

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

## 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.

 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.

- c. Further reduction with study. The parking requirements may be further reduced through a parking demand study and approval of a Minor Conditional Use Permit.
- 2. **Exceeding allowable parking requirements.** A project site may exceed the maximum allowable parking requirements in compliance with the following conditions.
  - a. Commercial off-street parking. If the parking is intended to serve as commercial off-street parking. Approval of this parking shall require the granting of a Minor Conditional Use Permit in compliance with Section 17.61.050.
  - b. **Shared parking.** A site may exceed the maximum allowable number of parking spaces if the parking is approved to serve as shared parking in compliance with Section 17.46.050.
  - c. **Joint parking.** A site may exceed the maximum allowed number of parking spaces if the parking is approved to serve as joint parking.
    - (1) Joint parking is a type of parking that is designed to serve uses on at least two different sites.
    - (2) The joint parking provided shall not exceed the maximum required parking for the combined total parking requirements of the different individual sites.
- 3. **Residential development projects.** The following requirements apply to multifamily residential and mixed-use development projects proposing at least 48 dwelling units per acre.
  - a. Residential parking shall be a minimum of:
    - (1) 1 space for each unit for units less than 650 square feet to a maximum of 1.25 spaces per unit; and
    - (2) 1.5 spaces for each unit for units 650 square feet or more to a maximum of 1.75 spaces per unit.
  - b. The parking requirements may be further reduced through a parking demand study and approval of a Minor Conditional Use Permit in compliance with Section 17.61.050.
  - c. The cap includes the minimum parking requirement as well as the requirement for guest parking.
  - d. City Permits for overnight parking shall not be allowed.
    - (1) City Permits for overnight parking on City streets shall not be issued for residential development projects built in compliance with these regulations.
    - (2) Residential tenants shall be advised of the unavailability of on-street overnight parking permits.
  - e. Guest parking shall be provided as required by Table 4-6 (Off-Street Parking Space Requirements). The number of guest parking shall not exceed the minimum required.
- 4. **Modification.** The Zoning Administrator may modify the required parking in a parking garage (including below grade and at or above grade garages) by allowing the total parking requirement to exceed or be reduced by five percent but not more than 10 spaces.
- E Development projects within the CG zoning district.
  - 1. 1/4 mile of the Allen Street Station. For development projects located within 1/4 mile of the Allen Street Station, multi-family uses are conditionally permitted, shall contain a minimum of 50 dwelling units, and shall have a maximum allowable density of 48 units per acre. The Conditional Use Permit shall also establish the appropriate setbacks.

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.