

C4 Development Standards

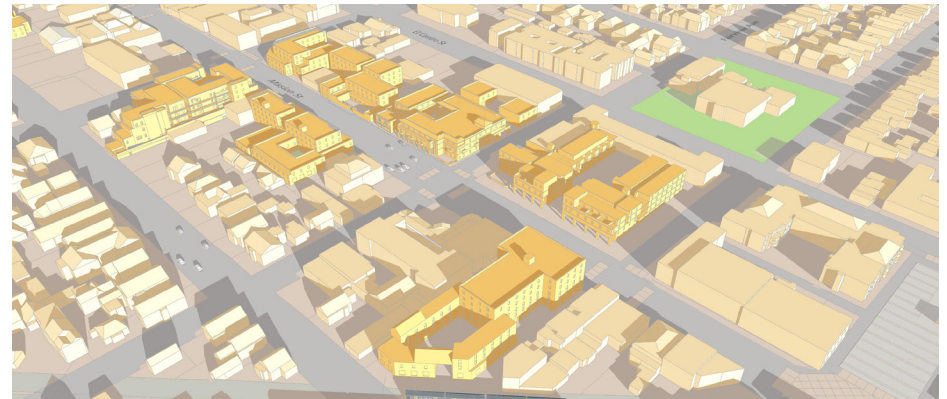
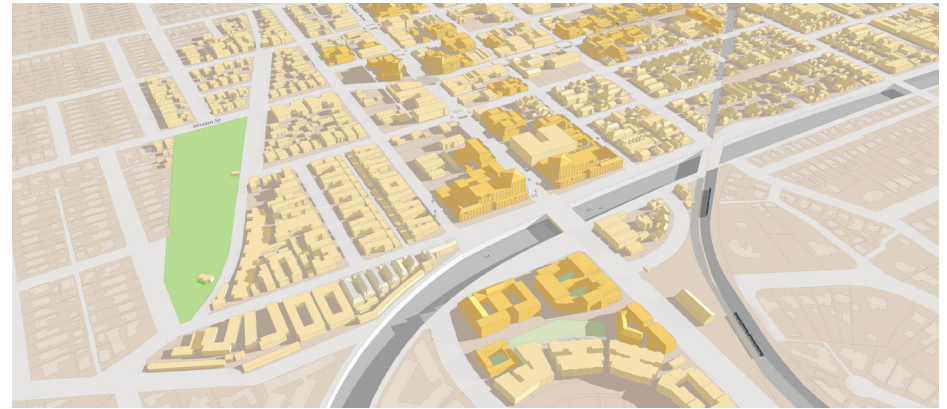
C4.1 PURPOSE AND INTENT

This section establishes standards to ensure that development within the Downtown Specific Plan area promotes a safe, comfortable, and interesting walkable environment along the street by:

- Placing the buildings in the front and locating the parking behind the building;
- Providing access to adequate public and private parks and open space; and
- Providing contextual building scale and mass, and pedestrian access and visibility that establish a human scale to the street.

C4.2 APPLICABILITY

All proposed buildings and related improvements shall be designed in compliance with the development standards of this Section for the applicable zone, except for public and institutional buildings, which because of their unique disposition and application are not required to comply with these requirements.



Development standards are aimed at generating the individual buildings on a block that collectively with other buildings will shape the form of the public realm. The standards shape and situate buildings based on their physical characteristics and compatibility with the context. The successful fit of a new project into an existing context depends on how it relates to neighboring buildings to its side and rear in terms of setbacks, height, massing, scale, and arrangement of shared and private open spaces.

For the two zones identified on the regulating plan, setback, height, lot size, and parking requirement associated with permitted building and frontage types are called out. These standards come together to define the distinctive

character and intensity of a particular zone.

