

D. All unused areas shall be landscaped.

1. All areas of a project site not intended for a specific use, including pad sites held for future development, shall be landscaped unless it is determined by the Zoning Administrator that landscaping is not necessary to fulfill the purposes of this Chapter. This requirement does not apply to the side or rear yard of a single-family residence.
2. The Zoning Administrator shall determine the level or intensity of landscaping to be provided for vacant pad sites based on an approved phasing plan.

E. Parking areas. Parking areas shall be landscaped in compliance with Chapter 17.22 (Parking and Loading).**17.44.070 - Landscape Standards**

Landscape areas and materials for commercial, industrial, hillside, and multi-family projects shall be designed, installed, and properly maintained in compliance with the following. This Section shall not apply to the RS and RM-12 zoning districts.

A. General design standards. The following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans.

1. **Integral part of project design.** Landscaping shall be planned as an integral part of the overall project design and not simply be located in excess space after parking areas and structures have been planned.
2. **Consideration for access.** Pedestrian access to sidewalks and structures shall be considered in the design of all landscaped areas.
3. **Minimum width.** Landscaped areas shall not be less than five feet in width.
4. **Concrete curb.** For nonresidential projects, landscaping adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six-inch high and six-inch wide concrete curb or other suitable type of barrier as approved by the Zoning Administrator.

B. Plant materials. Plant materials shall be selected and installed to comply with the following requirements:

1. **Mix of materials.** An appropriate mix of plant sizes and materials shall be provided.
2. **Drought tolerant species.** Plant materials shall emphasize drought-tolerant and/or native species.
3. **Tree requirements.** Trees shall be planted in areas of public view. The clustering of trees is encouraged.

- a. **Size at planting.** Mature specimen trees (e.g., 24-, 36-, and 48-inch box) shall be provided to ensure variety and emphasis at main focal areas.
 - b. **Staking.** All trees shall be staked or guyed (on a case-by-case basis) subject to the approval of the Zoning Administrator.
 4. **Performance standards.** The trees and shrubs shall be carefully selected and properly planted and maintained so that they:
 - a. Do not interfere with service lines and traffic safety sight areas;
 - b. Protect the basic rights of adjacent property owners, particularly the right to solar access; and
 - c. Prevent physical damage to the adjoining public improvements.
 5. **Ground cover.** Ground cover shall be of live plant material. Limited quantities of bark, colored rock, gravel, and similar materials may be used in combination with a living ground cover.
 6. **Accommodating existing trees.** The Zoning Administrator may modify the requirements within this Subsection in order to accommodate existing trees located on-site or within the public rights-of-way.
- C. **Standards for the City of Gardens.** For projects utilizing multi-family residential development standards in compliance with Section 17.22.060 (RM District General Development Standards).
 1. **Preferred ground covers.** Preferred ground covers in the main garden and the front setback areas are ones that can be walked on and that utilize water-conserving plant materials.
 2. **Design of landscaped areas.**
 - a. Landscaped areas and plant replacement shall be ordered and formal rather than random and scattered.
 - b. Trees and shrubs shall be massed in groups creating containment of the garden space.
 3. **Turf standards.**
 - a. Turf shall be limited to a maximum of 20 percent of the total landscaped area.
 - b. Turf shall be excluded from areas difficult to irrigate (e.g., narrow pathways, parkways less than five feet in width, sidewalk strips, slopes, etc.)
 - c. The main garden is the appropriate location for turf.
 - d. Low-water usage turf or warm-season turf is recommended.

- e. Flowering ornamentals that are not drought tolerant shall be included in the calculations for the turf area limitations.
4. **Water elements.** The incorporation of fountains, pools, and other water elements into the main garden is encouraged as are other decorative elements (e.g., tile and iron work). Water elements shall be designed to conserve water.
 5. **Planting of trees in front setback.**
 - a. Substantial trees (24-inch box or larger) are strongly encouraged in front setback areas of 2,000 square feet or more.
 - b. In cases where the front setback is located over fully subterranean parking, tree wells with an inside diameter of at least six feet shall be provided.
 - c. The minimum tree size at planting shall be 15 gallons.
- D. Standards for Urban Housing.** For projects using the Urban Housing standards of in compliance with Section 17.50.350 (Urban Housing).
1. Landscaping shall be a combination of trees, shrubs, groundcover and turf.
 2. All areas not devoted to building coverage, walkways, or driveways shall be landscaped.
- E. Commercial and industrial zoning districts.**
1. **Landscaping of setback areas.** At least 50 percent of each front and/or corner side setback area shall be landscaped in compliance with this Chapter.
 2. **Preliminary landscape plan required.** A preliminary landscape plan, prepared in compliance with Section 17.44.030, above, for all required setback areas shall be submitted to the Zoning Administrator for approval before the issuance of the required Building Permit.
 3. **Requirements may be modified.** The landscaping requirements of this Subparagraph may be modified by the Design Commission in compliance with Subparagraph 17.44.060 C.2. (Modification by Design Commission), above.
- F. Additional standards for development projects within the HD overlay district.**
1. **Landscape plan required.** Each project that requires a Building Permit or land use permit shall also require the approval of a landscape plan by the Zoning Administrator and the Fire Chief.
 - a. **Plan content.** The plan shall include all information required by the Department, shall be designed to ensure slope stability, fire safety and design quality, and shall also include a tree removal and retention plan with the following information.

