

**Attachment D
2004-2021 CDSP Land Use and Development Standards Comparison Table**

Standard	Current Zoning	Draft Zoning	Change
	CD-1 AD-1, CD-1, CD-2, CD-4	CD-MC (Mixed Core)	
Sidewalks	10, 15 ft	10, 12, 15 ft	no change in partial area, decreased / increased in partial area
Parkways	No requirement	30%	new standard
Density	60 du/ac, 87 du/ac	87 du/ac	no change in partial area, increased in partial area
Intensity	2.0, 2.25, 3.0 FAR	2.25, 3.0 FAR	no change in partial area, increased in partial area
Height	35 ft 40 ft (50 ft for 30% of building) 50 ft (60 ft for 30% of building) 50 ft (65 ft for 30% of building) 60 ft 60 ft (75 ft for 30% of building) 75 ft (90 ft for 30% of building)	40 ft (55 ft for 30% of building) 63 ft (78 ft for 30% of building) 75 ft (90 ft for 30% of building)	no change in partial area, decreased / increased in partial area
Street Setbacks	Non-residential: 0 ft, 0-5 ft Residential: 0-5 ft, 5-10 ft	0 ft, 0 - 3 ft, 0 - 5 ft, 3 - 5 ft, 5 - 8 ft Residential: min. 5 ft	no change in partial area, decreased / increased in partial area
Street Setback Range	no requirement	70% of building frontage, 90% in Old Pasadena	new standard
Interior Setbacks	Side and rear: no requirement on non-residential, min 10 ft on residential	No requirement	removal of interior setbacks
Streetwall	no requirement	Min 25 ft along Colorado Blvd for at least 70% of building frontage	new standard
Upper Story Stepback	no requirement	step back 8 ft above 20 ft along Green	new standard
Façade Length	no requirement	Maximum 150 ft	new standard

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Standard	Current Zoning	Draft Zoning	Change
	CD-1 AD-1, CD-1, CD-2, CD-4	CD-MC (Mixed Core)	
Façade Modulation	no requirement	Minimum 2 ft + 25% of façade area on buildings over 50 ft in length and 2 stories in height	new standard
Transparency	no requirement	70% ground floor non-residential between height of 2 and 10 feet	new standard
Ground Floor Height	15 ft non-residential	15 ft	no change on non-residential, new standard on residential
Ground Floor Elevation	no requirement	Non-residential: 0 ft grade separation for primary entry	new standard
Primary Entrances	no requirement	Facing the street/ public realm	new standard
Commercial Depth	no requirement	Average 35 ft, minimum 20 ft	new standard
Blank Walls	no requirement	Maximum 20 ft	new standard
Private and Common Open Space	no requirement	200 SF per studio 225 SF per 1-bed 250 SF per 2-bed 275 SF per 3+bed 5% of non-residential GFA when non-residential GFA over 40k SF	new standard
Open Space Distribution	no requirement	Maximum 40% private Minimum 60% common	new standard
Publicly Accessible Open Space	no requirement	Minimum 400 SF Within 750 ft of rail station: 4% GFA 80k-159k SF, 5% GFA 160k-199k SF, 6% GFA over 200k SF Outside 750 ft of rail station: 2% GFA 80k-119k SF, 3% GFA 120k-159k SF, 4% GFA 160k-199k SF, 5% GFA over 200k SF Paseos required	new standard

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Standard	Current Zoning	Draft Zoning	Change
	CD-1 AD-1, CD-1, CD-2, CD-4	CD-MC (Mixed Core)	
Parking	Commercial: (Varies)—3-10+ /1k SF office: 25-35% reduction, other non-residential: 10-20% reduction (TOD) non-residential 25% reduction in CD-1 districts (CD) Residential: <650 SF: 1 /unit >=650 SF: 2 /unit Residential (TOD): <650 SF: 1 /unit >=650 SF: 1.5-1.75 /unit	Per Pasadena Municipal Code except: Commercial: no parking required for commercial less than 5k SF Retail, Services, Office— 2/1k SF Lodging: 0.5/room Religious: 10/1k SF Residential: <=1-bed: 1/unit, >=2-bed: 1.5/unit 30% reduction if within 750 ft of rail station	decreased in parking overall

