



**EXISTING TRANSIT-ORIENTED DEVELOPMENT STANDARDS – PASADENA  
MUNICIPAL CODE SECTION 17.50.340**

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**17.50.340 - Transit-Oriented Development (TOD)**

**A. Applicability.**

1. The standards of this Section provide for a mixture of commercial, high-density residential, mixed-use, public, and semi-public uses in close proximity to light rail stations, encouraging transit usage in conjunction with a safe and pleasant pedestrian-oriented environment.
2. These standards emphasize intensification of development and reduced reliance on motor vehicles.
3. These standards shall apply to new development projects located within 1,320 feet (1/4 mile) of a light-rail station platform. Within the Central District, these standards shall apply to the area identified on Figure 3-5 - Central District Transit-Oriented Area.

**B. Prohibited land uses.** The following nontransit-oriented land uses, as these land uses are defined in Article 8 (Glossary of Technical Terms and Land Use Types), are prohibited:

1. Drive-through businesses;
2. Large recycling facilities;
3. Vehicle services - sales and leasing; (except for sales and leasing - limited);
4. Vehicle services - service stations;
5. Vehicle services - washing and detailing; (except washing and detailing, small-scale);
6. Vehicle storage; and
7. Wholesaling, distribution, and storage (including commercial and small-scale).

**C. Permit requirements.** A Minor Conditional Use Permit shall be required for any proposed commercial and industrial development projects with over 15,000 square feet of gross floor area.

1. **Issues for review.** Minor Conditional Use Permit review shall consider the site plan of the proposed project to ensure that findings can be made that the use is compatible with transit.
2. **Required findings.** Minor Conditional Use Permit approval shall require that the review authority first make the following findings in addition to the findings required by Section 17.61.050:
  - a. The project consists of a use, or mix of uses, that encourage transit use and is oriented toward the transit user.
  - b. The project is designed to enhance pedestrian access and/or other non-motor vehicle modes of transportation to public transit.
  - c. The project encourages pedestrian activity and/or other non-motor vehicle modes of transportation and reduces dependency on motor vehicles.

**D. Parking requirements. (See Interpretation)**

**1. Parking reductions for nonresidential development projects.**

- a. **Office uses.** For the uses offices - administrative business professional and offices - governmental, the minimum amount of required off-street parking shall be reduced by 25 percent, and this reduction shall be the maximum allowed number of parking spaces.
- b. **All other nonresidential uses.** For all other nonresidential uses the minimum amount of required off-street parking shall be reduced by 10 percent, and this reduction shall be the maximum allowed number of parking spaces.



2. **Between 1/4 and 1/2 mile of the Allen Street Station.** For development projects that are located between 1/4 of a mile and 1/2 mile of the Allen Street Station, and require a Conditional Use Permit for a project over 25,000 square feet of gross floor area, the additional findings identified in Subsection C., above, shall not be required, but shall be used to guide the review of the project and the development of appropriate conditions.
3. **Further reductions.** The parking requirements may be further reduced through a parking demand study and the issuance of a Minor Conditional Use Permit in compliance with Section 17.61.050.