preservation, protection, and enhancement of each landmark district;
  4. Stimulate the economic health and residential quality of the community and stabilize and enhance the value of property; and
  5. Encourage development tailored to the character and significance of each LD overlay district through a conservation plan that includes goals, objectives, and design criteria.
- B. Allowable land uses.** All land uses allowed in the base zoning district as permitted or conditional uses are allowable in the LD overlay district in compliance with the land use permit requirements of the base zoning district.
- C. Development standards.** Development standards in the LD overlay district shall be those of the applicable base district. In the event of a conflict, the provisions of the LD district shall control.
- D. Zoning Map designation.** LD overlay districts shall be depicted on the Zoning Map by adding the suffix "LD" to the base district designation, followed by the number of the LD district based on order of adoption.
- E. Application of district and development review procedures.** The requirements of this Zoning Code for the application of the LD overlay district to property, and administrative procedures for the review of proposed development within an LD overlay district are in Chapter 17.62 (Historic Preservation).

**17.28.090 - ND Neighborhood Overlay District**

- A. **Purpose.** The ND neighborhood overlay district is intended to create special regulations for the Lower Hastings Ranch Area.
- B. **Development standards.** Development standards shall be those of the RS-6 district, except as follows.
  - 1. **Setbacks.**
    - a. **Minimum side yard.** The second story of the main structure, and any portion of the main structure over ten feet in height, shall be set back a minimum of five feet from the first floor side walls, including any wall openings and modulations.
    - b. **Encroachment plane.** In addition to the minimum side yard requirements, the main structure shall not be located within a side-yard encroachment plane sloping at a 45-degree angle measured from the vertical, commencing six feet above the existing grade along the interior side property line.
    - c. **Projections into yards and encroachment planes.** See Section 17.40.150 (Setback Measurement and Exceptions).
  - 2. **Height limits.** No structure shall exceed the following height limits, except in compliance with Section 17.40.060 (Height Measurement and Exceptions).
    - a. The maximum height of main structures shall be 26 feet.
    - b. The top plate height of the first story of the main structure shall not exceed ten feet. The top plate height of the second story of the main structure shall not exceed 20 feet.

**17.28.100 - OC Office Conversion Overlay District**

- A. **Purpose.** The purpose of the OC overlay is to allow for the creation of zoning districts in which structures of historic significance can be converted to office uses.
- B. **Applicability.** The OC overlay shall apply to the areas designated on the official zoning map of the City, and shall be combined with the underlying base district for the area.
- C. **Allowable land uses.** All land uses in the base zoning district that are permitted or conditionally permitted are allowed in the OC overlay district except that the reuse of historic structures shall be limited to those uses included under the definition of Offices - Administrative Business Professional in Article 8 (Glossary of Specialized Terms and Land Use Types).
- D. **Permit requirements.** Minor Conditional Use Permit approval, in compliance with Section 17.61.050, shall be required to authorize the reuse of a structure in compliance with this section.
- E. **Conditions of approval.** In granting a Minor Conditional Use Permit approval, the review authority, at a minimum, shall adopt the following conditions of approval.

1. Any modifications to the exterior of the structure shall be subject to review and approval by the Historic Preservation Commission (HPC) for consistency with the Secretary of the Interior’s Guidelines.
  2. The hours of operation of any business shall be limited to 7:00 a.m. through 8 p.m.
  3. Each structure may have one sign, not to exceed eight square feet in size. The sign may be freestanding or located on a structure’s wall, and shall not exceed a height of four feet measured from existing grade. Any freestanding signs shall be located within five feet of the structure. The design and materials of any sign shall be compatible with the structure.
  4. Exterior lighting shall be designed to confine emitted light to the property, and the light source shall be visually screened from surrounding properties and streets in compliance with Section 17.30.080 (Lighting).
  5. Any structure over 3,000 square feet in size shall provide one residential unit on the premises. Any bungalow court must retain one bungalow as a residential unit.
  6. If a proposed use displaces residential households or tenants, the applicant shall comply with Municipal Code Sections 16.46.050 and 16.46.060 relating to relocation financial assistance.
- F. Parking.** Parking shall be provided in compliance with Chapter 17.36 (Parking and Loading) except as follows:
1. A minimum of 2.5 parking spaces shall be provided for each 1,000 square feet of gross floor area.
  2. Parking shall not be allowed in the front setback or corner side yard setback.
  3. No loading space shall be required.
- G. Expansion.** The expansion of a use approved in compliance with this section shall comply with the development standards of the CO (Commercial Office) zoning district.

**17.28.110 - PK Parking Overlay District**

- A. Purpose.** The purpose of the PK parking overlay district is to allow development of off-street parking facilities serving a C, I, or PS district to be located in an R district subject to regulations that minimize adverse impacts on adjoining residential areas.
- B. Applicability.** The PK district may be combined with any R district. References to R districts in this Section are to R districts that are not combined with a PK district.
- C. Allowable land uses.** All land uses allowed in the base zoning district as permitted or conditional uses may be allowed in the PK overlay district in compliance with the land use permit requirements of the applicable base zoning district. Off-street, at-grade parking lots may be established with Minor Conditional Use Permit approval.

**D. Development standards.** Development standards in the PK district shall be those of the applicable R district, provided that off-street parking facilities shall also comply with the provisions of Chapter 17.46. In the event of conflict, the provisions of this Section shall control.

1. The parking lot driveway shall be located as close to the C or PS district boundary as possible.
2. Parking lot landscaping shall be provided in compliance with Chapter 17.44 (Landscaping).
3. A solid masonry or concrete wall six feet in height shall adjoin a property line in an R district or an alley opposite an R district. A six-foot solid masonry or concrete wall may be required along the inner edge of a required planting strip adjoining a street property line as determined by the Zoning Administrator. At street intersections, the wall shall be located to comply with Chapter 12.12 of the Municipal Code. Within the required front yard, the wall shall not exceed four feet in height.
4. The front setback shall be the minimum required by the base zoning district. The front setback shall be landscaped in compliance with Chapter 17.44.
5. The parking lot use shall be limited to the hours between 7:00 a.m. and 10:00 p.m. These hours may be extended through Minor Conditional Use Permit approval.