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Standard	Current Zoning	Draft Zoning	Change
	CD-1 AD-1, CD-1, CD-2, CD-4, CD-5, CD-5 AD-2, CD-5-LD-23, ECSP-CG-1 AD-2	CD-MG (Mixed General)	
Sidewalks	10, 15 ft	10, 12, 15 ft	no change in partial area, decreased / increased in partial area
Parkways	No requirement	30%	new standard
Density	48, 60, 87 du/ac (AD) 48 du/ac (ECSP-CG-1)	64, 87 du/ac	no change in partial area, increased in partial area
Intensity	1.5, 1.75, 2.0, 2.25, 2.5, 2.75, 3.0 FAR (CD) no requirement (ECSP)	1.75, 2.25, 3.0 FAR	no change in partial area, decreased / increased in partial area
Height	35 ft 40 ft 50 ft (60 ft for 30% of building) 50 ft, 50 ft (65 ft for 30% of building) 60 ft, 60 ft (75 ft for 30% of building) 75 ft 75 ft (90 ft for 30% of building) 60 ft (ECSP-CG-1)	36 ft 40 ft (55 ft for 30% of building) 51 ft (66 ft for 30% of building) 63 ft 63 ft (78 ft for 30% of building) 75 ft (90 ft for 30% of building)	no change in partial area, decreased / increased in partial area
Street Setbacks	Non-residential: 0 ft, 0-5 ft Residential: 0-5 ft, 5-10 ft Min 10 ft 5 ft (ECSP)	0 ft, 0-3 ft, 0-5 ft, 3-5 ft, 3-10 ft, 5-8 ft, 5-10 ft Residential: min. 5 ft	no change in partial area, decreased / increased in partial area
Street Setback Range	no requirement	70% of building frontage, 90% in Old Pasadena	new standard
Interior Setbacks	Side and rear: no requirement on non-residential, min 10 ft on residential Side and rear: 15 ft + encroachment plane when adjacent to RS or RM (ECSP)	No requirement	removal of interior setbacks

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	<i>CD-1 AD-1, CD-1, CD-2, CD-4, CD-5, CD-5 AD-2, CD-5-LD-23, ECSP-CG-1 AD-2</i>	<i>CD-MG (Mixed General)</i>	
Streetwall	no requirement	Min 25 ft along Colorado, 40 ft along Lake north of Cordova, 25 ft along Lake south of Cordova, 25 ft along Walnut for at least 70% of building frontage	new standard
Upper Story Stepback	no requirement	step back 8 ft above 20 ft along Green	new standard
Façade Length	no requirement	Maximum 150 ft	new standard
Façade Modulation	no requirement	Minimum 2 ft + 25% of façade area on buildings over 50 ft in length and 2 stories in height	new standard
Transparency	50% height of 8 ft ground floor (ECSP)	70% ground floor non-residential between height of 3 and 8 feet 30% overall façade	new standard in partial area, increased in partial area
Ground Floor Height	15 ft non-residential (CD)	15 ft non-residential 10 ft residential	no change on non-residential, new standard on residential
Ground Floor Elevation	no requirement	Non-residential: 0 ft grade separation for primary entry	new standard
Primary Entrances	no requirement	Facing the street/ public realm	new standard
Commercial Depth	no requirement	Average 35 ft, minimum 20 ft	new standard
Blank Walls	no requirement	Maximum 20 ft	new standard
Private and Common Open Space	no requirement	200 SF per studio 225 SF per 1-bed 250 SF per 2-bed 275 SF per 3+bed 5% of non-residential GFA when non-residential GFA over 40k SF	new standard
Open Space Distribution	no requirement	Maximum 40% private Minimum 60% common	new standard

