

ARTICLE 2

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

Chapter 17.20 - Zoning Map	2-3
17.20.010 - Purpose of Chapter	2-3
17.20.020 - Zoning Map and Zoning Districts	2-3
Chapter 17.21 - Development and Land Use Approval Requirements	2-7
17.21.010 - Purpose of Chapter	2-7
17.21.020 - General Requirements for Development and New Land Uses	2-7
17.21.030 - Allowable Land Uses and Permit Requirements	2-7
Chapter 17.22 - Residential Zoning Districts	2-9
17.22.010 - Purpose of Chapter	2-9
17.22.020 - Purpose and Applicability of Residential Zoning Districts	2-9
17.22.030 - Residential District Land Uses and Permit Requirements	2-11
17.22.040 - Residential District General Development Standards	2-11
17.22.050 - RS and RM-12 District Additional Development Standards	2-15
17.22.060 - RM District General Development Standards	2-16
17.22.070 - RM District Additional Development Standards	2-17
17.22.080 - RM District Garden Requirements	2-23
Chapter 17.24 - Commercial and Industrial Zoning Districts	2-31
17.24.010 - Purpose of Chapter	2-31
17.24.020 - Purposes of Commercial Zoning Districts	2-31
17.24.030 - Commercial and Industrial District Land Uses and Permit Requirements ..	2-33
17.24.040 - Commercial and Industrial District General Development Standards	2-33
17.24.050 - Commercial Frontage and Facade Standards	2-42
Chapter 17.26 - Special-Purpose Zoning Districts	2-45
17.26.010 - Purpose of Chapter	2-45
17.26.020 - Purpose and Applicability of Special-Purpose Zoning Districts	2-45
17.26.030 - Special-Purpose District Land Uses and Permit Requirements	2-48
17.26.040 - Special-Purpose District General Development Standards	2-53

Contents

Chapter 17.28 - Overlay Zoning Districts 2-55

- 17.28.010 - Purpose of Chapter 2-55
- 17.28.020 - Applicability of Overlay Zoning Districts 2-55
- 17.28.030 - AD Alcohol Overlay District 2-56
- 17.28.040 - HL Height Limit Overlay District 2-57
- 17.28.050 - HL-1 Height Limit Overlay District 2-57
- 17.28.060 - Hospitality Home Overlay District 2-57
- 17.28.070 - IS Interim Study Overlay District 2-58
- 17.28.080 - LD Landmark Overlay District 2-58
- 17.28.090 - ND Neighborhood Overlay District 2-60
- 17.28.100 - OC Office Conversion Overlay District 2-61
- 17.28.110 - PK Parking Overlay District 2-62

Chapter 17.29 - Hillside Overlay Districts 2-63

- 17.29.010 - Purpose of Chapter 2-63
- 17.29.020 - Applicability 2-64
- 17.29.030 - Permit Requirements 2-64
- 17.29.040 - Hillside Subdivision Standards 2-65
- 17.29.050 - Development Standards 2-66
- 17.29.060 - Building Design Standards 2-70
- 17.29.070 - Site Development Standards 2-74
- 17.29.080 - Hillside Development Permit 2-78
- 17.29.090 - HD-1 (Upper Hastings Ranch) Standards 2-78
- 17.29.100 - HD-SR (San Rafael Area) Standards 2-79

CHAPTER 17.20 - ZONING MAP

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
-------------------------------	-----------------------------	--

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

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

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

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).

**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
--	---	---	---	---	---	-----------

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	

SERVICES

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)	

INDUSTRY, MANUFACTURING & PROCESSING USES

Commercial growing area	C	C	C	C	C	17.50.180
-------------------------	---	---	---	---	---	-----------

TRANSPORTATION, COMMUNICATIONS & UTILITY USES

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
Minimum lot size	<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	
Maximum density	1 dwelling unit per lot				2 units per lot
Setbacks	<i>Minimum setbacks required. See Section 17.40.150 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 17.40.150 (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
Maximum site coverage	No maximum on lots of 7,200 sf or less, 35 % otherwise.				
Maximum floor area	<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				
Height limit	<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 17.40.150.</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)				
Accessory structures	See Section 17.50.250 (Residential Accessory Uses and Structures)				
Landscaping	Chapter 17.44 (Landscaping)				
Parking	Chapter 17.46 (Parking and Loading)				
Signs	Chapter 17.48 (Signs)				
Other applicable standards	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 block with 50 percent or more of the existing garages located to the rear of the primary structure shall also be located behind the primary structure. A garage that is attached to a house shall be designed so that its doors are not visible from the street; except that 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.

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.

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
Minimum lot size	<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	
Maximum density (1)	<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			
Setbacks (see Figure 2-1)	<i>Minimum setbacks required. See Section 17.40.150 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	
Maximum site coverage	N.A.	35%	N.A.	
Minimum floor area	<i>Minimum required gross floor area for each dwelling unit.</i>			

	N.A.	1,400 sf	N.A.
Height limit	<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		
Accessory structures	See Section 17.50. 250 (Residential Accessory Uses and Structures)		
Landscaping	See Chapter 17.44 (Landscaping).		
Parking	See Chapter 17.46 (Parking and Loading).		
Signs	See Chapter 17.48 (Signs)		
Other applicable 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.

17.22.070 - 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.** 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.
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

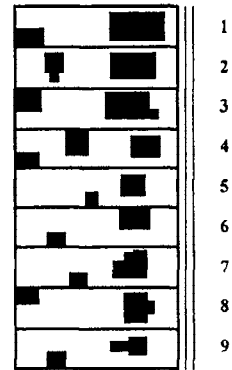
- B. Front setback requirements.** As shown in Table 2-4, within the RM-16, RM-16-2, RM-32, and RM-48 districts, the front setback shall be the maximum distance from the front property line currently maintained or exceeded by at least 75 percent of the existing buildings on a blockface (See Figure 2-1 - 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.
- 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.

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
3	30
4	25
1	24

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.

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.