## **CHAPTER 17.29 - HILLSIDE OVERLAY DISTRICTS**

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### **Sections:**

- 17.29.010 - Purpose of Chapter
- 17.29.020 - Applicability
- 17.29.030 - Permit Requirements
- 17.29.040 - Hillside Subdivision Standards
- 17.29.050 - Development Standards
- 17.29.060 - Building Design Standards
- 17.29.070 - Site Development Standards
- 17.29.080 - Hillside Development Permit
- 17.29.090 - HD-1 (Upper Hastings Ranch Area) Standards
- 17.29.100 - HD-SR (San Rafael Area) Standards

### **17.29.010 - Purpose of Chapter**

The HD, HD-SR, and HD-1 (Hillside Development) overlay zoning districts are intended to:

- A. Preserve and protect views to and from hillside areas to maintain the identity, image, and environmental quality of the City;
- B. Maintain an environmental equilibrium consistent with the native vegetation, animal life, geology, slopes, and drainage patterns by preserving and protecting existing natural resources including native flora and fauna, sensitive wildlife habitats, wildlife corridors, and mature trees to the greatest extent feasible;
- C. Prohibit features that would create or increase fire, flood, landslide or other safety hazards to public health and safety; injure the habitability, stability and value of properties in the affected communities;
- D. Minimize the City's cost of having to install new public infrastructure and the costs to replace and maintain existing public infrastructure;
- E. Preserve significant natural topographic features, including swales, canyons, knolls, ridgelines, and rock outcrops, riparian vegetation, natural streambeds, and woodlands to the maximum extent feasible. While it is recognized that development may necessarily affect natural features, a major design objective shall be to minimize these impacts;
- F. Ensure a safe means of ingress and egress for vehicular (including emergency equipment) and pedestrian traffic to and within the hillside areas, with minimum disturbance to the natural features;
- G. Provide development standards that promote orderly development consistent with the traditional scale and character of the community, and that preserve privacy and views;

- H. For hillside subdivisions, ensure that development sites are concentrated in areas with the greatest environmental carrying capacity and limited to very low densities in areas with low environmental carrying capacity;
- I. Avoid residential densities that would require extensive grading or would generate extensive traffic; and
- J. Preserve and protect existing natural resources including native flora and fauna, sensitive wildlife habitats, and mature trees.

### **17.29.020 - Applicability**

- A. The requirements and guidelines in this Chapter apply to all subdivisions, other proposed development, or a new land use on a site within the HD (Hillside Development) or the HD-SR (Hillside Development, San Rafael Area) overlay zoning districts, except that proposed development and new land uses on sites within the HD-1 overlay district that apply to Upper Hastings Ranch shall be subject only to Section 17.29.090 (HD-1) Standards.
- B. Proposed development and new land uses within the HD, HD-SR, and HD-1 overlay zoning districts shall comply with all applicable requirements of the base zoning district, except where this Chapter establishes a different requirement.

### **17.29.030 - Permit Requirements**

- A. **HD and HD-SR overlay.** A proposed subdivision, new dwelling or structure, or addition to an existing structure within the HD or HD-SR overlay zoning district shall require Hillside Development Permit approval in compliance with Section 17.29.080 (Hillside Development Permit) in addition to any other permit required by this Zoning Code; except that a Hillside Development Permit is not required for the following types of development:

1. **Additions.** The following additions to existing structures, when the additions otherwise comply with all other applicable requirements of this Chapter and this Zoning Code.
  - a. A single-story addition to a dwelling that increases the floor area by no more than 500 square feet or 20 percent of the existing floor area of the primary dwelling, including an attached garage, whichever is greater.
  - b. A second story addition of less than 500 square feet; provided it is in compliance with the guidelines in Section 17.29.060.E (View protection).
2. **Accessory structures.** One single-story detached accessory structure that constitutes no more than 20 percent of the floor area of the primary dwelling (including attached garage).

The thresholds listed in Section A.1 and A.2 above apply either individually or in the aggregate with all other additions and all prior additions in the previous three years to the same lot. The above additions and accessory structures shall comply with the permit requirements of the base zoning district. No credit shall be given for demolition or partial demolition of a structure.

- B. **HD-1 overlay.** See Section 17.29.090 (HD-1-Upper Hastings Ranch Area-Standards).

**17.29.040 - Hillside Subdivision Standards**

The standards of this Section apply to the subdivision of an existing lot into two or more lots in addition to the other applicable requirements of this Zoning Code, the Subdivision Map Act in compliance with State law (Government Code Section 66410 et. seq.), and the City's Subdivision Ordinance.

- A. Minimum lot area and open space.** In order to retain natural features of hillsides, the number of lots allowed in a new subdivision shall be reduced as slope increases, in compliance with Table 2-8, below.
  1. A site proposed for subdivision shall be divided into cells of similar slope, utilizing the slope ranges listed in Table 2-8.
  2. The maximum number of lots allowed by the base zoning district shall be multiplied by the applicable reduction factor assigned to each cell.
  3. The result of this calculation is the maximum allowable number of parcels for each cell.

**TABLE 2-8 - DENSITY REDUCTION**

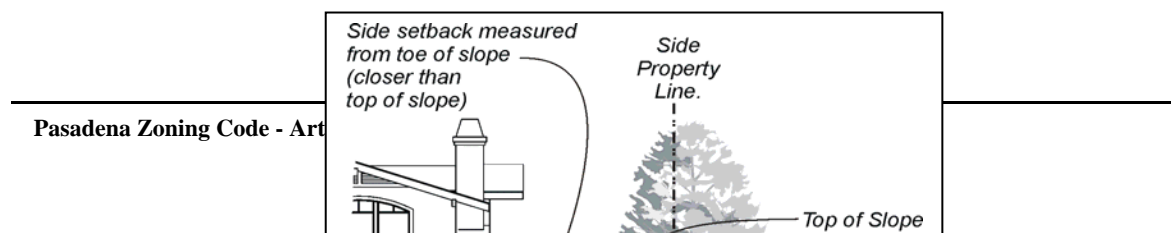
Average Slope	Density Reduction Factor
0% to 15%	1.0
More than 15%, up to 20%	0.9
More than 20%, up to 25%	0.8
More than 25%, up to 30%	0.7
More than 30%, up to 35%	0.6
More than 35%, up to 40%	0.5
More than 40%, up to 50%	0.4
Greater than 50%	See Subsection B.

- B. Maximum number of lots if slope exceeds 50 percent.** If the average slope of the site to be divided exceeds 50 percent, the maximum number of lots shall be determined by assigning a maximum number of lots not exceeding one lot for each five acres of site area to the portion of the property exceeding 50 percent slope, and applying the density reduction requirements of Subsection A to the remainder of the site. The total number of allowable lots for the site shall be the sum total of the two numbers.
- C. Further reduction in number of allowed lots.** The review authority may reduce further than required by this Section the number of lots approved in a new subdivision based upon site-specific problems or constraints identified through the environmental review of the proposed subdivision.

- D. Building site requirements.** Each proposed lot shall be designed and located to provide at least one building site where all proposed structures can comply with all other applicable requirements of this Chapter.
- E. Roads.** Each new road shall follow natural terrain contours to the maximum extent feasible to minimize grading. Proposed driveways shall comply with the requirements of Section 17.29.050 (Development Standards) below.