- (1) Identification of the extent of vegetation removal required for site preparation and development; and
 - (2) The location and species of individual trees of four-inch caliper or more. Maximum effort should be exercised to retain existing trees in place. All trees identified on the City's Protected Tree Inventory shall be shown.
- b. Tree removal and replacement.** For each native tree or shrub larger than four-inch caliper that is removed, a 15-gallon replacement tree shall be planted on the site. For trees in excess of eight-inch caliper, the replacement tree shall be 24-inch box or larger, or a combination of sizes to be approved by the Zoning Administrator. The use of native oaks is encouraged. In addition to these requirements, all requirements of the City's Tree Protection Ordinance and Chapter 17.44 (Landscaping) shall be met.
 - c. Waiver of plan.** The Zoning Administrator may waive the landscape plan requirement for additions and remodeling where no or only minor alterations to the existing landscape or topography are proposed.
 - d. Effect of approved plan.** All landscaping shall be planted and maintained in compliance with the approved plan and Chapter 17.44 (Landscaping).
- 2. Plant materials and location.** Landscaping shall emphasize the use and management of native plants. Care should be taken in plant selection and maintenance to avoid plants of high flammability either due to their intrinsic quality or the cumulative effect of dense planting near structures.
- a. All landscaping shall be of low-fuel volume plant material. The plant selection shall also emphasize the use of drought-tolerant species consistent with the safety requirement and approved by the Fire Chief.
 - b. All native groundcover and shrub materials to be planted within 30 feet of all structures shall be low-profile evergreen plants.
 - c. Trees and nonnative evergreen shrubs shall not be located within 10 feet of chimneys and should not otherwise present unusual fire hazards. The use of invasive plant species shall be discouraged. The plant palette for landscaping the perimeter of a site shall blend as much as possible with the natural plant palette consistent with safety requirements. A list of suggested plant materials shall be kept on file by the Zoning Administrator and shall be available for inspection by the public.
 - d. Landscaping shall be designed to screen the view of downslope building elevations. The landscape plan for the residential dwelling shall specifically consider the downslope elevation and demonstrate that portions of elevations below the bottommost floor are screened from view. Downslope elevations visible from any adjacent property or public right-of-way shall be landscaped with a selection of shrubs and trees that screen the downslope portion from view to the

satisfaction of the Zoning Administrator and in compliance with Chapter 17.44 (Landscaping).

- e. Trees shall be planted so that existing views from surrounding properties are preserved.
- G. Statement of surety.** When required by the Zoning Administrator for the issuance of a temporary Certificate of Occupancy, a statement of surety in the form of cash, performance bond, letter of credit, or certificate of deposit, in an amount equal to 120 percent of the total value of all plant materials, irrigation, installation, and maintenance shall be posted with the City.

17.44.080 - Maintenance of Landscaping

A. Maintenance required.

1. Where a landscape plan is required, all installed landscaping shall be permanently maintained in compliance with this Section.
2. Once installed, no landscaping shall be removed unless it is replaced with landscaping of a similar design, character, and coverage at maturity.
3. Once installed, no landscaping shall be allowed to die; replacement shall occur in a timely manner.

- B. Maintenance defined.** Maintenance shall consist of regular fertilizing, clearing of debris and weeds, monitoring for pests and disease, mowing, pruning, the removal and timely replacement of dead or dying plants, spraying, treating for disease or injury, watering, the repair and timely replacement of irrigation systems and integrated architectural features, or any other similar act(s) which promotes growth, health, beauty, and the life of plants, shrubs, trees, or turf.

17.44.090 - Tree Retention

- A. Maximum effort to retain trees.** Where healthy trees exist on a site, maximum effort shall be given for their retention.
- B. Compliance with Chapter 8.52.** All existing trees shall be protected during construction in compliance with Chapter 8.52 (City Trees and Tree Protection Ordinance) of the Municipal Code.
- C. Minimum retention requirements.** To ensure that the tree retention is successful, the following requirements shall be met:
1. All grading around existing trees shall be done by hand.
 2. Cutting through woody roots shall not be allowed.
 3. All foundations shall step over major roots.

4. No difference in grade shall be allowed at the base of the trees.

17.44.100 - Street Trees

- A. **Street tree requirement.** Street trees are required whenever new structures are constructed on vacant lots within the City. The selected street trees shall be of the species required by the City's Street Tree Plan.
- B. **Location requirements.** Street trees shall be located in compliance with the requirements of the Department of Public Works.
- C. **Street tree retention or removal.**
 1. **Removal of street trees.** Street trees shall not be removed without first obtaining permission from the Department of Public Works.
 2. **Reshaping of driveway preferable.** The reshaping of driveways to avoid or accommodate street trees is preferable.
 3. **Modification of driveway location.** The Director may allow modification of the driveway location in order to preserve an existing street tree.
 4. **Consistent with prevailing street pattern.** When removal is absolutely necessary, trees shall be replaced in a manner consistent with the prevailing pattern on the street, as determined by the Department of Public Works.
- D. **Requirements for new developments.**
 1. **One 24-inch box tree required.** Any new development shall be required to provide a minimum of one 24-inch box tree planted in the parkway, or in the sidewalk area where there is no parkway, at the same spacing as existing trees or at 20-foot intervals if there are no existing trees, unless the City's Street Tree Plan specifies a different spacing requirement. The actual number of trees shall be determined by the Director of Public Works.
 2. **Tree species.** The tree species shall be the same as the most prevalent tree type on the block unless the City's Street Tree Plan specifies a different species.
 3. **Removal of healthy mature trees prohibited.** Mature healthy street trees shall not be removed unless the removal is ordered by the Director of Public Works in compliance with Chapter 8.52 (City Trees and Tree Protection Ordinance) of the Municipal Code.

