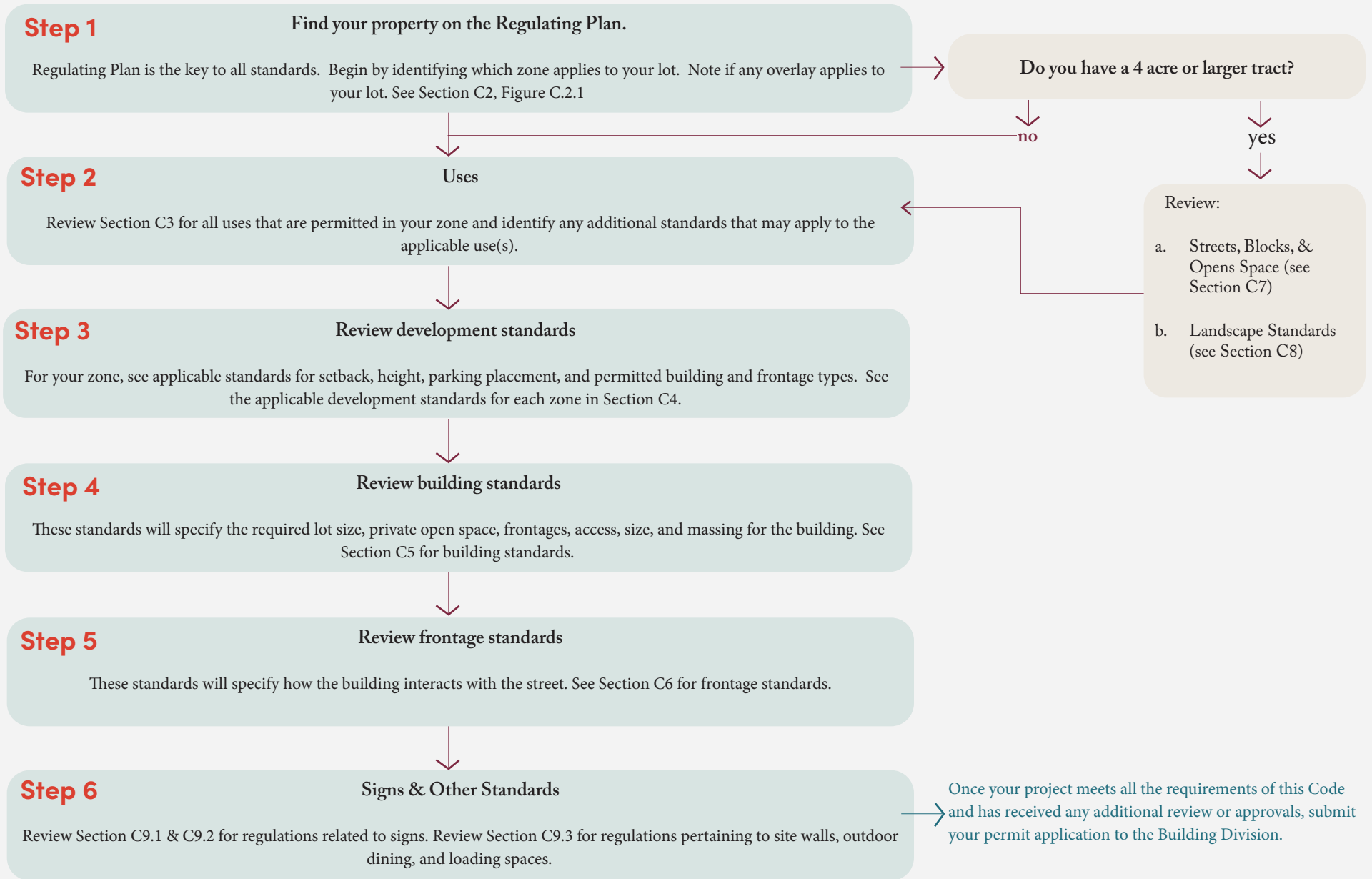


Part C Code



How to Use this Code?



See Section C10 for the applicable development review process. Section C11 defines some of the key terms found throughout this code.