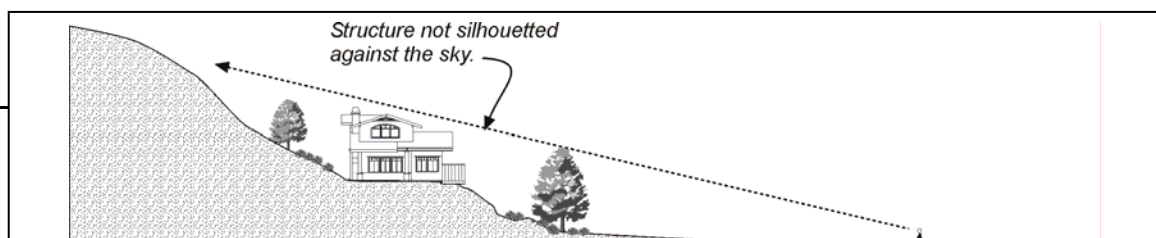
### 17.29.050 - Development Standards

- A. General site planning standards.** Each structure shall be located in the most accessible, least visually prominent, most geologically stable portion or portions of the site, and at the lowest feasible elevation. Structures shall also be aligned with the natural contours of the site. Siting structures in the least prominent locations is especially important on open hillsides where the high visibility of construction should be minimized by placing structures so that they will be screened by existing vegetation, depressions in topography, or other natural features.
- B. Setback requirements.** A proposed structure shall comply with the setback requirements of the base zoning district, including encroachment plane requirements and limitations on projections into setbacks and encroachment planes, except as follows.
- 1. Front setback for main structure.** The minimum front setback for the main structure, and accessory structures other than garages, shall be 25 feet, except that in the San Rafael hillside neighborhood (HD-SR), the front setback shall comply with the requirements in Section 17.29.100 (San Rafael Area Setbacks) below.
  - 2. Front setback for garage.** The minimum front setback for an attached or detached garage on upslope and downslope sites is at the point on the centerline of the front lot line where the elevation is ten feet above or below the top of the curb, or 25 feet, whichever is less.
  - 3. Side setback from slope.** Where a building site abuts a lot with an elevation that is three feet or more above or below that of the site, the required side setback shall be measured from the nearest toe or top of slope to the structure, whichever is closer. See Figure 2-1.



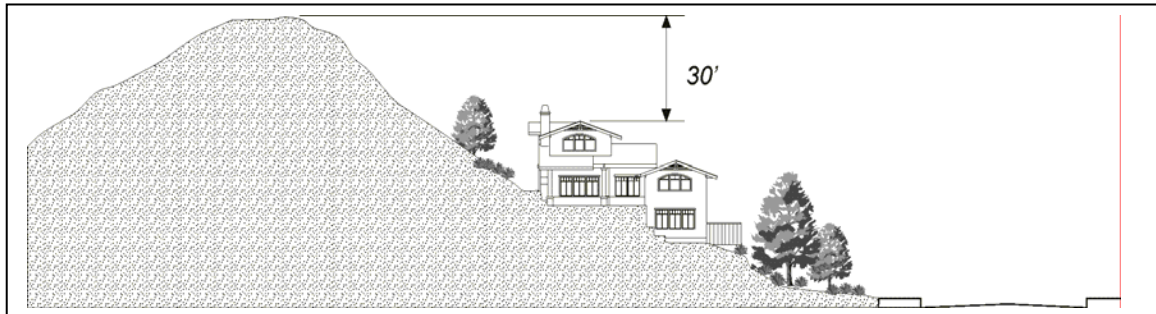
### Figure 2-1 – Side Setback Measurement

- C. Placement of structures, ridgeline protection.** Each proposed structure shall comply with the following standards to assist in maintaining a natural appearance for hillsides and ridgelines. For purposes of this Chapter, ridgelines shall be defined as the high meeting point of a crest of two slopes that form a hill. Ridgelines can be on top of a range of hills or can be the spur or backbone of a hillside descending from the top of a mountain or hill.
1. Each structure shall be located as follows: provided the review authority may modify or waive these standards where it determines that a structure on the only feasible building site of an existing lot cannot comply.
    - a. No part of a proposed structure shall appear silhouetted against the sky above the nearest ridge when viewed from a public street or park. See Figure 2-2.
    - b. The topmost point of a proposed structure and all site grading shall be at least 30 feet below the top of the nearest ridge or knoll. See Figure 2-3.
  2. Each structure shall be located to take advantage of existing vegetation for screening, and should include the installation of additional native plant materials to augment existing vegetation, where appropriate.



**Figure 2-2 – Silhouetted structure**

**Figure 2-2 – Silhouetted Structure**



**Figure 2-3 – Location of Structure Below Ridgeline**

- D. Encroachment into the Arroyo Seco.** No structure shall extend over or below the top edge of the Arroyo Seco slope bank on a lot identified on the *Arroyo Seco Slope Bank Map*, dated May 11, 2004, a copy of which is maintained by the City Clerk.
  - 1. The "top edge" of the Arroyo is the highest existing grade elevation at the point where the natural gradient inclines downward at a slope greater than 2:1 in the mapped area. On a site with multiple slope banks, the "top edge" shall be considered the point farthest from the floor of the Arroyo Seco. The applicant shall provide a complete topographic map of the site for purposes of locating the "top edge" of the Arroyo for each specific site.
  - 2. A Hillside Development Permit shall be required for the development of any structure within 20 feet of the top edge.
- E. Lot coverage.** Total lot coverage shall not exceed 35 percent.

- F. Site access, driveways.** Each driveway shall follow natural terrain contours to the maximum extent feasible to minimize grading, and also shall comply with the following standards.
- 1. Width.** The minimum and maximum graded and paved width of a driveway serving a dwelling unit constructed after the effective date of this provision shall be: 15 feet for one unit and 20 feet for two or more units. This provision shall not apply to dwelling units located on flag lots created before June 18, 1980.
  - 2. Maximum grade.** The finished grade of a driveway shall conform to the finished grade of the lot, but in no case shall exceed an average grade of 15 percent, or 20 percent at any point.
  - 3. Agency review.** The location and design of any driveway shall be referred to the Fire Department and the Transportation Department for review and comment as to on- and off-street safety of vehicles, vehicle passengers and pedestrians, and access for emergency vehicles.
- G. Parking requirements.** Off-street parking shall be provided in compliance with Chapter 17.46 (Parking and Loading), except that each dwelling shall provide off-street guest parking as follows.
- 1. Number of spaces required.** A minimum of four guest parking spaces shall be provided on a site fronting on a street where parking is prohibited on both sides of the street at the site. A minimum of two guest parking spaces shall be provided on a site fronting a street where on-street parking is allowed.
  - 2. Location of parking.** A maximum of three guest parking spaces may be located on a driveway in a required front setback provided the driveway slope does not exceed 15 percent, and the maximum width of the parking spaces across the lot frontage does not exceed 50 percent of the total frontage of the building facade facing the street. Tandem guest spaces are allowed.
  - 3. Parking space dimensions.** Each guest parking space shall be a minimum of 8.5 feet wide by 18 feet long, and shall not extend beyond the property lines of the site.
- H. View protection.** See Section 17.29.060.E. (View Protection) below.
- I. Fences.** Fences and gates shall meet the requirements of the base zoning district and shall not be constructed within or across private or public streets or easements that serve more than one property.

- J. Average Slope Formula.** Average slope as used in this Chapter shall be determined in compliance with the following formula:

$$S = \frac{0.00229IL}{A}$$

**Where:**

**S** is average slope

**I** is contour interval in feet

**L** is combined length of contour lines in scale feet within land to be divided

**A** is gross developable acres, inclusive of any rights-of-way to be established by a proposed parcel map or tract map. Existing rights-of-way for public streets, private streets, private driveway easements, or other vehicular access ways located within the site are excluded from the gross developable area.

To determine average slope, the existing topography and contours of the site shall be used. If the site was graded and the topography altered on or after June 18, 1980, the average slope shall be based on the topography which existed before grading and alteration of the site.