CHAPTER 17.46 - PARKING AND LOADING

Sections:

- 17.46.010 - Purpose of Chapter
- 17.46.020 - Basic Requirements for Off-Street Parking and Loading
- 17.46.030 - Alternate Means for Providing Required Parking
- 17.46.040 - Number of Off-Street Parking Spaces Required
- 17.46.050 - Shared Parking
- 17.46.060 - Participation in Public Parking Assessment District
- 17.46.070 - Reduced Parking in Senior Citizens' Housing Developments
- 17.46.080 - Tandem Parking Standards
- 17.46.090 - Compact Parking Prohibited
- 17.46.100 - Parking Spaces for the Handicapped
- 17.46.110 - Parking Space Dimensions
- 17.46.120 - Application of Dimensional Requirements
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- 17.46.150 - Driveway Design, Widths, and Clearances
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- 17.46.180 - Driveway Location and Frequency for Multi-Family Projects
- 17.46.190 - Garage Door and Grille Standards for Multi-Family Projects
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- 17.46.210 - Parking Area Screening – Walls and Fences
- 17.46.220 - Outdoor Parking Area Lighting
- 17.46.230 - Parking Lot Landscaping
- 17.46.240 - Parking Structure Yards and Landscaping
- 17.46.250 - Additional Design Standards for Parking Structures and Lots
- 17.46.260 - Number, Location, and Design of Off-Street Loading Spaces
- 17.46.270 - Ramps
- 17.46.280 - Driveway Paving for Multi-Family Projects
- 17.46.290 - Trip Reduction Requirements for Nonresidential Projects
- 17.46.300 - Paving
- 17.46.310 - Electric Recharge Stations
- 17.46.320 - Bicycle Parking Standards

17.46.010 - Purpose of Chapter

In addition to the general purposes listed in Chapter 17.10 (Enactment and Applicability of Zoning Code), the purpose of the off-street parking and loading regulations are to:

- A. Progressively alleviate or prevent traffic congestion and shortages of curbside parking spaces;
- B. Ensure that adequate off-street parking and loading facilities are provided for new land uses in proportion to the need for the facilities created by each use and in compliance with any applicable design guidelines;

- C. Establish parking standards for commercial uses consistent with need and with the feasibility of providing parking on specific commercial sites;
- D. Ensure that off-street parking and loading facilities are designed in a manner that will ensure efficiency, protect the public safety, and, where appropriate, insulate surrounding land uses from adverse impacts; and
- E. In multi-family projects subject to Section 17.22.080 (RM District Garden Requirements) to:
 - 1. Minimize the visibility of parking from streets and dwellings and give prominence to main gardens within projects;
 - 2. Minimize and conceal negative aspects (e.g., large areas of paving, long unembellished walls, and visibility of ventilation grilles and garage doors); and
 - 3. Encourage easy access from the parking lot, through the main garden, to the individual dwelling units.

17.46.020 - Basic Requirements for Off-Street Parking and Loading

- A. **Applicability.** Every use, including a change or expansion of a use or structure, shall have appropriately maintained off-street parking and loading spaces or areas in compliance with the regulations identified in this Chapter. A use shall not be commenced and structures shall not be occupied until improvements required by this Chapter are satisfactorily completed.
- B. **Parking and loading spaces to be permanent.** Parking and loading spaces shall be permanently available, marked, and properly maintained for parking or loading purposes for the use they are intended to serve.
- C. **Maintenance.** Parking spaces, driveways, maneuvering aisles, turnaround areas, and landscaping areas shall be maintained free of dust, graffiti, and litter; and striping, paving, walls, light standards, and all other facilities shall be maintained in good condition.
- D. **Vehicles for sale.** Vehicles or trailers shall not be parked upon a public or private street, parking lot, or public or private property for the purpose of displaying the vehicle or trailer for sale, hire, or rental, unless the property is appropriately zoned, the vendor is licensed to transact the applicable business at that location, and the vendor has obtained all of the appropriate land use approvals.
- E. **When required.** At the time of initial occupancy of a site, construction of a new structure, enlargement of a site or structure, a change to a use classification that requires a greater parking requirement, off-street parking facilities shall be provided in compliance with this Chapter.
- F. **Nonconforming parking or loading.** An existing use of land shall not be deemed to be a nonconforming use simply because of the lack of off-street parking or loading facilities required by this Chapter. However, a structure with nonconforming parking that increases the number of parking or loading spaces shall not thereafter reduce that number of spaces unless the number of spaces after the reduction complies with the minimum requirements of this Chapter.

G. Spaces required for enlargement.

1. The number of off-street parking or loading spaces required for an enlargement of an existing use or structure shall be in addition to the number of spaces existing before the enlargement unless the preexisting number is greater than or equal to the number required by this Chapter, in which case the number of spaces in excess of the identified minimum shall be counted in determining the required number of spaces.
2. The required number of parking spaces for that portion of a structure existing before the enlargement shall not be increased as a result of the enlargement unless a new use with a greater parking ratio than the previous use is proposed.

H. Spaces required for multiple uses. If more than one use is located on a site, including multiple uses under single ownership, the number of off-street parking and loading spaces to be provided shall be equal to the sum of the requirements identified for each individual use, unless shared parking arrangements are approved by the Zoning Administrator in compliance with Section 17.46.050 (Shared Parking), below.**I. Location and ownership.**

1. **Parking location for residential uses within residential zoning districts.** Except as otherwise provided in this Chapter, all off-street parking in residential zoning districts required to serve a residential use shall be located on the same site as the use served but shall not be located within a required front or corner side setback, except as allowed by this Chapter (e.g., subterranean parking).
2. **Parking location for residential uses within commercial and CD zoning districts.**
 - a. **New residential or mixed-use development projects.**
 - (1) At least one space for each unit shall be located on-site so that tenants can park near their unit.
 - (2) All other required parking spaces may be located off-site if the location is in compliance with the distance requirements identified in Table 4-4 (Maximum Distances for Off-Site Parking) below for customer/visitor spaces, and there is a long-term parking lease agreement in compliance with Subparagraphs 4., 5., and 6.,below.
 - b. **Converted residential or mixed-use development projects.** All required parking spaces may be located off-site if the location is in compliance with the distance requirements identified in Table 4-4 (Maximum Distances for Off-Site Parking), below, for customer/visitor spaces, and there is a long-term parking lease agreement in compliance with Subparagraphs 4., 5., and 6.,below.
3. **Parking for nonresidential uses.** In any zoning district, parking required to serve a nonresidential use may be on the same or a different site under the same or different ownership as the use served, provided the parking shall be within the maximum distances identified in Table 4-4 (Maximum Distances for Off-Site Parking) of the use served

measured from the nearest corner of the parking facility to the entrance of the use served via the shortest pedestrian route.

