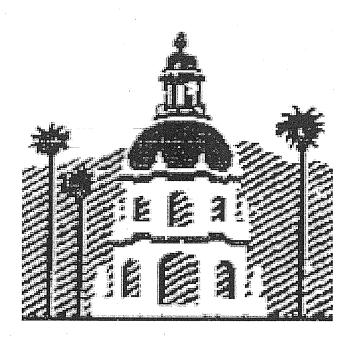
CITY OF PASADENA



CITY OF GARDENS DEVELOPMENT STANDARDS

To view the entire Zoning Code online go to: http://www.cityofpasadena.net/zoning/

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CHAPTER 17.22 - RESIDENTIAL ZONING DISTRICTS

Sections:

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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
С	Conditional use, Conditional Use Permit required.	17.61.050
Е	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. (Ord. 7160 § 3 (Exh. 1), 2009)

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 2-2 - ALLOWED USES AND PERMIT REQUIREMENTS FOR RESIDENTIAL ZONING DISTRICTS

	PE	PERMIT REQUIREMENT BY ZONE				
LAND USE (1)	RS (2)	RM-12	RM-16 (3)	RM-32	RM-48	Standards

RESIDENTIAL USES

Boarding houses	_	_	_	P	P	17.50.065
Dormatories	_	_	_	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 (9)	P (9)	P (9)	P (9)	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Clubs, lodges, private meeting halls	_	_	_	_	C (4)	
Cultural institutions	C (4)					
Park and recreation facilities	C	С	C	C	C	
Religious facilities	C (4)	17.50.230				
With columbarium	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

Notes:

- (1) See Section 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) Not used.
- (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.
- (9) The maximum interior or exterior area in which support services are offered or located shall not exceed 250 sq. ft.
- (10) Limited to buildings designated as a landmark or listed individually in the National Register of Historic Places.

TABLE 2-2 - ALLOWED USES AND PERMIT REQUIREMENTS FOR RESIDENTIAL ZONING DISTRICTS

	PE	RMIT RE	QUIREME	NT BY ZO	NE	Specific Use
LAND USE (1)	RS (2)	RM-12	RM-16 (3)	RM-32	RM-48	Standards

OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES

Offices - Administrative business professiona		_	MC (10)	MC (10)	MC (10)	17.50.170
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RETAIL SALES

Personal property sales	P	P	P	P	P	17.50.190
Temporary uses	TUP	TUP	TUP	TUP	TUP	

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	_	_	MC (10)	MC (10)	MC (10)	17.50.140
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	С	С	C	С	
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
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TRANSPORTATION, COMMUNICATIONS & UTILITY USES

Utility, major	C (4)					
Utility, minor	P	P	P	P	P	

Notes:

- (1) See Section 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) Not used.
- (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.
- (9) The maximum interior or exterior area in which support services are offered or located shall not exceed 250 sq. ft.
- (10) Limited to buildings designated as a landmark or listed individually in the National Register of Historic Places.

TABLE 2-4 - MULTI-FAMILY RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

		Requirement b	oy Zoning District	
Development feature	RM-16	RM-16-1	RM-32	RM-48
Minimum lot size	Minimum area and	width for new parcel	Ls.	
Minimum area (2)	7,200 sf	12,000 sf		00 sf
	55 ft			
Width (2) Maximum density (1)		75 ft n square feet require	d for each dwelling uni	oft it. See 17.22.070.
Lots of 10,000 sf or more	2,750 sf	3,000 sf	1,360 sf	910 sf
Lots less than 10,000 sf	,	2,42.2.2.2	See Section 1	7.22.070.A.2
Setbacks			n 17.40.160 for setback into setbacks, and exce	
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; non required in the rear 20 ft.; if adjoining an RS district, 5 ft, and structure shall not project within an encroachment plane (17.40.160.D.4)	10 ft	5 ft. for a distance of front-setback line, of required; if adjoining ft., and structure sha an encroachment pla	therwise none g an RS district, 5 Il not project within
Corner side	15 ft	30 ft	15	i ft
Rear	None required unless adjoining an RS district, 5 ft. at the first story, 15 ft. at the second story, 25 ft. at the third story (see 17.22.070.B)	20 ft	None required unles district, 5 ft. at the fi the second story, 25 (see 17.22.070.B)	rst story, 15 ft. at
Rear, Corner lots	5 ft for a distance of 40 ft. behind the corner side yard setback, unless adjoining an RS district, 5 ft. at the first story, 15 ft. at the second story, 25 ft. at the third story (see 17.22.070.B)	20 ft	5 ft for a distance of corner side yard sett adjoining an RS dist story, 15 ft. at the se the third story (see 1	back, unless rict, 5 ft. at the first cond story, 25 ft. at

