

Most cities use zoning to **group land into different areas or districts**. Each zoning district has its own set of rules that determine what type of structures and uses are allowed on a property located within its boundaries. Zoning districts usually group similar buildings and uses together and separate those that may be incompatible **to achieve a cohesive vision**.

A **zoning map** shows the boundaries of the city's different zoning districts and identifies zoning regulations for each property. In Pasadena, zoning districts have been established for residential, commercial, industrial, open space, and public facilities.

The map displays the City of Pasadena with various zoning districts and specific plans. The districts are color-coded: Base Zoning Districts (yellow, orange, green, blue, purple, brown), Overlay Zoning Districts (pink, light blue, light green), and Specific Plans (light yellow, light orange, light green, light blue, light purple, light brown). The map includes a legend, a scale bar, and a north arrow.

City of Pasadena Zoning Map

Base Zoning Districts

- RS Single-Family Residential
- RM Multi-Family Residential
- CO Commercial, Office
- CL Commercial, Limited
- CG Commercial, General
- IG Industry, General
- OS Open Space
- PS Public, Semi-Public
- PD Planned Development

Overlay Zoning Districts

- AD Alcohol
- HD Hillside
- HL Height Limit
- HH Hospitality Home
- IS Historic Study
- LD Landmark
- ND Neighborhood
- OC Office Convention
- PK Parking
- SS Specialty Shop

Specific Plans

- CD Central District
- ECSP East Colorado
- EPSP East Pasadena
- FGSP Fair Oaks-Orange Grove
- LASP Lincoln Avenue
- SP-1 North Lake
- SP-2 South Fair Oaks
- WGSP West Gateway

Legend

- New Specific Plan Boundary
- Old Specific Plan Boundary

Scale

0 0.25 0.5 Miles

North Arrow

Specific Plan Labels on Map:

- LINCOLN AVENUE SPECIFIC PLAN
- FAIR OAKS / ORANGE GROVE SPECIFIC PLAN
- NORTH LAKE SPECIFIC PLAN
- CENTRAL DISTRICT SPECIFIC PLAN
- LAMANDA PARK SPECIFIC PLAN
- EAST PASADENA SPECIFIC PLAN
- EAST COLORADO SPECIFIC PLAN
- SOUTH FAIR OAKS SPECIFIC PLAN

EXAMPLES OF WHAT ZONING CAN REGULATE

- **Type of use** (single-family residential, multi-family residential, commercial, industrial, etc.)
- Height and/or overall **size of the building** or structure
- Number of **parking spots** required for each type of use
- The number, size and types of **signs** allowed
- What type of **landscaping** must be provided and how much
- How close to the street or property line the building or structure must be (often called **setbacks**)
- How much of the property the building or structures can cover (often identified as **lot coverage**)

WHO DOES ZONING AFFECT?

RESIDENTS

Zoning controls how property can be used in residential zoning districts. For instance, zoning regulations may prevent the construction of an additional floor on a single-family home while also preventing an apartment building construction next to a single-family home.

DEVELOPERS AND PROPERTY OWNERS

Zoning determines the size and shape of new development and where it can be located, which affects property values and where investment occurs.

DESIGN AND CONSTRUCTION PROFESSIONALS

Zoning contains rules related to landscaping, building height, setbacks, and much more which may impact the final design for a site.

BUSINESS OWNERS

Zoning determines where and what types of businesses are allowed. In some cases, zoning also regulates the size of the business.

CONTACT US

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