4. **Lease agreement required.** Required nonresidential parking may be located off-site from the use which it serves, subject to the approval of the Zoning Administrator of a lease agreement providing that the off-site parking shall be available when the use commences and continuing so long as the use is in effect.
5. **Notification of pending termination of lease required.** The lease shall contain a provision requiring that the Zoning Administrator be notified in writing at least 30 days before termination of the lease.
6. **Recorded lease required.** A Certificate of Occupancy for the use shall not be issued until the lease has been recorded with the County Recorder and a copy filed with the Zoning Administrator.
7. **Recorded covenant required.** When the off-site parking is provided on a lot that is not contiguous with the lot where the use is located, and both are owned by the same entity, a covenant shall be recorded that ties the lot providing the parking to the lot where the use requiring the parking is located.

TABLE 4-4 - MAXIMUM DISTANCES FOR OFF-SITE PARKING

Zoning District	Customer/Visitor Spaces	Employee Spaces
CD zoning districts	1,000 feet	1,500 feet
All other zoning districts	500 feet	1,000 feet

8. **Customer/visitor parking.** Customer/visitor parking as a percentage of total parking spaces shall be in compliance with Table 4-5.

TABLE 4-5 - CUSTOMER/VISITOR PARKING AS A PERCENTAGE OF TOTAL SPACES

Type of Use	Percentage of Customer Parking
Hotel, motel, and bed and breakfast accommodations.	90
Manufacturing, distribution and wholesaling (nonretail).	10
Offices other than public, medical, banks and savings and loans, other financial services.	15
All other nonresidential.	80

- J. **Small residential additions exempt from two-car covered parking requirement.** Small additions (with a maximum aggregate total of 150 square feet) may be made to existing residences without requiring the two-car covered parking requirement of Section 17.46.040

(Number of Off-Street Parking and Loading Spaces Required) below. However, any addition to an existing residence, including the construction of an accessory structure (e.g., a pool house or workshop) of over 150 square feet shall require the construction of a two-car covered parking structure.

K. Location requirements for multi-family projects. A project that is subject to the multi-family development standards of Section 17.22.060 (RM District General Development Standards) shall comply with the following parking location standards.

1. **Surface parking.** Surface parking or parking with dwelling unit over shall be located in the rear 40 percent of the site.
 - a. With approval from the Design Commission, this percentage can be increased to a maximum of 60 percent.
 - b. Design Commission review of parking location is not required if a project contains affordable housing in conjunction with a density bonus in compliance with Chapter 17.18 (Inclusionary Housing and Density Bonus Provisions).
 - c. On double frontage lots, no parking shall be located in the front 30 percent of the site along each street frontage.
 - d. On corner lots, the narrowest street frontage shall be used in determining the rear 40 percent of the site. In no case shall surface parking or parking with dwelling unit over be located in any required front or side setback.
 - e. The parking area shall not be visible from the main garden, from the street, or at grade from an adjacent lot.
 - f. The parking area shall be screened from these areas by building volume or by a wall at least six feet in height.
2. **Tuck under parking.** Parking commonly referred to as "tuck-under parking" accessed from an open parking drive, at grade or below, is a variant of parking with dwelling unit over and shall be restricted to the rear 40 percent of the site.
3. **Detached dwelling units.** A detached single-family dwelling unit located in the front 60 percent of the site may incorporate parking; provided, the:
 - a. Parking is provided within the building envelope and not in a separate structure.
 - b. Parking is limited to two spaces and is for the exclusive use of the residents of the dwelling and not for residents of other portions of the project.
 - c. Parking is fully enclosed and screened by opaque garage doors.
 - d. Garage doors do not face the street.

- e. Widening or branching of the main drive to accommodate maneuvering shall be screened from the street by building volume.
- 4. Podium parking.** Podium parking shall be located in the rear 40 percent of the site. Ventilation openings and grilles shall be concealed and shall not be visible from the main garden, from the street, or from the entrances to the units in compliance with Section 17.46.190 (Garage Door and Grille Standards for Projects Utilizing Multi-Family Development Standards), below.
- 5. Partial subterranean parking.**
- a. Partially subterranean parking shall be located within the site boundary and shall provide a minimum setback of five feet in the side and rear property lines, and may extend up to the front property line.
 - b. At the front, side, and rear yard setbacks, the parking structure may extend an additional five feet, provided it is configured so that the additional portions meet the same criteria as for fully subterranean parking.
 - c. Planting and tree wells shall be provided as specified by the planting and paving standards in Chapter 17.44 (Landscaping).
 - d. Ventilation openings and grilles shall be concealed and shall not be visible from the street.
- 6. Subterranean parking.**
- a. Fully subterranean parking shall be located within the site boundary and may extend to all property lines.
 - b. A fully subterranean structure not covered by building volume shall be covered by soil with a minimum depth of two feet, recreating the natural grade before construction.
 - c. Planting and tree wells shall be provided as specified by the planting and paving standards in Chapter 17.44 (Landscaping).
 - d. Ventilation openings and grilles shall be concealed and shall not be visible from the street.
- L. Shopping cart storage.** Parking facilities for commercial uses shall contain shopping cart storage areas for appropriate uses (e.g., supermarkets, drugstores, etc.). The number, dimensions, and locations of storage areas shall be determined by the Zoning Administrator.
- M. Valet parking.** A Minor Conditional Use Permit, granted in compliance with Section 17.61.050, shall be required to allow valet parking.