Maximum site coverage	N.A.	35%	N.A.					
Minimum floor area	Minimum required gross floor area for each dwelling unit.							
	N.A.	N.A. 1,400 sf N.A.						
Height limit	See 17.22.070.F for height limits when adjoining an RS district, shall meet the encroachment plane requirements of 17.40.160.D.A See 17.40.060 for height measurement, and exceptions to height limits.							
		See Section	n 17.22.070.F					
Accessory structures	See Section	n 17.50.250 (Resident	ial 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 17.43 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.

(Ord. 7160 § 8, 2009; Ord. 7099 § 2 (Exh. 3), 2007; Ord. 7058 § 2 (Exh. 2, 2006; Ord. 7038 § 4, (Exh. 2), 2006; Ord. 7009 § 4 (part), 2005)

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, RM-16-1.** 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. Fractions at .50 may be rounded up.
- **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. Setback Requirements.** The following minimum standards for building setbacks apply in addition to any encroachment plane requirement.
 - **1. Front setback.** The following front setback requirements are intended to ensure compatibility with the adjacent neighborhood.
 - a. When 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 (including the existing setback of the proposed development site), the minimum front setback shall be the average of the front setbacks of the developed lots, but not less than 20 feet. In calculating the blockface average, measurement shall be from the front property line to the principal structure. Building projections (such as eaves or bay windows) and unenclosed porches shall not be used as the reference point for this measurement.
 - b. 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 (including the existing setback of the proposed structure), the minimum front setback shall be 20 feet. See Section 17.40.160 for allowed projections into front yard setbacks.
 - 2. Side setback when adjoining an RS district. In addition to the encroachment plane requirements, principal and accessory structures shall be setback a minimum of 5 feet along an interior side yard that is adjoining an RS district.
 - **3. Rear setback when adjoining an RS district.** For principal and accessory structures in which the rear property line adjoins an RS district, the rear setback shall be as follows.

Story	Setback (feet)
First Story	5
Second story	15
Third story	25

- **C. Yard Encroachments.** Structures and structural features may project into required setbacks in compliance with Section 17.40.160 (Setback and Encroachment Plane Requirements and Exceptions). For projects in which the rear or side yard adjoins an RS district, no balconies or upper floor decks may project into the rear or side yard setback.
- **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 the building separation requirement. Uninhabitable encroachments, including chimneys and projecting eaves, may project up to three feet into the building separation requirement.

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. 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.
- b. 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 limits of the district in which it is located.

- c. In the RM-16 and RM-32 districts, 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 one-story building element for a distance of 15 feet behind the required front setback. The one-story element shall not exceed 15 feet to the ridge line. Open porches may be used to satisfy the one-story building element but may not encroach into the required front setback. Projects in the RM-48 district shall be permitted to have a two-story building element not to exceed 24 feet to the top plate and 27 feet to the ridge line.
- d. 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 stores over the entire site.
- e. The measurement of height for a new residential structure in an RM district is measured from the lowest point of existing grade at an exterior wall of the structure to the highest point of the structure. The highest point of the structures shall be considered its highest ridge or parapet.
- f. In the RM-16 district 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.
- 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. Through the Design Review process, the maximum height in the front 60 percent of the site can be increased to 32 feet (to the highest ridgeline) if the project is not adjacent to an RS or RM-12 district. In the rear 40 percent of the site the maximum height of structures is 36 feet to the highest ridgeline. No maximum top plate is applicable.
- h. In the RM-16-1, the maximum height of structures is 36 feet to the highest ridgeline. No maximum top plate height is applicable.
- i. In the RM-48 district, the maximum height of structures is 38 feet to the highest ridgeline. No maximum top plate height is applicable.