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Standard	Current Zoning	Draft Zoning	Change
	<i>CD-1 AD-1, CD-1, CD-2, CD-4, CD-5, CD-5 AD-2, CD-5-LD-23, ECSP-CG-1 AD-2</i>	<i>CD-MG (Mixed General)</i>	
Publicly Accessible Open Space	no requirement	Minimum 400 SF Within 750 ft of rail station: 4% GFA 80k-159k SF, 5% GFA 160k-199k SF, 6% GFA over 200k SF Outside 750 ft of rail station: 2% GFA 80k-119k SF, 3% GFA 120k-159k SF, 4% GFA 160k-199k SF, 5% GFA over 200k SF Paseos and plaza required	new standard
Parking	Commercial: (Varies)—3-10+ /1k SF office: 25-35% reduction, other non-residential: 10-20% reduction (TOD) non-residential 25% reduction in CD-1 districts (CD) Residential: <650 SF: 1 /unit >=650 SF: 2 /unit Residential (TOD): <650 SF: 1 /unit >=650 SF: 1.5-1.75 /unit	Per Pasadena Municipal Code except: Commercial: no parking required for commercial less than 5k SF Retail, Services, Office— 2/1k SF Lodging: 0.5/room Religious: 10/1k SF Residential: <=1-bed: 1/unit, >=2-bed: 1.5/unit 30% reduction if within 750 ft of rail station	decreased in parking overall

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Standard	Current Zoning	Draft Zoning	Change
	CD-1 AD-1, CD-1, CD-3, CD-5, CD-5-LD-23, CD-6	CD-MN (Mixed Neighborhood)	
Sidewalks	10, 15 ft	10, 11, 12, 15 ft	no change in partial area, decreased / increased in partial area
Parkways	No requirement	30%	new standard
Density	16, 48, 60, 87 du/ac	32, 64, 87 du/ac	no change in partial area, increased in partial area
Intensity	1.0, 1.5, 1.75, 2.0, 2.25, 2.5, 3.0 FAR	0, 1.0, 2.0, 2.25, 3.0 FAR	no change in partial area, decreased / increased in partial area
Height	35 ft 40 ft 50 ft (65 ft for 30% of building) 60 ft (75 ft for 30% of building) 75 ft (90 ft for 30% of building)	36 ft 40 ft (55 ft for 30% of building) 51 ft (66 ft for 30% of building) 63 ft (78 ft for 30% of building) 75 ft (90 ft for 30% of building)	no change in partial area, decreased / increased in partial area
Street Setbacks	Non-residential: 0 ft, 0-5 ft Residential: 0-5 ft, 5-10 ft Min 10 ft Min 20 ft	0 ft, 0-3 ft, 0-5 ft, 3-5 ft, 3-10 ft, 5-10 ft, 10-15 ft Residential: min. 5 ft	no change in partial area, decreased / increased in partial area
Street Setback Range	no requirement	70% of building frontage, 90% in Old Pasadena	new standard
Interior Setbacks	Side and rear: no requirement on non-residential, min 10 ft on residential	No requirement	removal of interior setbacks
Streetwall	no requirement	Min 25 ft along Lake south of Cordova, 25 ft along Walnut for at least 70% of building frontage	new standard
Upper Story Stepback	no requirement	step back 8 ft above 20 ft along Green	new standard
Façade Length	no requirement	Maximum 150 ft	new standard