17.46.030 - Alternate Means for Providing Required Parking

- A. Areas of applicability.** This Section shall be effective only for development in areas of the City for which the Council has, by resolution, established a sub-account of the "Parking Development Fund."
- B. Written contract required.** Notwithstanding any other provision of this Chapter or Chapter 17.30 (Central District Specific Plan) to the contrary, off-street parking facilities may be provided by means of one or more valid written contracts with the City, the Pasadena Community Development Commission, or the Parking Authority in compliance with this Section.
- C. Contract requirements.** The contract shall meet the following requirements:
- 1. Zoning credit parking spaces.** The contract shall state that parking spaces are available for zoning credit purposes, which spaces shall be available for public parking. The designation may be accomplished by indicating that the contract applies to a certain number of zoning credit parking spaces.
 - 2. Future parking facilities.** In the case of parking spaces that are to be developed, owned, or operated by the City, the Pasadena Community Development Commission, or the Parking Authority created by the Council, the designation may be accomplished by indicating that the contract applies to a certain number of spaces which the City, Commission, Parking Authority or other authority, as applicable, intends to locate in a parking facility to be built in the future and for which financing has been obtained (e.g., bonds sold or bank documents prepared and executed by all parties.)
 - 3. Spaces in planned public parking facilities.** Zoning credit parking spaces may be sold or leased in planned public parking facilities to be owned or operated by the City, Commission, or Parking Authority for which financing has not been obtained, provided the contractor demonstrates an alternative means for meeting the parking requirements identified in this Chapter if financing is not obtained.
 - 4. Maximum number of zoning parking credit spaces.**
 - a.** In no case shall the total number of zoning credit parking spaces designated in the facility exceed the total number of spaces to be constructed, but any zoning credit parking space may be used to satisfy the off-street parking requirements in any manner allowed by this Chapter.
 - b.** In the CD-1 Old Pasadena Historic Core Precinct, a parking structure(s) used for the parking credit program and which has a capacity of 100 spaces or more, may oversubscribe parking credits by not more than 50 percent of the total provided in the structure(s). The Zoning Administrator and the Traffic Engineer may institute mitigating measures to accommodate parking within the structure(s) during any part of the day or night as necessary to accommodate the parking demand. The measures may include tandem and valet parking.

5. **Limitation on use of zoning credit spaces.** The contract shall prohibit the owner of the parking spaces from making use of the zoning credit parking spaces so as to satisfy off-street parking requirements of this Chapter for any other use than that provided for in the contract.
 6. **Revenue from parking fees.** The contract may provide that the owner of the actual parking space is free to utilize the designated number of zoning credit parking spaces in order to obtain revenue from parking fees, or for other purposes.
 7. **Conferred on a specified property.** As part of the contract, the City, the Commission, or the Parking Authority, as applicable, shall provide that the entitlement to use the zoning credit parking spaces in order to satisfy off-street parking requirements of this Chapter be conferred on a specified property in order to satisfy the off-street parking requirements for a specified use. The entitlements (whether reverted in compliance with Subparagraph 8., below, or not) are referred to in this Section as "zoning credits" and do not include any other rights to use the zoning credit parking space than as a zoning credit.
 8. **Zoning credit nontransferable.** That portion of the contract allocating the zoning credit also shall provide that the zoning credit shall continue to apply to the property to which the zoning credit relates and shall not be transferable to another property by the holder of the zoning credit under the contract.
 9. **Reversion of spaces.** The contract shall require that any and all entitlements to use the zoning credit parking spaces which are not used within three years of the date of the contract shall, unless the period is extended by the City, Pasadena Community Development Commission, or Parking Authority, as appropriate, no longer be conferred on the specified property and shall, unless otherwise provided in the contract, automatically revert to the City, Commission, or Parking Authority, as appropriate.
 10. **Contribution, method of payment, and allowable refunds.** The contract shall specify the contribution to the parking development fund to be made by any recipients of entitlement(s) to use the zoning credit parking spaces and shall specify the method of payment of the contribution. The contract may allow refunds to be paid upon the occurrence of conditions to be specified to the contract.
 11. **Other terms and/or conditions.** The contract may provide for any other terms and/or conditions deemed appropriate by the City, the Commission, or the Parking Authority, as applicable.
- D. **Effect of contract.** For purposes of meeting the off-street parking requirements of this Chapter and Chapter 17.30 (Central District Specific Plan), a contract meeting the above identified requirements shall be deemed to be the equivalent to ownership or lease of an actual parking space.