Understanding Development Standards

The development standards (Section C4) for the two zones contained in this Code govern the physical development and form of real estate. The regulations for each zone are presented across two pages with the same general format for each district, as listed below with explanation:

C4.3 MIXED-USE CORE ZONE

A. Purpose
The Mixed-Use Core Zone permits community serving retail, office, cultural, and transit-oriented residential mixed-use. For properties located east of Orange Grove Avenue, density of between 20 and 70 dwelling units per acre shall be permitted and the maximum height shall be 60 feet. For properties located along Mission Street west of Orange Grove Avenue, and properties in the National Register Historic District, density of between 20 and 50 dwelling units per acre shall be permitted and the maximum height shall be 50 feet. Uses include small-scale commercial activities that are typically located along the main street. The standards in this zone are intended to promote a walkable, diverse, and well-connected area. In addition, the provisions of South Pasadena Municipal Code Section 36.300.040 apply to the allowance and measurement of height in the Mixed-Use Core Zone.

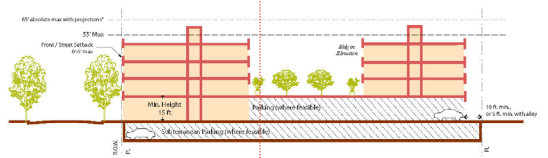


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B. Zoning Designations
Within the Mixed-Use Core Zone, there are two zoning designations. The Mixed-Use Core-70 (MUC-70) includes the properties located east of Orange Grove Avenue, which have a density of between 20 and 70 dwelling units per acre and a maximum height of 60 feet. The Mixed-Use Core-50 includes the properties located along Mission Street west of Orange Grove Avenue, which have a density of between 20 and 50 dwelling units per acre and a maximum height of 50 feet. Any property in the National Register Historic District shall have a density of up to 50 dwelling units per acre and a maximum height of 50 feet. The provisions of South Pasadena Municipal Code Section 36.300.040 regarding other height allowances and measurement apply in the Mixed-Use Core Zone.

C. Building Placement

Setback	
Primary Street	0 to 5 ft, except as permitted by Frontage Type size requirements
Side Street	0 to 5 ft, except as permitted by Frontage Type size requirements
Side Yard	0 ft.
Rear (with alley)	5 ft. min.
Rear (no alley)	10 ft. min.



*Refer to SPMSC 36.300.040 and Zoning Code Table 2-4, Maximum Height Notes for other height allowances and measurement

D. Frontages and Encroachments

- i. Allowed Frontages
- Arcade
 - Gallery
 - Shopfront
 - Lightcourt
 - Forecourt
 - Stoop
 - Dooryard
 - Porch
 - Frontyard
- ii. Encroachments: Architectural features, and signs may encroach into the required setbacks subject to the following requirements:

Description	Encroachment				Vertical
	Front	Side St.	Rear	Side	
Arcade, gallery, awning	6 ft. max.		min. 5 ft. from PL	not allowed	
Balcony	4 ft. max.		min. 5 ft. from PL	min. 5 ft. from PL	min. 5 ft. clear
Bay window	4 ft. max. on upper floors only.		min. 3 ft. from PL	min. 3 ft. from PL	
Eave	2 ft. max.		min. 3 ft. from PL	min. 3 ft. from PL	

E. Allowed Building Types, Height, and Site Size

Allowed Building Type	Minimum		Maximum	
	Stories/ft.	Site W/D	Stories/ft.	Site W/D
Stacked Flats	2/25	125/100	5/ZD*	200/200
Flex building	2/25	125/100	(1) 5/ZD*	200/150
Liner	1/18	100/100	(1) 5/ZD*	200/150
Hybrid court	2/25	125/125	(1) ZD*	200/200
Court	2/25	125/125	(1) ZD*	200/200
Live-work	2/25	70/95	3/45	200/150
Rowhouse	2/25	90/95	3/35	200/150
Rowwalk or Bungalow Court	1/18	125/125	2/25	150/150
Duplex, multiplex	1/18	50/95	2/25	150/150

W = Building site width along primary frontage; D = Building site depth perpendicular to primary frontage.

