

Introduced by: _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PASADENA AMENDING TITLE 17 OF THE PASADENA MUNICIPAL CODE (THE ZONING CODE) AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF PASADENA ESTABLISHED BY SECTION 17.20.020 OF THE PASADENA MUNICIPAL CODE TO CREATE THE “SPECIALTY SHOP OVERLAY ZONE”

The People of the City of Pasadena ordain as follows:

SECTION 1. This ordinance, due to its length and the corresponding cost of publication, will be published by title and summary as permitted by Section 508 of the Pasadena Charter. The approved summary of this ordinance is as follows:

“Summary”

Ordinance No. _____ amends the zoning code to create the “Specialty Shop Overlay Zone,” and also amends the official zoning map of the City of Pasadena as established by Section 17.20.020 by modifying the boundaries of certain zoning districts established therein as follows:

By reclassifying from RS-4 (Single Family Residential District, 4 units per acre) to RS-4 SS (Single Family Residential District, 4 units per acre, with a Specialty Shop Overlay Zone) as shown on the map entitled “Specialty Shop Overlay Zone,” which is incorporated herein. This map is also on file in the City Clerk’s Office of the City of Pasadena.

Ordinance No. _____ shall take effect 30 days from its publication.”

SECTION 2. Pasadena Municipal Code, Title 17, Article 2, Section 17.20.020, Table 2-1- ZONING DISTRICTS is amended by adding the following in the proper alphabetical sequence under the heading of Overlay Districts:

SS	Specialty Shop Overlay District	Residential
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SECTION 3. Pasadena Municipal Code, Title 17, Article 2, Chapter 17.28 is amended by adding a new chapter as follows:

“17.28.115 - SS Specialty Shop Overlay District

A. Purpose. In addition to the general purposes of this article and the purposes of the base district, the specific purpose of the SS overlay district is to allow for the establishment of a business located in an historic resource with a combination of retail and food sales with a restaurant use in specific zoning districts.

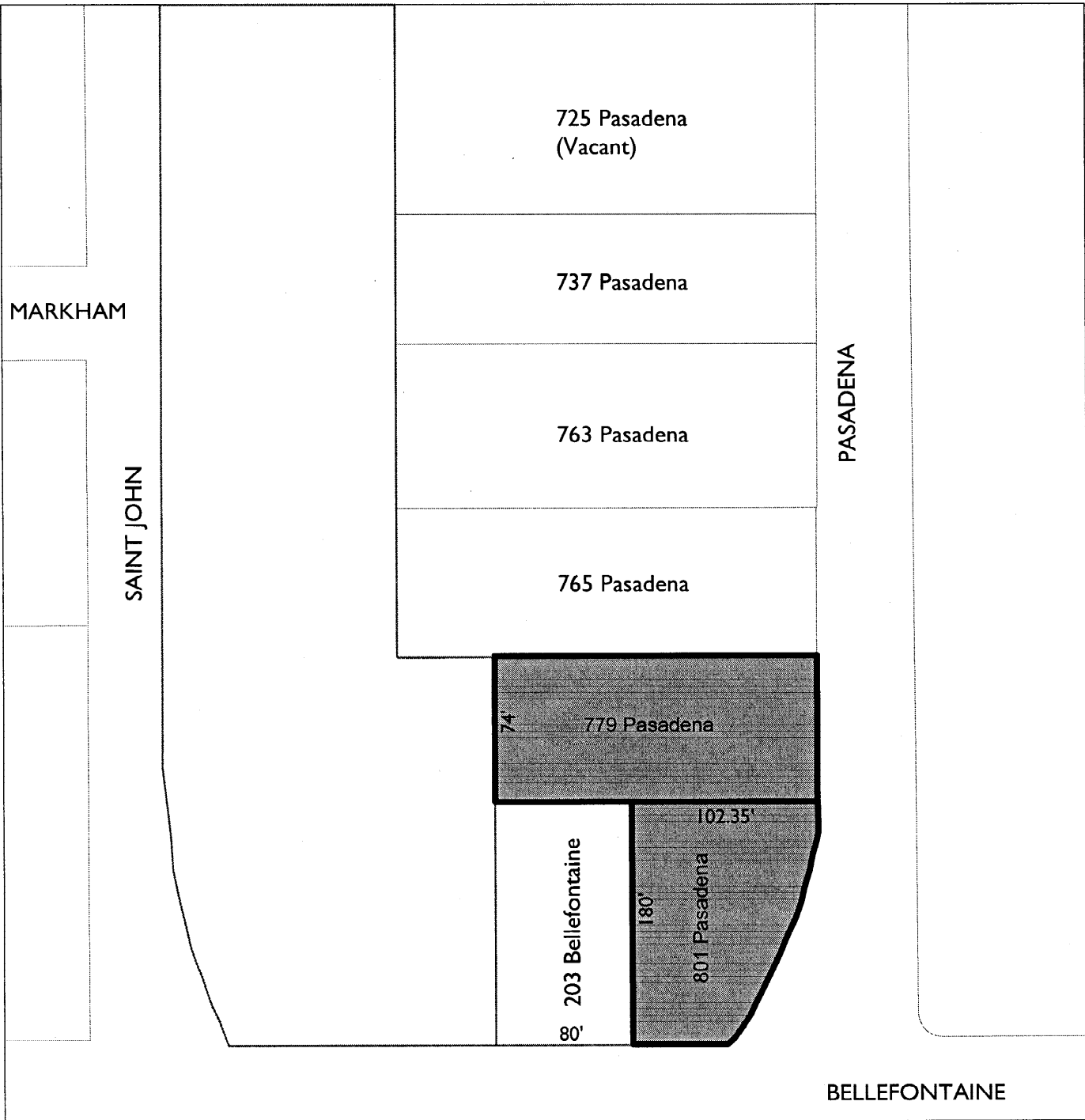
B. Applicability. The provisions of this chapter shall apply to certain specific areas designated “SS” on the official zoning map of the city, and shall be combined with the applicable underlying base district.

C. Land use regulations. Land use regulations shall be those of the underlying base district, except that a specialty shop may be permitted subject to approval of a conditional use permit.

D. Definition of specialty shop. A specialty shop is a business located in an historic resource with a combination of retail sales, food sales and a restaurant use. The mix of uses cannot be more than 60 percent retail and food sales and 40 percent restaurant of the floor area being used (including any storage area). The Review Authority may, upon review of the proposed project, modify the percentages of uses.

EXHIBIT A

Specialty Shop Overlay Zone



Prepared By:
 Scott Reimers
 September 17, 2007
 Specialty Shop Overlay.mxd



Legend

- Zone Change
- Parcel



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Coordinate System
 State Plane California Zone V
 FIPS 405 (Feet), NAD 1983