**17.29.060 - Building Design Standards**

Structures shall generally utilize varying setbacks and structure heights, split-level foundations, and low retaining walls to blend structures into the terrain.

- A. Maximum floor area.** The total gross floor area of all structures on a site shall not exceed the area provided by this Subsection. Gross floor area shall be defined and measured the same as in other RS zoning districts, except that gross floor area in the HD and HD-SR overlay districts shall include without limitation: all covered parking, habitable attic space, and basements, including garage and carport areas, with any exposed wall (or portion thereof) six feet or more above finished grade, measured from finished grade elevation to the floor above.

- The maximum gross floor area ratio (FAR) shall be as follows, except as modified by Subsections A.2 through A.6, below:

Zoning District	Allowable Base FAR
RS-1-HD	0.20 + 500 sf
RS-2-HD	0.225 + 500 sf
RS-4-HD	0.25 + 500 sf
RS-6-HD	0.275 + 500 sf

- Notwithstanding Subsection A.1, the maximum FAR for a lot under 10,000 square feet in the RS-1-HD, RS-2-HD or RS-4-HD zoning districts shall be 0.30 + 500 square feet.

3. For lots of 10,000 square feet or over, all portions of the lot with a 2:1 slope or greater shall be deducted from the lot area used for calculating maximum allowable gross floor area.
4. Regardless of the lot area, the maximum FAR for a lot with an average slope exceeding 15 percent shall be further reduced in compliance with the following formula:

$$F = (B) (1 - (C - 0.15) / 2)$$

Where:

**F** is the maximum allowed gross floor area, reduced based on lot slope;

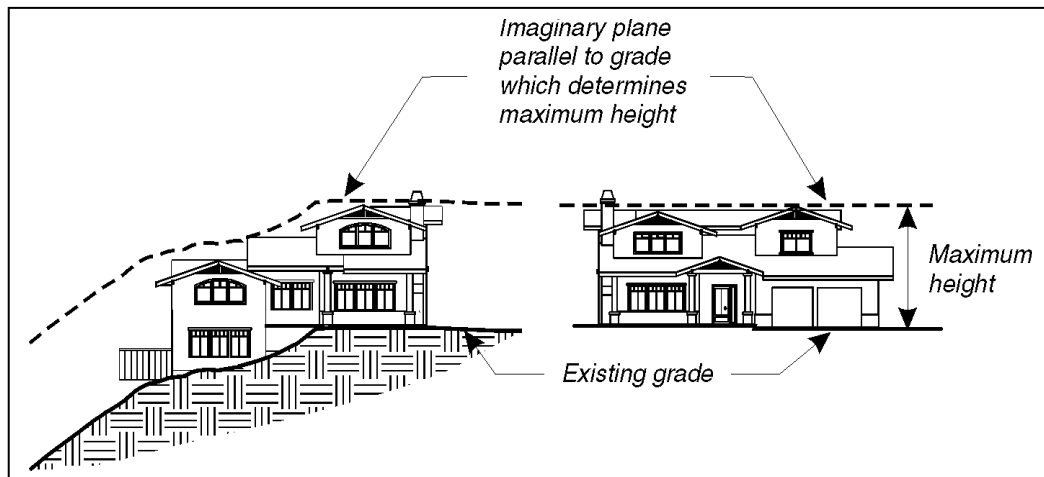
**B** is gross floor area calculated in compliance with Subsections A.1, A.2, and A.3; and

**C** is average slope of the site.

5. The lot area used in calculating the maximum allowable gross floor area in compliance with this Subsection shall not include any access easement.
6. For lots over 10,000 square feet, if, after removing the lot area listed in Subsections A.3 and A.4 above, the resulting maximum allowable gross floor area is less than 3,000 square feet, a maximum allowable gross floor area of 3,000 square feet (including all structures on site) shall be allowed.

**B. Height limits.** Each proposed structure in the HD and HD-SR districts shall comply with the following height limits, instead of the height limit of the applicable base zoning district.

1. **Height measurement.** The maximum allowable height shall be measured as the vertical distance from the existing grade of the site to an imaginary plane located the allowed number of feet above and parallel to the grade (see Figure 2-4), and as provided by Subsection B.2.

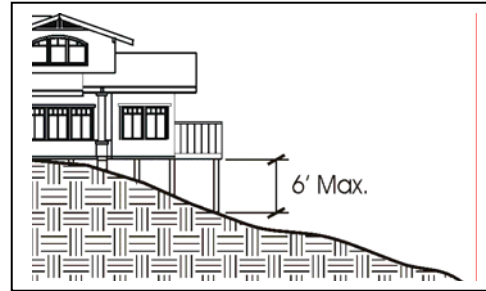


**Figure 2-4 – Height Measurement on Hillsides**

2. **General height limit.** No structure shall exceed a height of 28 feet at any point on the site, measured in compliance with Subsection B.1, and shall not exceed a height of 35 feet,

measured from the lowest elevation on the site where the structure touches the grade, to the highest point of the roof. There shall be no maximum height for the top plate of a dwelling unit if the general height limit is met. A Hillside Development Permit shall be required for projects that propose to match an existing structure height that exceeds the general height limit if the existing structure was constructed before adoption of this Chapter (May 3, 2004).

3. **Height of lowest floor level.** The vertical distance between the lowest point where the foundation meets grade and the lowest floor line of the structure shall not exceed six feet (see Figure 2-5).
4. **Decks.** No portion of the walking surface of a deck with visible underpinnings shall exceed a height of six feet above grade. Decks shall be integrated into the architecture of the house, and not appear as an add-on to the primary building mass (see Figure 2-5).



**Figure 2-5 – Height Limit for Lowest Floor and Decks**

### C. Architectural features.

All new homes and additions subject to a Building Permit shall have architectural features that are compatible with existing architecture and the character of the surrounding neighborhood as defined below in Section D. In particular:

1. **Exterior wall surfaces.** The apparent size of exterior wall surfaces visible from off the site shall be minimized through the use of single-story elements, stepbacks, overhangs, landscaping, and/or other means of horizontal and vertical articulation to create changing shadow lines and break up massive forms.
2. **Privacy - surrounding lots.** Windows, balconies, and outdoor living areas generally shall be located to protect the privacy of adjacent homes and yards.
3. **Support structures.** Support structures (for example, columns, pilings, etc.) below the lowest floor on the downhill side of a house, shall be enclosed unless visible structural members are an integral feature of the architectural design.
  - a. A structural or decorative supporting device, including columns, pipes, or beams that are allowed to be exposed to view, shall have a minimum individual dimension of 12 inches for every one foot of height or length, with a minimum dimension of 15 inches.
  - b. A support-structure wall surface shall not exceed six feet in height.