17.46.040 - Number of Off-Street Parking Spaces Required

- A. Table 4-6.** Off-street parking spaces shall be provided in compliance with Table 4-6 (Off-Street Parking Space Requirements), below.
- B. Minimum standards.** The parking requirements of Table 4-6 are expressed as minimum standards. The required numbers shall be met and not exceeded, unless otherwise allowed in full compliance with this Chapter. Projects located within 1/4 mile of a light-rail station or within the Central District Transit-Oriented Area (Figure 3-5) shall comply with the parking requirements and maximums of Section 17.50.340 (Transit-Oriented Development)
- C. Residential uses – no limit on additional parking.** For residential uses, there is no limit on the maximum additional parking provided. Projects located within 1/4 mile of a light-rail station or within the Central District Transit-Oriented Area (Figure 3-5) shall comply with the provisions of Section 17.50.340 (Transit-Oriented Development).
- D. Nonresidential uses – additional parking allowed.** Additional parking spaces above the minimum requirement are allowed for nonresidential uses or the nonresidential portions of mixed-use projects only in the following manner:
1. The project is not located within 1/4 of a light-rail station or within the Central District Transit-Oriented Area (Figure 3-5).
 2. Additional spaces up to a maximum of 50 percent above the required minimum/maximum are allowed as a matter of right, without any discretionary review by the City.
 3. Additional spaces above 50 percent of the required minimum/maximum are allowed only upon the approval of a Variance in compliance with Section 17.61.080.
- E. Gross floor area.** References to spaces per square foot are to be computed on the basis of gross floor area unless otherwise specified, and shall include allocations of shared restroom, circulation area, and storage areas.
- F. Uses not listed.**
1. Land uses not specifically listed in Table 4-6 (Off-Street Parking Space Requirements), below, shall provide parking as required by the Zoning Administrator.
 2. The Zoning Administrator shall use the requirements of Table 4-6 as a guide in determining the minimum number of off-street parking spaces to be provided.
- G. Rounding in calculations.** If a fractional number is obtained in calculations performed in compliance with this Section, one parking space shall be required for a fractional unit of 0.50 or above, and no space shall be required for a fractional unit of less than 0.50.

TABLE 4-6 - OFF-STREET PARKING SPACE REQUIREMENTS

Use Classification	Minimum Parking
Residential Uses	
Boarding Houses	1 covered space for each 3 habitable rooms provided in the facility.
Caretaker Quarters	1 space.
Dormitories	1 covered space for each 3 habitable rooms provided in the facility.
Fraternity Sorority Housing	1 covered space for each 3 habitable rooms provided in the facility.
Mixed-Use Developments	Combination of individual residential and commercial parking requirements.
Multi-Family Residential	
CD (Central District)	Parking shall be provided in compliance with Section 17.50.340 (Transit-Oriented Development) for those areas within the Central District Transit-Oriented Area (Figure 3-5). Outside the transit district, parking shall be 1 space for units less than 550 sq. ft. and 1.5 spaces for units 550 sq. ft. or greater. Developments with 10 units or more shall also provide 1 guest parking space for each 10 units. The guest spaces shall be clearly marked for "Guest Parking Only."
Multi-family Dwelling Units	2 covered spaces per unit 550 sq. ft. or larger; 1 covered space per unit less than 550 sq. ft. of net floor area. Developments with 10 units or more shall also provide 1 guest parking space for each 10 units. The guest spaces shall be clearly marked for "Guest Parking Only."
Senior Citizen Housing	Subject to approval of a Conditional Use Permit and making findings required in Section 17.46.070 (Reduced Parking in Senior Citizens' Housing Developments); no less than .50 spaces per unit. For density bonus projects, no Conditional Use Permit is required. Projects with 10 units or more shall also provide 1 guest parking space for each 10 units. The guest spaces shall be clearly marked for "Guest Parking Only."
Residential Care Facilities, General	As specified by Conditional Use Permit.
Residential Care Facilities, Limited	2 covered parking spaces per unit within a garage or carport.
Single-Room Occupancy--Affordable	1 space per 4 units; plus 2 spaces for the resident manager.
Single-Room Occupancy Market Rate (or not guaranteed affordable)	1 space per unit; plus 2 spaces for the resident manager.
Single-Family Dwelling Units	2 covered spaces per unit within a garage or carport.
Transition Housing	2 covered spaces per unit within a garage or carport.

TABLE 4-6 - OFF-STREET PARKING SPACE REQUIREMENTS

Use Classification	Minimum Parking
Recreation, Education & Public Assembly Uses	
Adult Businesses	3 spaces per 1,000 sq. ft.
Clubs, Lodges, Private Meeting Halls	10 spaces per 1,000 sq. ft. used for assembly purposes.
Colleges - Nontraditional Campus Setting	3 spaces per 1,000 sq. ft.
Colleges - Traditional Campus Setting	1 per 3 nonresident students; plus 1 per 3 employees and members of the faculty.
In CD-3 - Ford Place/Fuller Seminary Precinct	1 space for every 3 daytime nonresident students living outside of CD-3 - Ford Place/Fuller Seminary Precinct; 1 per campus unit; 1 per two dormitory residents; 1 per 2 employees and members of the faculty.
Commercial Entertainment	
Nightclubs or Comedy Clubs	1 space per 3 fixed seats, or 28 spaces per 1,000 sq. ft. of seating area if there are no fixed seats; plus 28 spaces per 1,000 sq. ft. of dance floor area.
Live Performance Facilities	1 space per 5 fixed seats, or 28 spaces per 1,000 sq. ft. of seating area if there are no fixed seats.
Cinemas - Single-Screen	1 space per 3 fixed seats.
Cinemas - Multi-Screen	1 space per 5 fixed seats.
Other Commercial Entertainment Uses	As specified by Conditional Use Permit.
Commercial Recreation - Indoor	
Bowling Alleys	4 spaces per alley; plus required spaces for accessory uses.
Skating Rinks	1 space per 5 fixed seats, or 28 spaces per 1,000 sq. ft. of seating area if there are no fixed seats; plus 4 spaces per 1,000 sq. ft. floor area not used for seating.
Other Indoor Commercial Recreation Uses	As specified by Conditional Use Permit.
Commercial Recreation - Outdoor	
Swimming Pools	1 space per 500 sq. ft. of pool area.
Tennis and Racquetball Clubs	4 spaces per court.
Other Outdoor Commercial Recreation Uses	As specified by Conditional Use Permit.
Conference Centers	As specified by Conditional Use Permit.
Cultural Institutions	3 spaces per 1,000 sq. ft.