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.
- **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 shall be in compliance with Section 17.40.180.B.3 (Multi-family projects (City of Gardens standards). (Ord. 7160 § 5, 2009; Ord. 7099 § 4, 2007; Ord. 7058 § 4, 2006; Ord. 7057 § 5, 2006; Ord. 7038, § 5 (a—h), 2006)

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 landscaped open space as its central focus. This space may take the form of a main garden, private garden or landscaped court. 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 standards. Additional alternatives may be approved through the Design Review process.
 - 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.
 - g. In the RM-16 district, 50 percent of the required main garden area shall be provided as a main garden, and shall meet one of the location requirements described in a through f, above, including the required dimension. The balance of the required main garden area may be provided in the form of private gardens (not including balconies) adjoining and directly accessible from each unit (not including the required front setback); no minimum dimension is required. The private garden shall not be paved over more than 50 percent of its surface area.
 - h. In the RM-32 and 48 districts, when the required garden area is 2,500 square feet or greater, 50 percent of the required main garden area shall be provided as a main garden meeting one of the location requirements described in a through f, above, including the required minimum dimension. The balance of the required main

garden area may be provided in the form of ancillary gardens throughout the project site (not including the required front setback), and shall meet the minimum dimension of 20 feet in both directions. A minimum of 80 percent of the ancillary garden shall be landscaped.

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.

	Requirement by Zoning District				
Lot Width	RM-16	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%	

3. Minimum main garden dimensions. The main garden shall be a rectangular shape and shall have a minimum dimension of 20 feet in either direction. With approval through the Design Review process, an alternative shape for the main garden, private gardens, and ancillary gardens may be approved as long as the minimum total garden area and dimensions are met.

N.A.

37%

N.A.

More than 160 ft

37%

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 or wall openings shall constitute a minimum of 80 percent of the screening surface and be evenly distributed throughout the fencing or wall. Gates, fences and landscaping across the opening or leading to the main garden shall not exceed 6 feet in height.
- 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.
- **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 existing grade with no parking structure below. For gardens or parts of gardens at existing grade with no parking below, 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. Colored concrete is not an acceptable substitute for unit pavers. Fifty percent of the main garden are may be paved with an architectural grade finish, including embossed and or patterned concrete.
- (5) All planting shall comply with the requirements of Chapter 17.44 (Landscaping).
- b. The main garden may be at existing 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 existing 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. The review authority may approve up to 25 percent of the garden walls to be up to 28 inches in height to provide better tree growth.
 - (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 existing 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 existing grade and over fully 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 or ancillary garden (but not private gardens) 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.** 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 historic resources. In developments that preserve historic resources and structures with a California Historical Resources Status Code of 6L (determined ineligible for local listings or designation through local government review process; may warrant special consideration in local planning) or Status Codes of 1-5 (properties with a historic designation or eligible for historic designation, a decision may be made through the Design Review process to waive development standards or accept

alternative solutions to assist in the preservation of these structures. The decisionmaker may waive or grant up to a 50 percent reduction to the main garden (and thereby accordingly reduce the total garden requirement), 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, 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 17.40.160 (Setback Measurement and Exceptions) for building encroachments. Private open space (excluding the private garden area) 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 four or less in height if it allows 80 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.

E. Craftsmanship and Building Elements.

- 1. Craftsmanship element. Each project shall incorporate into the design at least one feature such as iron grates, tile fountains, cast terra cotta, wood work, stenciled ornament or other elements as approved by the Design Review authority.
- **Building Element.** In addition to the above requirements, each new project shall incorporate at least two building elements. Building elements include: upper floor loggias, roofed balconies supported by brackets or by columns at the ground floor, exterior wooden or masonry stairs with closed risers, or tile or masonry fountain. (Ord. 7169 § 4, 2009; Ord. 7163 § 2, 2009; Ord. 7160 § 6, 2009; Ord. 7058 § 5, (Exh. 3), 2006; Ord. 7038, § 6 (a—l), 2006; Ord. 7009 § 7, 2005)