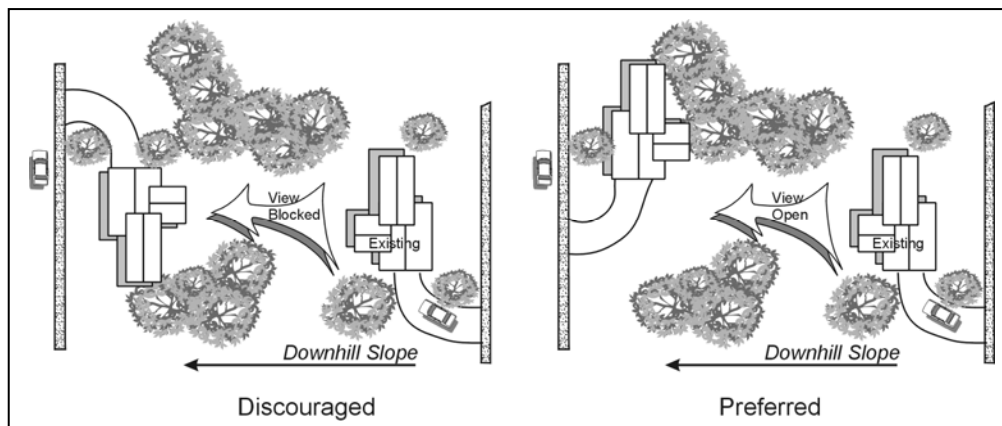
**4. Colors and materials.** A mixture of materials and color shall be used to blend structures with the natural appearance of the hillside:

- a. Based upon the graphic principle that darker colors are less noticeable than light colors, darker tones, including earth tones, shall be used for building walls and roofs on highly visible sites so that structures appear to blend in with the natural terrain.
- b. Exterior finish materials shall be appropriate for the architectural style of the structure and compatible with the hillside environment.

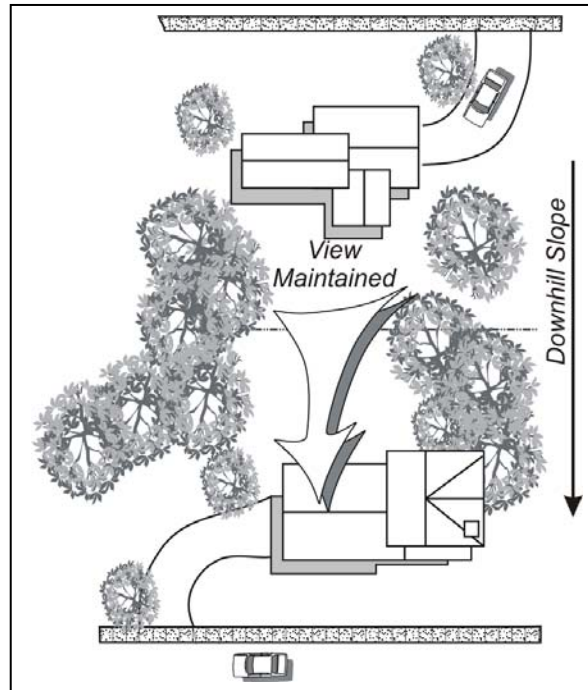
**D. Neighborhood Compatibility.** New homes and additions subject to a Hillside Development Permit shall be designed with consideration of the character and scale of the existing development in the vicinity. Through the Hillside Development Permit process, compatibility will be determined following a review of existing site conditions, visibility of the site, and the size, scale, and character of existing development within 500 feet of the site. Dependent on existing conditions, the Zoning Administrator may modify the 500-foot radius to include a larger neighborhood when within the 500-foot radius there are fewer than five developed lots, or when the character of the neighborhood is defined by existing features (e.g., canyon, street, etc.). In addition to the floor area ratio requirements of Section 17.29.060.A, the allowable floor area of the home shall not be greater than 35 percent above the median floor area of the existing homes within the established radius (excluding garages and other accessory structures). Floor area shall be determined using data from the Los Angeles County Assessor. The review authority may approve additional floor area following a review of site conditions and compliance with the remainder of the Hillside District standards.

**E. View protection.** A proposed structure shall be designed and located so that it avoids blocking views from surrounding properties to the maximum extent feasible, as determined by the review authority, and as follows. See Figures 2-6 and 2-7. For purposes of this Chapter, “surrounding” properties refers to all abutting properties as well as properties directly across a street from the subject property.

- 1. New structures and tall landscaping shall not be placed directly in the view of the primary living areas on a neighboring parcel. For purposes of this Chapter, “primary” living area refers to living rooms, family room, patios, but not a kitchen, bedroom, or bathroom.
- 2. Mechanical equipment other than vents shall be placed on a rooftop or below a deck only if the equipment is not visible from off the site. This equipment shall also comply with the height limits in Subsection B. above.



**Figure 2-6 – Siting New Building to Preserve Views**



**Figure 2-7 – Example of Preferred Location of Second Floor to Preserve Views**

### 17.29.070 - Site Development Standards

- A. **Grading.** Site grading, retaining walls, structural foundations, and all methods of retention shall comply with the requirements of Municipal Code Chapter 14.05 (Excavation and Grading in Hillside Areas), and the Pasadena Building Code. Compliance is determined by the Building Division. No Grading Permit shall be issued for an individual lot in the HD, HD-1, or HD-SR overlay zoning district until each required discretionary entitlement for the project has been approved, and the plan-check process has been completed. For grading of more than one lot in advance of a discretionary entitlement application, a Hillside Development Permit is required.
- B. **Storm Water and Urban Runoff Control Regulations.** All development and redevelopment projects on lots with any natural slope that is 15 percent or greater are subject to the City's Storm Water and Urban Runoff Control Regulations. These projects are required to submit a Standard Urban Stormwater Mitigation Plan (SUSMP) to the City Manager, or duly authorized representative thereof, for review and approval before the issuance of any site plan approval, entitlement of use, or Grading or Building Permits.
- C. **Landscaping.** Landscaping shall meet the requirements of Chapter 17.44 (Landscaping).
- D. **Exterior lighting.** Exterior lighting shall be properly shielded to avoid glare and the spill of light to surrounding areas. Low-level lighting and the use of multiple low profile fixtures is encouraged, as opposed to the use of fewer, but taller fixtures. Emphasis for exterior lighting shall be on safety and landscape lighting as opposed to structure lighting.

- E. Fire safety.** Each project shall comply with the requirements of Municipal Code Chapter 14.24 and the Pasadena Fire Code. Before the issuance of a Building Permit, all building plans shall be reviewed and approved by the Fire Chief for compliance with these requirements.
- F. Trash receptacles.** All trash receptacles shall be screened from view from the public right-of-way.
- G. Large vehicle restrictions.** For projects subject to a Building Permit, all construction vehicles or trucks, including trailers with lengths over 30 feet or widths over 102 inches, shall require a lead pilot vehicle and flag person to enter the streets within the Hillside District. The flag person will stop opposing traffic as necessary when trucks are negotiating tight curves. Operation of construction vehicles or trucks with lengths over 35 feet shall require approval from the Department of Transportation and Department of Public Works, subject to demonstration that the vehicles can maneuver around specific tight curves in the Hillside District. Operation of construction trucks with lengths over 30 feet shall be prohibited before 9:00 a.m. and after 3:00 p.m. Monday through Friday and all day during weekends and holidays.\* On refuse collection days, the operation of construction trucks with lengths over 30 feet shall be prohibited before 10:00 a.m. and after 3:00 p.m.
- \* Holidays are defined as the following: New Year's Day (Day of the Rose Parade), Martin Luther King's Birthday (Third Monday in January), President's Day (Third Monday in February), Memorial Day (Last Monday in May), Independence Day (July 4), Labor Day (First Monday in September), Veterans Day (November 11), Thanksgiving Day (Fourth Thursday in November), Christmas Day (December 25).
- H. Sewer connections and regulations.** All development in the hillside districts shall meet the requirements of the Public Works Department and Building Division with regard to connections to the public sewer system