(1) There are no maximum stories for the following building types: Flex Building, Liner, Hybrid Court and Court. The maximum height is governed by the applicable zoning designation (See ZDP).

ZDP* Height is governed by the applicable zoning designation described in C4.3.B above. If the property is in National Register Historic District, the density is up to 50 dwelling units per acre and the maximum height is 50 feet. The provisions of SPMSC Section 36.300.040 regarding other height allowances and measurement apply.

	Ground Floor
Interior floor to floor height	15 ft. min.

F. Parking

- i. Pursuant to Section 21155 of the California Public Resources Code, there shall be no minimum parking requirement for any residential, commercial, or other development project if the project is located within one-half mile of a major transit stop. The Metro A Line station qualifies as a Major Transit Stop.
- ii. Recommended Parking
- a. Residential uses: Studio 0.50 space per unit; 2+ bedroom 1.5 spaces per unit
 - b. Non-residential uses: 2 spaces per 1,000 sq.ft.
- iii. Parking Placement: If on-site parking is provided, the location of parking spaces/areas shall be located within the setback areas set forth below and shall comply with the following: (1) Located to the rear of the building on the ground level or underground, and (2) shall not be located above the ground level or within 30 feet of the front or side street property line.
- Setback
- a. Primary street min. 30 ft. for surface or garage parking
 - b. Side street min. 30 ft. for surface or garage parking
 - c. Side property min. 5 ft. for surface parking; otherwise, per building setback requirements
 - d. Rear property min. 5 ft. for surface parking; otherwise, per building setback requirements

Parking may be placed within setback areas below grade.

Building Placement

Regulates minimum lot dimensions and where a building is allowed to sit within a lot.

Frontages

Specifies the frontages allowed and standards for architectural features that encroach into the setback area.