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Standard	Current Zoning	Draft Zoning	Change
	CD-1 AD-1, CD-1, CD-3, CD-5, CD-5-LD-23, CD-6	CD-MN (Mixed Neighborhood)	
Façade Modulation	no requirement	Minimum 2 ft + 25% of façade area on buildings over 50 ft in length and 2 stories in height	new standard
Transparency	no requirement	70% ground floor non-residential between height of 3 and 8 feet 30% overall façade	new standard
Ground Floor Height	15 ft non-residential	15 ft non-residential 10 ft residential	no change on non-residential, new standard on residential
Ground Floor Elevation	no requirement	Non-residential: 0 ft grade separation for primary entry	new standard
Primary Entrances	no requirement	Facing the street/ public realm	new standard
Commercial Depth	no requirement	Average 35 ft, minimum 20 ft	new standard
Blank Walls	no requirement	Maximum 20 ft	new standard
Private and Common Open Space	no requirement	Minimum 400 SF Within 750 ft of rail station: 4% GFA 80k-159k SF, 5% GFA 160k-199k SF, 6% GFA over 200k SF Outside 750 ft of rail station: 2% GFA 80k-119k SF, 3% GFA 120k-159k SF, 4% GFA 160k-199k SF, 5% GFA over 200k SF Paseos required	new standard
Open Space Distribution	no requirement	Maximum 40% private Minimum 60% common	new standard

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Standard	Current Zoning	Draft Zoning	Change
	CD-1 AD-1, CD-1, CD-3, CD-5, CD-5-LD-23, CD-6	CD-MN (Mixed Neighborhood)	
Publicly Accessible Open Space	no requirement	4-5% GFA within 500 feet of Metro, otherwise: 2% GFA 60k-119k SF 3% GFA 120k-159k SF 4% GFA 160k-199k SF 5% GFA over 200k SF paseos where required	new standard
Parking	Commercial: (Varies)—3-10+ /1k SF office: 25-35% reduction, other non-residential: 10-20% reduction (TOD) non-residential 25% reduction in CD-1 districts (CD) Residential: <650 SF: 1 /unit >=650 SF: 2 /unit Residential (TOD): <650 SF: 1 /unit >=650 SF: 1.5-1.75 /unit	Per Pasadena Municipal Code except: Commercial: no parking required for commercial less than 5k SF Retail, Services, Office— 2/1k SF Lodging: 0.5/room Religious: 10/1k SF Residential: <=1-bed: 1/unit, >=2-bed: 1.5/unit 30% reduction if within 750 ft of rail station	decreased in parking overall

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Standard	Current Zoning	Draft Zoning	Change
	CD-5	CD-CC (Commercial Core)	
Sidewalks	10, 15 ft	10, 12, 15 ft	no change in partial area, decreased / increased in partial area
Parkways	No requirement	30%	new standard
Density	48 du/ac	Residential not allowed	removal of residential
Intensity	2.0 FAR	1.0, 2.0 FAR	no change in partial area, decreased in partial area
Height	40 ft 50 ft (65 ft for 30% of building)	40 ft (55 ft for 30% of building) 51 ft (66 ft for 30% of building)	no change in partial area, slightly decreased in partial area
Street Setbacks	Non-residential: 0 ft Residential: 0-5 ft	0-3 ft, 3-10 ft	increased
Street Setback Range	no requirement	70%	new standard
Interior Setbacks	Side and rear: no requirement on non-residential, min 10 ft on residential	No requirement	removal of interior setbacks
Streetwall	no requirement	25 ft along Lake south of Cordova	new standard
Upper Story Stepback	no requirement	No requirement	new standard
Façade Length	no requirement	Maximum 150 ft	new standard
Façade Modulation	no requirement	Minimum 2 ft + 25% of façade area on buildings over 50 ft in length and 2 stories in height	new standard

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Standard	Current Zoning	Draft Zoning	Change
	CD-5	CD-CC (Commercial Core)	
Transparency	no requirement	70% ground floor non-residential between height of 3 and 8 feet 30% overall façade	new standard
Ground Floor Height	15 ft non-residential	15 ft non-residential	no change
Ground Floor Elevation	no requirement	Non-residential: 0 ft grade separation for primary entry	new standard
Primary Entrances	no requirement	Facing the street/ public realm	new standard
Commercial Depth	no requirement	Average 35 ft, minimum 20 ft	new standard
Blank Walls	no requirement	Maximum 20 ft	new standard
Private and Common Open Space	no requirement	5% of non-residential GFA when non-residential GFA over 40k SF	new standard
Publicly Accessible Open Space	no requirement	Minimum 400 SF Outside 750 ft of rail station: 2% GFA 80k-119k SF, 3% GFA 120k-159k SF, 4% GFA 160k-199k SF, 5% GFA over 200k SF	new standard
Open Space Distribution	no requirement	N/A	no change