### 17.29.080 - Hillside Development Permit

- A. Purpose.** The Hillside Development Permit provides a review process for the City to consider the appropriateness of proposed development on hillside lots to ensure that a proposed project minimizes its visual and environmental impact.
- B. Applicability.** A Hillside Development Permit is required to authorize any proposed development that is subject to the requirements of this Chapter.
- C. Application filing and processing.** An application for a Hillside Development Permit shall be filed and processed in compliance with Section 17.60 (Application Filing and Processing). Hillside Development Permits shall follow the procedures of Conditional Use Permits as identified in Chapter 17.61.050. A Hillside Development Permit application shall include all information and materials required by Section 17.60.040 (Application Preparation and Filing) and the following additional information prepared by licensed or certified professionals:
- 1. Site topography.** A topographic map covering the entire site. The topographic map shall be prepared with a contour interval of not more than five feet, which shall also identify the proposed building site, and all areas of the site with slopes of 15 percent or less, all areas

of the site with slopes that are more than 15 percent but no more than 50 percent, and all areas of the site with slopes of 50 percent or more. An average slope calculation is required for the entire lot area.

2. **Geotechnical report.** A preliminary geotechnical report that identifies and proposes mitigation measures for any soils or geological problems that may affect site stability or structural integrity. Depending upon the site characteristics and project design, the review authority may also require a final geotechnical report.
3. **Hydrology report.** A hydrology report shall be required that analyzes the effects of water runoff, drainage, sustained landscape irrigation, and increased groundwater on slope stability and analyzes the potential effects (flooding, mudslides, higher water table, etc.) of added groundwater on properties down slope. The Zoning Administrator may waive the hydrology report requirement for projects where no or only minor alterations to the existing topography or drainage patterns are proposed, or where the slope does not exceed 15 percent.
4. **Constraints analysis.** For properties determined by the Zoning Administrator to potentially have sensitive environmental resources including endangered plants or animals, trees protected by the City's Tree Protection Ordinance, riparian areas, or a wildlife corridor, the environmental document prepared for the project in compliance with the California Environmental Quality Act (CEQA) shall include identification and analysis of the resources, and proposed mitigation measures for effective protection.
5. **Visual analysis.** All projects that require a Hillside Development Permit shall be required to provide a visual analysis in accordance with this subsection. In particular, a visual analysis is required to assist the review authority and interested citizens in understanding how a proposed structure and its accompanying grading and other site development will appear in the context of the surrounding hillsides, properties, and development.
  - a. **Content.** A visual analysis shall consist of one or more three-dimensional depictions of a proposed project, including all proposed structures and site development, illustrating how the project will appear to observers viewing the project from public rights-of-way and other public areas near the site.
  - b. **Form.** The three-dimensional visual depictions provided in a required visual analysis may be in one or more of the following forms, as determined by Subsection 5.c (Specific requirements), below:
    - (1) Rendered perspectives, including grading cross-sections;
    - (2) Photomontages, including photos of the site with the location and size of proposed structures defined by structural frameworks (e.g., of boards, PVC pipe, guy wires with pennants, etc.) that outline the walls, roofs, and other features that will determine the location, mass, and bulk of the proposed structures;
    - (3) Computer-generated simulations;

- (4) A three-dimensional scale model of the project site of a scale sufficient to evaluate the project as determined by the Zoning Administrator; and
  - (5) Any other technique acceptable to the Zoning Administrator that will provide an accurate three-dimensional visual depiction of the proposed project in its proposed location and context with sufficient detail to clearly illustrate how proposed structures and site development will look when complete.
- c. Specific requirements.** The requirements for the content and form of a visual analysis for a specific project (e.g., the number of illustrations required and their vantage points) will be determined by the Zoning Administrator in each case. Written analysis and/or design in addition to illustrations may also be required when determined by the Zoning Administrator to be necessary to clearly understand the potential visual impacts of the project.

All submitted maps, plans, drawings, and sketches shall be drawn to the same scale which shall be consistent throughout the review and approval process. Exceptions require the approval of the Zoning Administrator.

- D. Review authority.** The Hearing Officer may approve, conditionally approve, or disapprove a Hillside Development Permit in compliance with this Chapter.
- E. Project review, notice, and hearing.** The project review and public notice and hearing requirements for a Hillside Development Permit shall be the same as those required for a Conditional Use Permit by Section 17.61.050.
- F. Findings and decision.** The Hearing Officer may approve, conditionally approve, or disapprove a Hillside Development Permit application, and shall record the decision and the findings upon which the decision is based. The Hearing Officer may approve the permit only after first making the following findings, in addition to the findings required by Section 17.61.050 for Conditional Use Permit approval:
- 1. The design, location, and size of proposed structures and/or additions or alterations to existing structures will be compatible with existing and anticipated future development on adjacent lots, as described in Section 17.29.060.D, and in terms of aesthetics, character, scale, and view protection;
  - 2. The placement of proposed structures avoids the most steeply sloping portions of the site to the maximum extent feasible and minimizes alteration of hillside topography, drainage patterns, and vegetation.
- G. Additional finding for adjustments to standards.** The applicant may seek and the Hearing Officer may grant an adjustment to the standards of this Chapter as part of Hillside Development Permit approval only where it first finds that the adjustment will result in a structure that is less visible from off the site, and has less impact on environmental resources, wildlife habitat, slopes, or existing scenic views from adjacent properties than would development in compliance with the standard being adjusted.

- H. **Conditions of approval.** In approving a Hillside Development Permit, the Hearing Officer may impose any conditions it deems reasonable and necessary to ensure that the approval will comply with the findings required by Subsection F. above.
- I. **Post approval procedures.** The procedures and requirements in Chapter 17.64 (Permit Implementation, Time Limits, and Extensions), and those related to appeals in Chapter 17.72 (Appeals), shall apply following the decision on a Hillside Development Permit.

### 17.29.090 - HD-1 (Upper Hastings Ranch Area) Standards

- A. **Purpose.** The requirements of the HD-1 (Hillside Development) overlay district are intended to preserve and protect views to and from hillside areas to maintain the visual quality of the City, protect environmental resources, avoid hazards to development, minimize infrastructure costs, and simplify the development review process.
- B. **Applicability.** The HD-1 overlay district is applied to the Upper Hastings Ranch Area. Sections 17.29.040 through 17.29.060 shall not be applied in the HD-1 district.
- C. **Permit requirement - Second floor additions.** A Hillside Development Permit in compliance with Section 17.29.080 (Hillside Development Permit) shall be required to authorize a second-floor addition to an existing dwelling. Other types of proposed development shall comply with the permit requirements of the base zoning district.
- D. **Development standards.** Proposed development shall comply with the standards of the applicable base zoning district, except as modified by this Section.
  - 1. **Setbacks.**
    - a. **Encroachment plane.** In addition to meeting minimum front setback requirements, the main structure shall not be located within a front setback encroachment plane sloping inwards at a 40-degree angle from the horizontal, commencing at the front property line.
    - b. **Second story.** The second story shall be set back an additional five feet from the required front and side setbacks.
  - 2. **Height limit.** No structure shall exceed a maximum height of 25 feet or two stories except that chimneys may exceed the maximum height by two feet.
  - 3. **Structure design.**
    - a. **Maximum floor area.** Maximum floor area requirements do not apply. The maximum allowable floor area (measured in square feet) of a second story shall be limited to 50 percent of the floor area of the first story (including attached garage).
    - b. **Roof slope.** Roof slope shall be a minimum of 2:12.