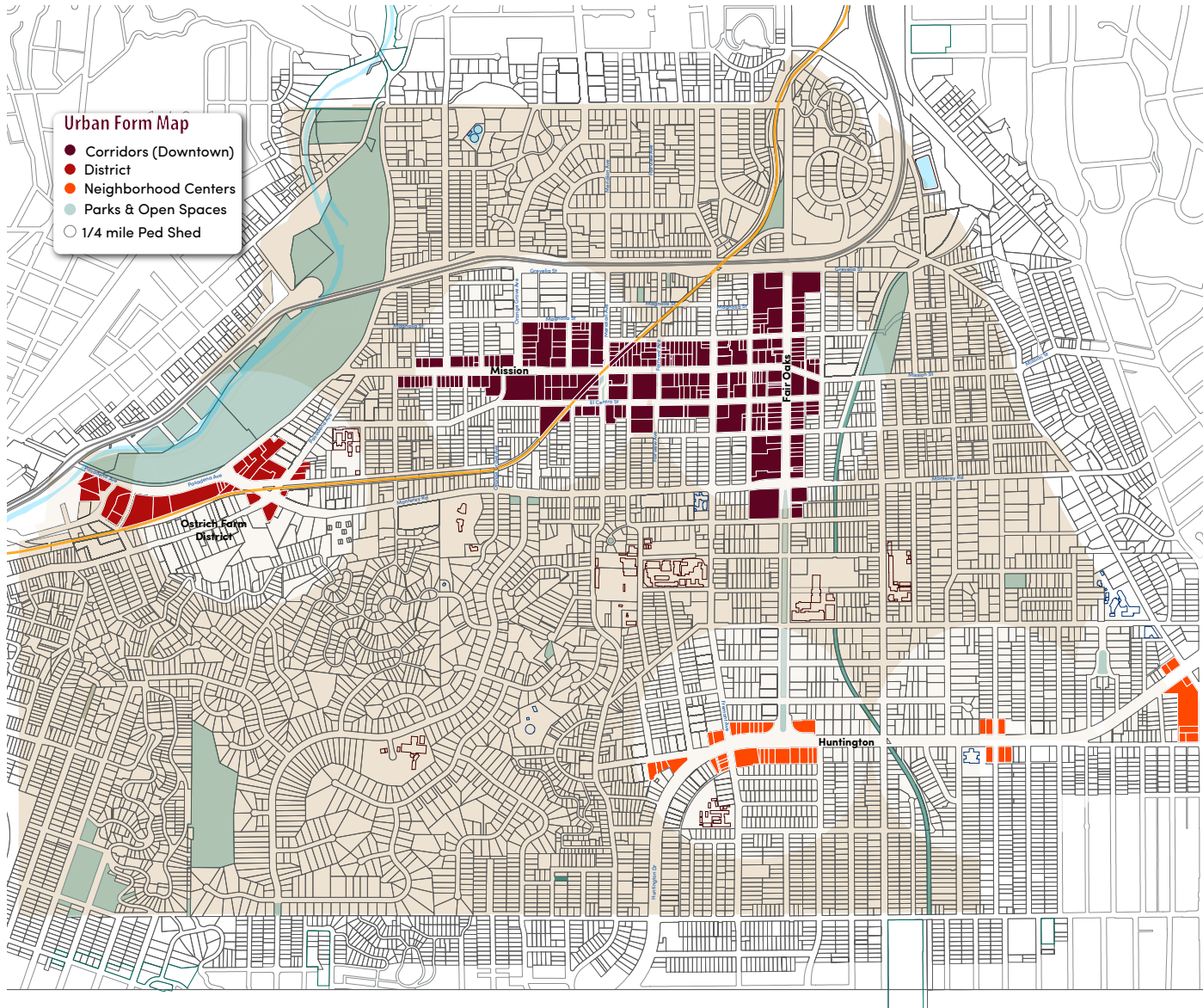
Building Types

Defines the allowed height and lot size.

Parking

Regulates where parking may be located on the lot.

Introduction



South Pasadena provides a range of living, working, and recreational options to suit diverse needs. The form and character of the different human habitats is conceived as a geography of diverse place types such as neighborhoods, districts, and corridors. The Urban Form Map shows a physical framework of place types that informs and guides the nature, form and character of the built physical environment.

The City is largely built out with stable residential and commercial areas. Some of the vacant and underutilized sites in the downtown area offers the greatest potential for new growth.

Community preferences and directions shape the corresponding policies and actions. These statements guide the built environment — from a broad, city-wide scale, to a detailed scale of individual neighborhoods, blocks, buildings and physical character, consistent with the history and desired future of the place.

Figure C.1. Urban Form Map.

FBCs foster predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as their organizing principle.

—Form-Based Codes Institute

FORM-BASED CODE

The Downtown Code is a form-based code (FBC). FBCs are an alternative to conventional zoning regulations. FBCs are purposeful place-based regulations with an increased focus on the design of the public realm: the public space defined by the exterior of buildings and the surrounding streets and open space.

FBCs can be used to protect and preserve stable areas from incompatible development and to attract appropriate (re)development to transform areas at risk. This FBC reinforces the historical form patterns with the use of street, frontage, building, and open space typologies that are appropriate for Downtown South Pasadena context.

A key difference between conventional use-based and FBCs is that FBCs do not determine entitlements through FAR or units per acre. The conventional density controls have failed to produce diversity in living and working arrangements in a contextual manner. Instead, FBCs deal with building types that differ in intensities of development.

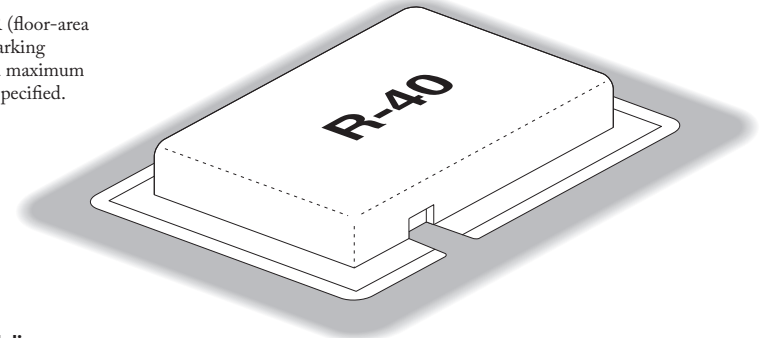
Building types is a classification system resulting from the process of creation, selection, and transformation of a few basic character defining features of a building that when repeated, produce predictable results. Building types encourage a diverse stock of buildings that can accommodate a higher intensity of development gracefully in a contextual manner and produce great places. The diverse building types also offer a variety of local affordable housing options for all incomes and ages. Human scaled building types, when consistently aligned with similar or compatible building types, create a harmonious and pedestrian-friendly streetscape.