TABLE 4-6 - OFF-STREET PARKING SPACE REQUIREMENTS

Use Classification	Minimum Parking
Recreation, Education & Public Assembly Uses (Continued)	
Electronic Game Centers	6 spaces per 1,000 sq. ft.
Internet Access Studios	6 spaces per 1,000 sq. ft.
Park and Recreation facilities	2.5 spaces per 1,000 sq. ft.
Religious Facilities	
In a Residential or PS Zoning District	1 space per 4 fixed seats, or 20 spaces per 1,000 sq. ft. of seating area if there are no fixed seats.
In a Commercial Zoning District	1 space per 8 fixed seats, or 14 spaces per 1,000 sq. ft. of seating area if there are no fixed seats.
Schools	
Grammar School	1.5 spaces per classroom, plus 1 space for every 2 employees and members of the faculty.
High School	1 space for every 5 students; plus 1 space for every 2 employees and members of the faculty.
Schools - Specialized Education and Training	3.5 spaces per 1,000 sq. ft.; plus 2 drop-off spaces.

TABLE 4-6 - OFF-STREET PARKING SPACE REQUIREMENTS

Use Classification	Minimum Parking
Office, Professional, & Business Support Uses	
Banks and Financial Services	3 spaces per 1,000 sq. ft.
Business Support Services	3 spaces per 1,000 sq. ft.
Offices - Accessory to Primary Use	Parking requirement shall be the same as the primary use.
Offices - Administrative business professional	3 spaces per 1,000 sq. ft.
Offices – Governmental	3 spaces per 1,000 sq. ft.
Offices – Medical	4 spaces per 1,000 sq. ft.
Research and Development - Offices	3 spaces per 1,000 sq. ft.
Work/Live Units	3 spaces per 1,000 sq. ft.

TABLE 4-6 - OFF-STREET PARKING SPACE REQUIREMENTS

Use Classification	Minimum Parking
Retail Sales	
Animal Sales and Services	2.5 spaces per 1,000 sq. ft.
Bars or Taverns	10 spaces per 1,000 sq. ft.
Building Materials and Supplies Sales	1 space per 1,000 sq. ft. of site area.
Commercial Nurseries	2.5 spaces per 1,000 sq. ft.
Convenience Stores	4 spaces per 1,000 sq. ft.
Firearms Sales	3 spaces per 1,000 sq. ft.
Food Sales	4 spaces per 1,000 sq. ft.
Internet Vehicle Sales	3 spaces per 1,000 sq. ft.
Liquor Store	4 spaces per 1,000 sq. ft.
Pawnshops	3 spaces per 1,000 sq. ft.
Restaurants	10 spaces per 1,000 sq. ft. of gross floor area, including any outdoor dining area not located in the public right-of-way (e.g., sidewalk).
Restaurants, Fast Food	
With up to and including 1,500 sq. ft. of gross floor area	4 spaces per 1,000 sq. ft. of gross floor area, including any outdoor dining area not located in the public right-of-way (e.g., sidewalk).
With 1,501 to 1,999 sq. ft. of gross floor area	4 spaces per 1,000 sq. ft. of gross floor area plus 3 spaces for each 100 sq. ft. of gross floor area in excess of 1,500 sq. ft., up to a maximum of 20 spaces, including any outdoor dining area not located in the public right-of-way (e.g., sidewalk).
With 2,000 sq. ft. or more of gross floor area	10 spaces per 1,000 sq. ft. of gross floor area, including any outdoor dining area not located in the public right-of-way (e.g., sidewalk).
Restaurants, With Drive-Throughs	10 spaces per 1,000 sq. ft. gross floor area; plus queue lanes for at least 5 cars for drive-up service. However, all restaurants proposing drive-through facilities shall submit a study to determine if longer queuing lanes shall be required by the Zoning Administrator.
Retail Sales	3 spaces per 1,000 sq. ft.
Significant Tobacco Retailers	3 spaces per 1,000 sq. ft.
Swap Meets	
Indoor	3 spaces per 1,000 sq. ft.
Outdoor	3 spaces per 1,000 sq. ft. of sales area.

TABLE 4-6 - OFF-STREET PARKING SPACE REQUIREMENTS

Use Classification	Minimum Parking
Retail Sales (Continued)	
Vehicle Services - Automobile Rental	2.5 spaces per 1,000 sq. ft.
Vehicle Services - Sales and Leasing	1 space per 1,000 sq. ft.
Vehicle Services - Sales and Leasing – Limited	1 space per 1,000 sq. ft.
Vehicle Services - Service Stations	
Full Service Stations	1 space per 1,000 sq. ft. of lot area; less the footprint of any convenience store area; plus 3.3 spaces per 1,000 sq. ft. of convenience store area; plus 1 space per tow truck which operates from the station; plus 5 queue lane spaces for any self-service auto wash. Fueling positions may count as parking spaces; provided, that not more than 8 fueling positions shall count as parking spaces.
Minimum Service Stations	1 space per 2,000 sq. ft. lot area; less the footprint of any convenience store; plus 3.3 spaces per 1,000 sq. ft. of convenience store area; plus 1 space per tow truck which operates from the station; plus 5 queue lane spaces for any self-service auto wash. Fueling positions may count as parking spaces; provided, there shall not be less than 3 nonfueling position parking spaces.