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Standard	Current Zoning	Draft Zoning	Change
	CD-5	CD-CC (Commercial Core)	
Parking	Commercial: (Varies)—3-10+ /1k SF Residential: <650 SF: 1 /unit >=650 SF: 2 /unit	Per Pasadena Municipal Code except: Commercial: no parking required for commercial less than 5k SF Retail, Services, Office— 2/1k SF Lodging: 0.5/room Religious: 10/1k SF 30% reduction if within 750 ft of rail station	decreased in parking overall

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2004-2021 CDSP Land Use and Development Standards Comparison Table**

Standard	Current Zoning	Draft Zoning	Change
	CD-5, CD-5 AD-2	CD-CG (Commercial General)	
Sidewalks	10, 15 ft	10, 12, 15 ft	no change in partial area, decreased / increased in partial area
Parkways	No requirement	30%	new standard
Density	0, 60, 87 du/ac	Residential not allowed	removal of residential
Intensity	2.0, 2.25, 2.75, 3.0 FAR	3.0 FAR	no change in partial area, increased in partial area
Height	50 ft 60 ft (75 ft for 30% of building) 75 ft (90 ft for 30% of building)	63 ft (78 ft for 30% of building) 75 ft (90 ft for 30% of building)	no change in partial area, increased in partial area
Street Setbacks	Non-residential: 0 ft, 0-5 ft Residential: 0-5 ft, 5-10 ft Min 10 ft Min 20 ft	0-3 ft, 0-5 ft, 5-8 ft, 5-10 ft	no change in partial area, decreased / increased in partial area
Street Setback Range	no requirement	70%	new standard
Interior Setbacks	Side and rear: no requirement on non-residential, min 10 ft on residential	No requirement	removal of interior setbacks
Streetwall	no requirement	Min 25 ft along Colorado, 40 ft along Lake north of Cordova, 25 ft along Walnut for at least 70% of building frontage	new standard
Upper Story Stepback	no requirement	step back 8 ft above 20 ft along Green step back 50 ft above 51 or 63 ft along Green step back 100 ft above 63 ft along Mentor	new standard
Façade Length	no requirement	Maximum 150 ft	new standard
Façade Modulation	no requirement	Minimum 2 ft + 25% of façade area on buildings over 50 ft in length and 2 stories in height	new standard

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Standard	Current Zoning	Draft Zoning	Change
	CD-5,CD-5 AD-2	CD-CG (Commercial General)	
Transparency	no requirement	70% ground floor non-residential between height of 3 and 8 feet 30% overall façade	new standard
Ground Floor Height	15 ft non-residential	15 ft non-residential	no change
Ground Floor Elevation	no requirement	Non-residential: 0 ft grade separation for primary entry	new standard
Primary Entrances	no requirement	Facing the street/ public realm	new standard
Commercial Depth	no requirement	Average 35 ft, minimum 20 ft	new standard
Blank Walls	no requirement	Maximum 20 ft	new standard
Private and Common Open Space	no requirement	5% of non-residential GFA when non-residential GFA over 40k SF	new standard
Publicly Accessible Open Space	no requirement	Minimum 400 SF Within 750 ft of rail station: 4% GFA 80k-159k SF, 5% GFA 160k-199k SF, 6% GFA over 200k SF Outside 750 ft of rail station: 2% GFA 80k-119k SF, 3% GFA 120k-159k SF, 4% GFA 160k-199k SF, 5% GFA over 200k SF Paseos and plazas required	new standard
Open Space Distribution	no requirement	N/A	no change