Frontage types standards are applicable to the development of private frontages of a building that provide the important transition and interface between the public realm (street and sidewalk) and the private realm (yard or building). These standards are intended to ensure development that reinforces the highly-desirable existing character and scale of South Pasadena's downtown.

Street and Open Space types sets forth standards for a wide range of context sensitive street types, and civic open space types appropriate to South Pasadena.

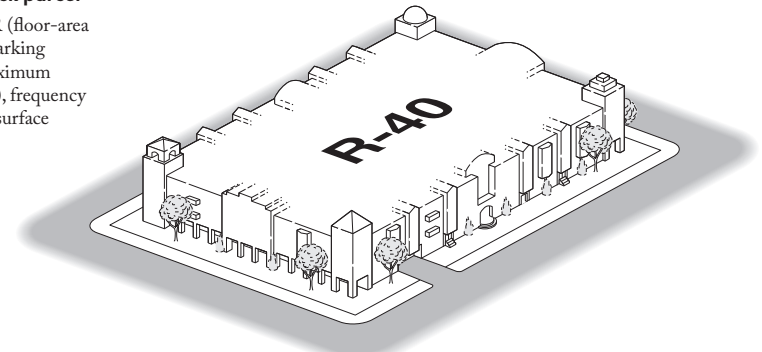
How zoning defines a one block parcel

Density, use, FAR (floor-area ratio), setbacks, parking requirements, and maximum building heights specified.



How design guidelines define a one block parcel

Density, use, FAR (floor-area ratio), setbacks, parking requirements, maximum building height(s), frequency of openings, and surface articulation.



How form-based codes define a one block parcel

Street and building types, build-to lines, number of floors, floor-to-floor heights, and percent of built site frontage specified.

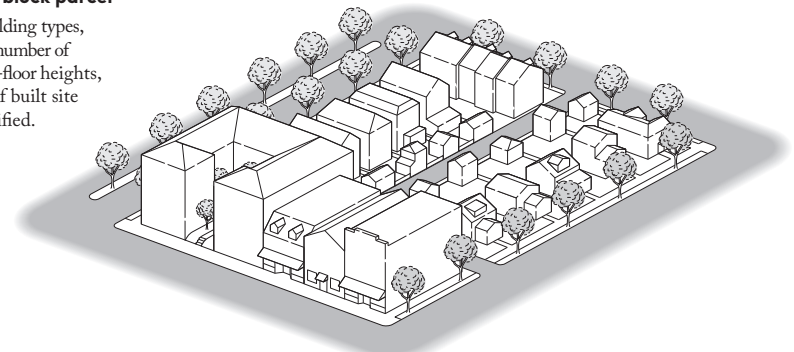


Figure C.2. Form-based Code Concept Diagram. Image courtesy of Steve Price, Urban Advantage

The Development Code consists of the following sections:

Section 1	Purpose and Applicability Purpose, use, and applicability of the code.
Section 2	Zones and Regulating Plan Map with zones that assign the code's various standards to physical locations.
Section 3	Land Use Standards Allowed, prohibited, and restricted land uses.
Section 4	Development Standards by Zone Setbacks, height, and parking standards aimed at generating the individual buildings on a block that collectively with other buildings will shape the form of the public realm.
Section 5	Building Standards Design standards for individual buildings.
Section 6	Frontage Standards Standards for private frontages that provide a transition and interface between the street and the building.
Section 7	Street and Block Standards Design standards for streets and blocks.
Section 8	Civic Space Standards Standards for parks and open spaces.
Section 9	Landscape Standards Landscape standards for streets and open spaces.
Section 10	Signs and Other Design Standards Design standards for signs and streetscape elements.
Section 11	Administration Responsibility and authority to review and make final decision.
Section 12	Definition General and land use terms defined.