TABLE 4-6 - OFF-STREET PARKING SPACE REQUIREMENTS

Use Classification	Minimum Parking
Services	
Adult Day-Care, General	2 spaces per 1,000 sq. ft.
Animal Sales and Services	2.5 spaces per 1,000 sq. ft.
Catering Services	2.5 spaces per 1,000 sq. ft.
Charitable Institutions	As specified by Conditional Use Permit.
Child Day-Care Center	2 spaces per 1,000 sq. ft.
Detention Facilities	As specified by Conditional Use Permit.
Emergency Shelter	1 space for every 4 beds.
Hospitality Home	As specified by Conditional Use Permit.
Laboratories	2 spaces per 1,000 sq. ft.
Life/Care Facilities	As specified by Conditional Use Permit.
Lodging - Bed and Breakfast Inns	1 space per guest room; plus 2 spaces.
Lodging - Hotels and Motels	1 space per guest room; plus 10 spaces per 1,000 sq. ft. of banquet, assembly, meeting or restaurant seating area or 1 space per 8 fixed seats. Accessory retail uses greater than 5,000 sq. ft. gross: 2.5 spaces per 1,000 sq. ft.
Maintenance and Repair Service	2 spaces per 1,000 sq. ft.
Medical Services - Extended Care	1 space per 5 patient beds the facility is licensed to accommodate.
Medical Services – Hospitals	3 spaces per bed the facility is licensed to accommodate.
Mortuaries, Funeral Homes	1 space per 5 fixed seats in main assembly area, or 28 spaces per 1,000 sq. ft. of seating area if there are no fixed seats.
Personal Improvement Services	3 spaces per 1,000 sq. ft.
Physical Fitness Clubs	5 spaces per 1,000 sq. ft.
Personal Services	3 spaces per 1,000 sq. ft.
Personal Services, Restricted	3 spaces per 1,000 sq. ft.
Printing and Publishing	2 spaces per 1,000 sq. ft.
Printing and Publishing, Limited	2 spaces per 1,000 sq. ft.
Public Maintenance & Service Facilities	1 space per 500 sq. ft.
Public Safety Facilities	As specified by Conditional Use Permit.

TABLE 4-6 - OFF-STREET PARKING SPACE REQUIREMENTS

Use Classification	Minimum Parking
Services (Continued)	
Vehicle Services - Vehicle equipment repair	4 spaces per 1,000 sq. ft.; plus queue lanes to service bays and workstations. The service bays and workstations shall not be counted toward meeting the off-street parking requirements.
Vehicle Services - Washing and Detailing	2 spaces per 1,000 sq. ft.; plus queue spaces for a minimum of 5 cars.
Vehicle Services - Washing and Detailing, Small-Scale	2 spaces per 1,000 sq. ft.; shared parking is allowed without a minor conditional use permit.

TABLE 4-6 - OFF-STREET PARKING SPACE REQUIREMENTS

Use Classification	Minimum Parking
Industry, Manufacturing & Processing Uses	
Commercial Growing Area	1 space per 2 acres.
Industry, Restricted	2 spaces per 1,000 sq. ft.
Industry, Restricted, small-scale	2 spaces per 1,000 sq. ft.
Industry, Standard	2 spaces per 1,000 sq. ft.
Recycling Centers - Small Collection Facilities	2 spaces per 1,000 sq. ft.; plus 1 space per bin.
Recycling Centers - Large Facilities	2 spaces per 1,000 sq. ft.; plus 1 space per bin.
Research, and Development - Non-Offices	2 spaces per 1,000 sq. ft.
Wholesaling, Distribution, & Storage	2 spaces per 1,000 sq. ft.
Wholesaling, Distribution & Storage, small-scale	2 spaces per 1,000 sq. ft.

TABLE 4-6 - OFF-STREET PARKING SPACE REQUIREMENTS

Use Classification	Minimum Parking
Transportation, Communications & Utility Uses	
Alternative Fuel/Recharging Facilities	As specified by Conditional Use Permit.
Communications Facility	2 spaces per 1,000 sq. ft.
Heliports	As specified by Conditional Use Permit.
Transportation Dispatch Facility	2 spaces per 1,000 sq. ft.; plus 1 space per commercial vehicle.
Transportation Terminals	As specified by Conditional Use Permit.
Trucking Terminals	1 space per 1,000 sq. ft.
Utility, Major	As specified by Conditional Use Permit.
Vehicle Storage	2 spaces per 1,000 sq. ft.

17.46.050 - Shared Parking

- A. Requirements for sharing spaces.** For any site where the hours of operation allow the shared use of parking spaces to occur without conflict, the number of parking spaces required may be reduced in compliance with this Section.
1. **Minor Conditional Use Permit required.** A Minor Conditional Use Permit, in compliance with Section 17.61.050 shall be required for the sharing of parking and/or loading spaces. The Minor Conditional Use Permit shall apply to each and every property subject to the shared parking and/or loading arrangement.
 2. **Allowable walking distances for shared parking.** The Zoning Administrator shall ensure that the shared parking arrangement provides that all of the required number of parking spaces are within the maximum walking distances identified in Section 17.46.020, Table 4-4 (Maximum Distances for Off-Site Parking) of the use served, measured from the nearest corner of the parking facility to the entrance of the use served via the shortest pedestrian route.
 3. **Contract required.**
 - a. The Minor Conditional Use Permit shall contain a condition requiring that the applicant submit a signed contract between the applicant and the other property owner(s) providing the off-street parking spaces subject to the shared parking arrangement.
 - b. The contract shall be subject to the approval of the Zoning Administrator.
 - c. The contract shall also be subject to review by the City Attorney, as to form and content.
 4. **Parking study.** The Zoning Administrator may require the applicant to submit a parking study, prepared by a person/firm experienced in preparing parking plans, to assist the Zoning Administrator in determining the appropriate shared parking reduction.
 5. **Urban Land Institute methodology.** The Zoning Administrator may utilize the Urban Land Institute's (ULI) Shared Parking methodology as a guide in reviewing the shared parking proposal submitted by the applicant, and in approving the required Minor Conditional Use Permit.
 6. **Location of shared parking spaces.** Shared parking spaces shall only be located in a zoning district in which the uses that are the subject of the Minor Conditional Use Permit application are an allowed use.
 7. **Shared loading spaces.** Loading spaces may also be shared in compliance with this Section. However, the loading spaces shall only be shared if located on an adjoining lot.