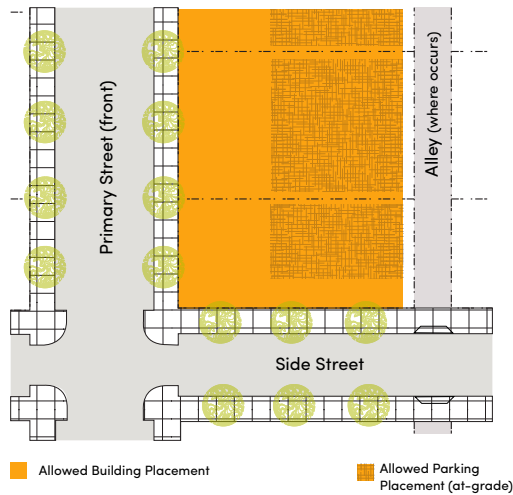
Architectural features such as porches, stoops, bay windows, balconies and cornices are allowed to project into the setback area. In downtown area, balconies, cornices, awnings, stands selling magazines, fruits, vegetables, or flowers may project into the public right-of-way, subject to encroachment permit. Such encroachments animate street life. Encroachments should not affect pedestrian movement and maintenance of utilities.

The standards are based on the community vision to create a distinctive place on Fair Oaks Avenue and Mission Street.

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 55 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.

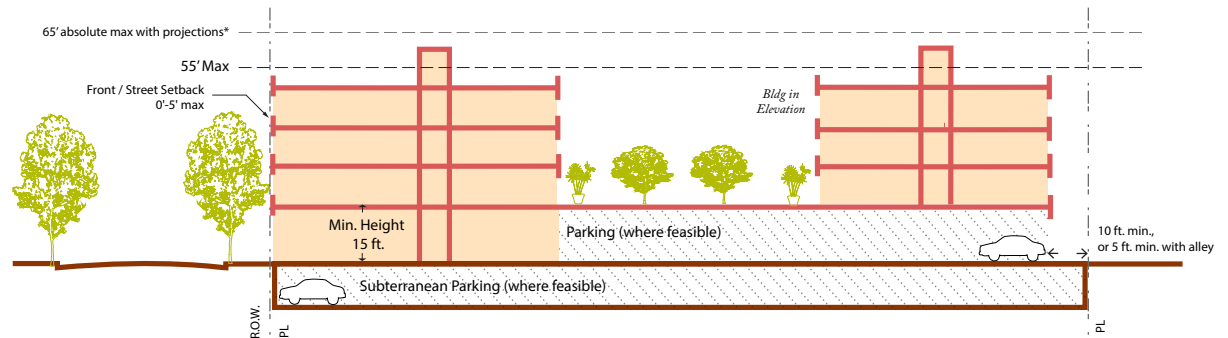


B. Zoning Destinations

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 55 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.



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
	Horizontal				
	Front	Side St.	Rear	Side	
Arcade, gallery, awning	6 ft. max.		min. 5 ft. from PL	not allowed	min. 8ft. clear
Balcony	4 ft. max.			min. 5 ft. from PL	
Bay window	4 ft. max. on upper floors only.				
Eave	2ft. max		min. 3 ft. from PL	min. 3 ft. from PL	

*Refer to SPMC 36.300.040 and Zoning Code Table 2-6, Maximum Height-Notes for other height allowances and measurement

E. Allowed Building Types, Height, and Site Size

Allowed Building Types	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) ZD*	200/150
Liner	1/18	100/100	(1) 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
Rosewalk 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 ZD*)

ZD*- 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 SPMC 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

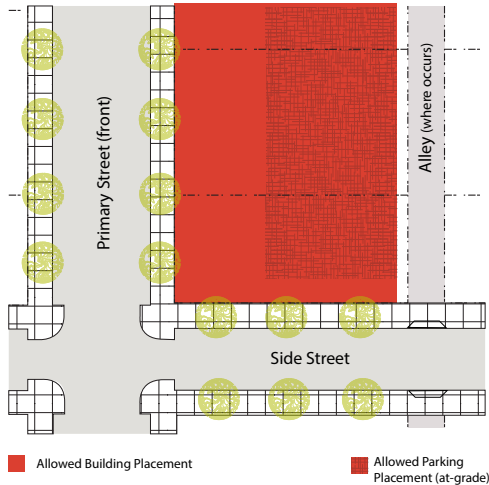
- a Primary street min. 30 ft. for surface or garage parking
- b Side street min. 30 ft. for surface or garage parking
- c Side property min. 5 ft. for surface parking; otherwise, per building setback requirements
- d Rear property min. 5 ft. for surface parking; otherwise, per building setback requirements

Parking may be placed within setback areas below grade.