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Standard	Current Zoning	Draft Zoning	Change
	CD-5, CD-5 AD-2	CD-CG (Commercial General)	
Parking	Commercial: (Varies)—3-10+ /1k SF office: 25-35% reduction, other non-residential: 10-20% reduction (TOD) Residential: <650 SF: 1 /unit >=650 SF: 2 /unit Residential (TOD): <650 SF: 1 /unit >=650 SF: 1.5-1.75 /unit	Per Pasadena Municipal Code except: Commercial: no parking required for commercial less than 5k SF Retail, Services, Office— 2/1k SF Lodging: 0.5/room Religious: 10/1k SF 30% reduction if within 750 ft of rail station	decreased in parking overall

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Standard	Current Zoning	Draft Zoning	Change
	CD-3	CD-RM-87 (Urban Housing)	
Sidewalks	10 ft	10, 11, 12, 15 ft	no change in partial area, increased in partial area
Parkways	No requirement	30%	new standard
Density	60, 87 du/ac	87 du/ac	no change in partial area, increased in partial area
Intensity	2.0, 2.25 FAR	Commercial not allowed	removal of commercial
Height	50 ft (65 ft for 30% of building) 60 ft (75 ft for 30% of building)	51 ft (66 ft for 30% of building) 63 ft (78 ft for 30% of building)	slightly increased
Street Setbacks	Non-residential: 0-5 ft Residential: 5-10 ft Min 10 ft Min 20 ft	0-5 ft, 5-10 ft, 10-15 ft Residential: min. 5 ft	no change in partial area, decreased / increased in partial area
Street Setback Range	no requirement	70%	new standard
Interior Setbacks	Side and rear: no requirement on non-residential, min 10 ft on residential	No requirement	removal of interior setbacks
Streetwall	no requirement	Min 25 ft along Walnut for at least 70% of building frontage	new standard
Upper Story Stepback	no requirement	No requirement	new standard
Façade Length	no requirement	Maximum 150 ft	new standard
Façade Modulation	no requirement	Minimum 2 ft + 25% of façade area on buildings over 50 ft in length and 2 stories in height	new standard
Transparency	no requirement	30% overall façade	new standard

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Standard	Current Zoning	Draft Zoning	Change
	CD-3	CD-RM-87 (Urban Housing)	
Ground Floor Height	15 ft non-residential	10 ft residential	removal of non-residential, new standard on residential
Ground Floor Elevation	no requirement	No requirement	no change
Primary Entrances	no requirement	Facing the street/ public realm	new standard
Commercial Depth	no requirement	N/A	no change
Blank Walls	no requirement	Maximum 20 ft	new standard
Private and Common Open Space	no requirement	200 SF per studio 225 SF per 1-bed 250 SF per 2-bed 275 SF per 3+bed	new standard
Publicly Accessible Open Space	no requirement	Minimum 400 SF Within 750 ft of rail station: 4% GFA 80k-159k SF, 5% GFA 160k-199k SF, 6% GFA over 200k SF Outside 750 ft of rail station: 2% GFA 80k-119k SF, 3% GFA 120k-159k SF, 4% GFA 160k-199k SF, 5% GFA over 200k SF Paseos required	new standard
Open Space Distribution	no requirement	Maximum 40% private Minimum 60% common	new standard

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Standard	Current Zoning	Draft Zoning	Change
	CD-3	CD-RM-87 (Urban Housing)	
Parking	Commercial: (Varies)—3-10+ /1k SF office: 25-35% reduction, other non-residential: 10-20% reduction (TOD) Residential: <650 SF: 1 /unit >=650 SF: 2 /unit Residential (TOD): <650 SF: 1 /unit >=650 SF: 1.5-1.75 /unit	Per Pasadena Municipal Code except: Religious: 10/1k SF Residential: <=1-bed: 1/unit, >=2-bed: 1.5/unit Live/work: 1.5/unit 30% reduction if within 750 ft of rail station	decreased in parking overall