**17.29.100 - HD-SR (San Rafael Area) Standards**

- A. Purpose.** This Section provides additional standards for the San Rafael hillside neighborhood within the HD overlay district to ensure that proposed development is appropriately located in relation to lot size and site slope.
- B. Applicability.** Proposed development within the San Rafael hillside neighborhood identified by the map on file with the Department shall comply with the requirements of this Section.
- C. Development standards.**
  - 1. Parking requirements.** Proposed development shall comply with the parking requirements of Section 17.29.050.G (Parking requirements), except that Subsection G.1 (Guest parking requirements) shall not apply.
  - 2. Setback requirements.** Proposed structures shall comply with the front setback requirements established by Table 2-9. The Zoning Administrator shall maintain on file a map illustrating these setback requirements. Proposed development shall also comply with the side and rear setback requirements established by the applicable base zoning district. Garage setback reductions shall apply to detached garages only.
  - 3. Garage Decks.** Garage decks are not allowed on garages with less than a 25-foot setback.

**TABLE 2-9 - SAN RAFAEL HILLSIDE NEIGHBORHOOD FRONT SETBACKS**

Tract	Street or Block	Lots	Front Setback Requirement
<b>6210</b>	N.A.	1-8	Per code
	N.A.	9-12	12 ft; 5 ft for a detached garage, but no less than 10 ft from the curb line
	N.A.	13-15	Per code
	N.A.	16-30	12 ft; 5 ft for a detached garage, but no less than 10 ft from the curb line
	N.A.	31-32	Per code
	N.A.	33-35	12 ft; 5 ft for a detached garage, but no less than 10 ft from the curb line
	N.A.	36	Per code
	N.A.	37	12 ft; 5 ft for a detached garage, but no less than 10 ft from the curb line
	N.A.	38-41	10 ft
	N.A.	42-60	12 ft; 5 ft for a detached garage, but no less than 10 ft from the curb line
	N.A.	61	Per code
	N.A.	62-64	12 ft; 5 ft for a detached garage, but no less than 10 ft from the curb line
	N.A.	65-78	Per code
	N.A.	79	12 ft; 5 ft for a detached garage, but no less than 10 ft from the curb line
	N.A.	80	Per code
	N.A.	81-92	12 ft; 5 ft for a detached garage, but no less than 10 ft from the curb line
	N.A.	94-95	12 ft; 5 ft for a detached garage, but no less than 10 ft from the curb line
	N.A.	96-98	5 ft for a detached garage, but no less than 10 ft from the curb line
N.A.	B, C, D, E, F, G, H, J	12 ft; 5 ft for a detached garage, but no less than 10 ft from the curb line	

**TABLE 2-9 - SAN RAFAEL HILLSIDE NEIGHBORHOOD FRONT SETBACKS - Continued**

Tract	Street or Block	Lots	Front Setback Requirement
6702	N.A.	1 – 9	12 ft; 5 ft for a detached garage, but no less than 10 ft from the curb line.
	N.A.	10	Per code
	N.A.	11, 12	10 ft
	N.A.	13	Per code
	N.A.	14-27	12 ft; 5 ft for a detached garage, but no less than 10 ft from the curb line
	N.A.	28	Per code
	N.A.	29-44	5 ft for a detached garage, but no less than 10 ft from the curb line
	N.A.	45, 46	12 ft; 5 ft for a detached garage, but no less than 10 ft from the curb line
	N.A.	47	Per code
	N.A.	48-74	5 ft for a detached garage, but no less than 10 ft from the curb line
	N.A.	75-93	12 ft; 5 ft for a detached garage, but no less than 10 ft from the curb line
	N.A.	94-100	Per code
	N.A.	101, 102	10 ft
	N.A.	103-109	Per code
	N.A.	110-115	12 ft; 5 ft for a detached garage, but no less than 10 ft from the curb line
	N.A.	116	Per code
	N.A.	117-141	12 ft; 5 ft for a detached garage, but no less than 10 ft from the curb line
	N.A.	142-147	Per code
	N.A.	148-163	12 ft; 5 ft for a detached garage, but no less than 10 ft from the curb line.
	N.A.	164-168	Per code
	N.A.	169-173	10 ft
	N.A.	174-184	12 ft; 5 ft for a detached garage, but no less than 10 ft from the curb line

**TABLE 2-9 - SAN RAFAEL HILLSIDE NEIGHBORHOOD FRONT SETBACKS - Continued**

Tract	Street or Block	Lots	Front Setback Requirement
<b>7012</b>	Block 1	1-21	Per code
	Block 1	22-25	12 ft
	Block 2	All lots	Per code
	Block 3	1	Per code
	Block 3	2-11	5 ft for a detached garage, but no less than 10 ft from the curb line
	Block 3	12-15	12 ft. 5 ft for a detached garage, but no less than 10 ft from the curb line
	Block 3	3-16	Per code
	Block 3	17-24	12 ft
	Block 3	25-47	Per code
	Block 3	48-74	5 ft for a detached garage, but no less than 10 ft from the curb line
	Block 4	7-10	5 ft for a garage, but no less than 10 ft from the curb line
	Block 4	12-14	12 ft
Block 5	1-6	5 ft for a detached garage, but no less than 10 ft from the curb line	
<b>8119</b>	N.A.	1-2	10 ft
	N.A.	3-6	12 ft
	N.A.	7	10 ft
<b>8308</b>	N.A.	1-11	5 ft for a detached garage, but no less than 10 ft from the curb line
	N.A.	12-16	Per code
	N.A.	17-20	12 ft; 5 ft for a detached garage, but no less than 10 ft from the curb line
	N.A.	21-36	12 ft
	N.A.	37-43	12 ft; 5 ft for a detached garage, but no less than 10 ft from the curb line
	N.A.	44	Per code
	N.A.	45-57	12 ft; 5 ft for a detached garage, but no less than 10 ft from the curb line
	N.A.	58	Per code