C4.4 FAIR OAKS CORRIDOR ZONE

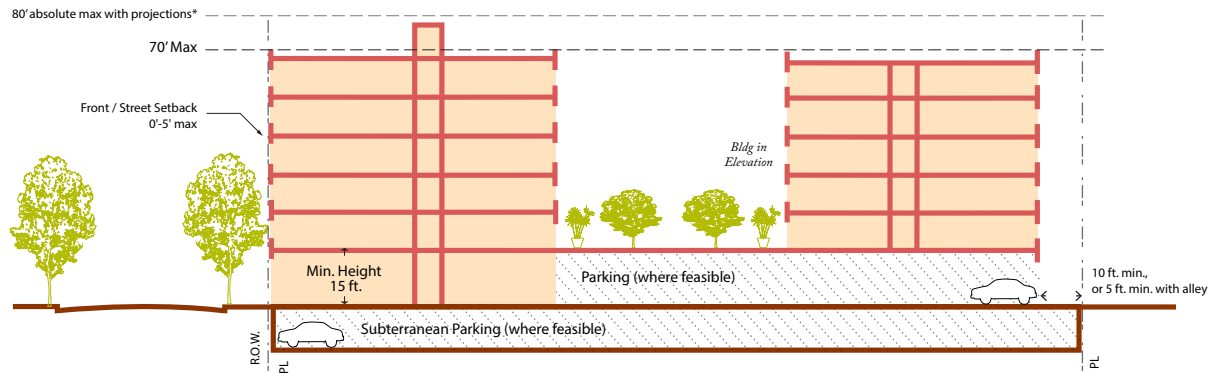
A. Purpose

The Fair Oaks Corridor Zone permits regional and community serving retail, office, cultural, and residential mixed-uses up to 90 dwelling unit per acre. The maximum height shall be 70 feet. Uses include larger-scale commercial uses that are typically located along busy commercial street. The standards in this zone are intended to promote a walkable, diverse, and well-connected area. The buildings located along the edges that back-up to residential districts require very careful residential scale massing and articulation. The provisions of South Pasadena Municipal Code Section 36.300.040 regarding other height allowances and measurement apply in the Fair Oaks Corridor Zone.



B. Building Placement

Setback	
Primary Street	0 to 5 ft.
Side Street	0 to 5 ft.
Side Yard	0 ft.
Rear (with alley)	5 ft. min.
Rear (no alley)	10 ft. min.



*Refer to SPMC 36.300.040 and Zoning Code Table 2-6, Maximum Height-Notes for other height allowances and measurement

C. Frontages and Encroachments

i Allowed Frontages

- Arcade
- Gallery
- Shopfront
- Lightcourt
- Forecourt
- Stoop
- Dooryard
- Porch

ii Encroachments: Architectural features, and signs may encroach into the required setbacks subject to the following requirements:

Description	Encroachment				
	Horizontal				Vertical
	Front	Side St.	Rear	Side	
Arcade, gallery, awning	6 ft. max.		min. 5 ft. from PL	not allowed	min. 8ft. clear
Balcony	4 ft. max.			min. 5 ft. from PL	
Bay window	4 ft. max. on upper floors only.				
Eave	2ft. max		min. 3 ft. from PL	min. 3 ft. from PL	

D Allowed Building Types, Height, and Site Size

Allowed Building Types	Minimum		Maximum	
	Stories/ft.	Site W/D	Stories/ft.	Site W/D
Stacked Flats	2/25	125/100	(1)/70*	200/200
Flex building	2/25	25/100	(1)/70*	200/150
Liner	1/18	100/100	(1)/70*	200/150
Hybrid court	2/25	125/125	(1)/70*	200/200
Court	1/18	125/125	5/60*	200/200
Live-work	1/18	70/95	4/50*	200/150
Rowhouse	1/18	90/95	3/35 *	200/150

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: Stacked Flats, Flex Building, Liner and Hybrid Court.

* The provisions of SPMC Section 36.300.040 regarding other height allowances and measurement apply.

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

E. 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.
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- 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
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 - d Rear property

min. 5 ft. for surface parking; otherwise, per building setback requirements
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Parking may be placed within setback areas below grade.

C4.5 HOUSING ELEMENT

In compliance with State law, any property that is included in the 2021-2029 Housing Element Tables VI- 52 or VI-53 shall require a minimum density of 20 dwelling units per acre.