**TABLE 2-9 - SAN RAFAEL HILLSIDE NEIGHBORHOOD FRONT SETBACKS - Continued**

Tract	Street or Block	Lots	Front Setback Requirement
8308	N.A.	59-66	5 ft for a detached garage, but no less than 10 ft from curb line
	N.A.	67-68	Per code
	N.A.	69-71	12 ft; 5 ft for a detached garage, but no less than 10 ft from the curb line
	N.A.	72,73	12 ft
	N.A.	74	Per code
	N.A.	75-78	5 ft for a detached garage, but no less than 10 ft from the curb line
	N.A.	79	Per code
	N.A.	80-82	12 ft; 5 ft for a detached garage, but no less than 10 ft from the curb line
	N.A.	83-96	Per code
	N.A.	97-99	12 ft; 5 ft for a detached garage, but no less than 10 ft from the curb line
8554	N.A.	1-4,	12 ft; 5 ft for a detached garage, but no less than 10 ft from the curb line
	N.A.	5-26	Per code
	N.A.	27, 28	10 ft
	N.A.	29, 30	12 ft; 5 ft for a detached garage, but no less than 10 ft from the curb line
	N.A.	31-36	Per code
	N.A.	37-56	12 ft; 5 ft for a detached garage, but no less than 10 ft from the curb line
	N.A.	57-59	12 ft
	N.A.,	60-63	Per code
	N.A.	64	12 ft; 5 ft for a detached garage, but no less than 10 ft from the curb line
	N.A.	65-70	Per code
	N.A.	71, 72	10 ft
	N.A.	73-80	12 ft; 5 ft for a detached garage, but no less than 10 ft from the curb line

N.A.	81	Per code
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**TABLE 2-9 - SAN RAFAEL HILLSIDE NEIGHBORHOOD FRONT SETBACKS - Continued**

Tract	Street or Block	Lots	Front Setback Requirement
8554	N.A.	82-85	12 ft; 5 ft for a detached garage, but no less than 10 ft from the curb line
	N.A.	86-90	Per code
	N.A.	91-95	5 ft for a detached garage, but no less than 10 ft from curb line
	N.A.	96	Per code
	N.A.	97-111	12 ft; 5 ft for a detached garage, but no less than 10 ft from the curb line
	N.A.	112	Per code
	N.A.	113-135	12 ft; 5 ft for a detached garage, but no less than 10 ft from the curb line
9859	N.A.	1	10 ft
	N.A.	2-5	12 ft; 5 ft for a detached garage, but no less than 10 ft from the curb line
	N.A.	6-12	10 ft
	N.A.	13	Per code
	N.A.	14-19	12 ft; 5 ft for a detached garage, but no less than 10 ft from the curb line
11109	N.A.	1	Per code
	N.A.	2-7	12 ft, 5 ft for a detached garage, but no less than 10 ft from the curb line
	N.A.	8-15	5 ft for a detached garage, but no less than 10 ft from curb line
	N.A.	16-17	Per code
	N.A.	18-25	12 ft
12571	Anita Drive, west side	N.A.	20 ft; 0 ft for a detached garage
	Anita Drive, east side	N.A.	12 ft
	Avenue 64, west side	N.A.	20 ft from street line; 0 setback for a detached garage
	Malcolm Drive, west side	N.A.	20 ft from street line; 0 ft from street line for detached garage
	Malcolm Drive, east side	N.A.	12 ft from street line
	N.A.	75-78	20 ft; 5 ft for a detached garage, but no less than 10 ft from the curb line
	N.A.	79-81	12 ft



**TABLE 2-9 - SAN RAFAEL HILLSIDE NEIGHBORHOOD FRONT SETBACKS - Continued**

Tract	Street or Block	Lots	Front Setback Requirement
12571	N.A.	82-83	20 ft, 5 ft for a detached garage, but no less than 10 ft from the curb line
13273	N.A.	1-2	Per code
	N.A.	3-5	20 ft
	N.A.	6-19	15 ft, 5 ft for a detached garage, but no less than 10 ft from the curb line
	N.A.	20-27	20 ft; 5 ft for a detached garage, but no less than 10 ft from the curb line
	N.A.	28-29	20 ft
	N.A.	30-34	20 ft; 5 ft for a detached garage, but no less than 10 ft from the curb line
	N.A.	35	Per code
	N.A.	36-38	10 ft; 5 ft for a detached garage, but no less than 10 ft from the curb line
	N.A.	39-46	Per code
	N.A.	47-52	20 ft; 5 ft for a detached garage, but no less than 10 ft from the curb line
	N.A.	53-59	15 ft
	N.A.	60	20 ft
	N.A.	61-70	20 ft; 5 ft for a detached garage, but no less than 10 ft from the curb line
	N.A.	71	20 ft
	N.A.	72-77	20 ft; 5 ft for a detached garage, but no less than 10 ft from the curb line
	N.A.	78	Per code
	N.A.	79-80	20 ft; 5 ft for a detached garage, but no less than 10 ft from the curb line
	N.A.	81-92	15 ft
	N.A.	93-97	15 ft; 5 ft for a detached garage, but no less than 10 ft from the curb line
	N.A.	98-104	20 ft
	N.A.	105-107	15 ft

**TABLE 2-9 - SAN RAFAEL HILLSIDE NEIGHBORHOOD FRONT SETBACKS - Continued**

Tract	Street or Block	Lots	Front Setback Requirement
13273	N.A.	108-110	15 ft; 5 ft for a detached garage, but no less than 10 ft from the curb line
13470	N.A.	1-14	Per code
	N.A.	15	15 ft, 5 ft for a detached garage, but no less than 10 ft from the curb line
	N.A.	16	Per code
	N.A.	17	15 ft, 5 ft for detached garage, but no less than 10 ft from curb line
	N.A.	18	Per code
	N.A.	19	15 ft, 5 ft for a detached garage, but no less than 10 ft from the curb line
	N.A.	20	Per code
	N.A.	21	15 ft, 5 ft for a detached garage, but no less than 10 ft from the curb line
	N.A.	22	Per code
	N.A.	23	15 ft, 5 ft for a detached garage, but no less than 10 ft from the curb line
	N.A.	24	Per code
	N.A.	25	15 ft, 5 ft for a detached garage, but no less than 10 ft form the curb line
	N.A.	26	Per code
	N.A.	27	15 ft, 5 ft for a detached garage, but no less than 10 ft from the curb line
	N.A.	28-30	15 ft, 5 ft for a detached garage, but no less than 10 ft from the curb line
	N.A.	31-32	Per code
	N.A.	33	15 ft, 5 ft for a detached garage, but no less than 10 ft from the curb line
	N.A.	34-35	Per code
	N.A.	36	15 ft, 5 ft for a detached garage, but no less than 10 ft from the curb line
N.A.	37	Per code	

**TABLE 2-9 - SAN RAFAEL HILLSIDE NEIGHBORHOOD FRONT SETBACKS – Continued**

Tract	Street or Block	Lots	Front Setback Requirement
13470	N.A.	38-39	15 ft, 5 ft for a detached garage, but no less than 10 ft from the curb line
	N.A.	40-47	15 ft
	N.A.	48-66	20 ft
	N.A.	67	Per code
	N.A.	68-69	20 ft
	N.A.	70-103	Per code
	N.A.	104-135	20 ft
14065	N.A.	1-6	20 ft; 5 ft for a detached garage, but no less than 10 ft from the curb line
	N.A.	7-11	12 ft; 5 ft for a detached garage, but no less than 10 ft from the curb line
	N.A.	12-16	5 ft for a detached garage, but no less than 10 ft from the curb line
	N.A.	17-22	12 ft
14590	N.A.	1-7	15 ft; 5 ft for a detached garage, but no less than 10 ft from the curb line

