

SUMMARY OF PRESENT RULES

The following short rules summarise the rules which are currently in effect in Pasadena.

A. LOW DENSITY: 16/units /acre

Site area per unit: 2750 sf.

Site area 2200 sf/unit, if 25% of units low income and project has five units or more.

Max height 36'.

Maximum lot coverage 40% of parcel.

B. MEDIUM DENSITY: 32/units /acre

Site area per unit: 1360 sf.

Site area 1090 sf/unit, if 25% of units low income and project has five units or more.

Max height 36'.

Maximum lot coverage 60% of parcel.

C. HIGH DENSITY: 48/units /acre

Site area per unit: 910 sf.

Site area 720 sf/unit, if 25% of units low income and project has five units or more.

Max height 60'.

Maximum lot coverage 60% of parcel.

ALL DENSITIES

Open space at least 25% of floor area or 30% if building height is more than 25'.

Front setback 20'

Side setback 10'

Corner lot side setback 15'

Rear setback 10'

Light courts must be at least 10' deep by

20' wide in front of any window, at least 20'

deep if between two living rooms, at least 14' between other windows.

2 parking spaces/unit, except 1.5 parking spaces for any units less than 550 sf

Parking spaces 9'x18'

Compact car parking spaces 7.5'x16'

If more than 25 parking spaces, 40% may be considered compact cars.

Driveways 8' wide, or 10' if serving more than 7 spaces.

Parking aisle width 24'

Carports must be located in the rear of lot, or, on corner lot, screened, and not loaded from the front.

40% of lot area not devoted to lot coverage, paved driveway or parking, shall be planted. If driveway within side yard, planting area at least 2' wide to the side of driveway. Planting in front yard at least 5' wide.

Modulation of building planes: a wall plane facing a property line cannot have a dimension more than 24' in any direction.

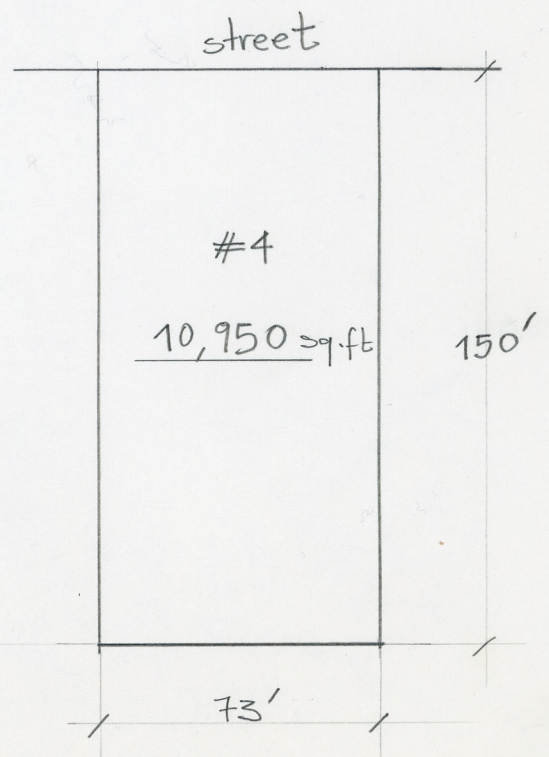
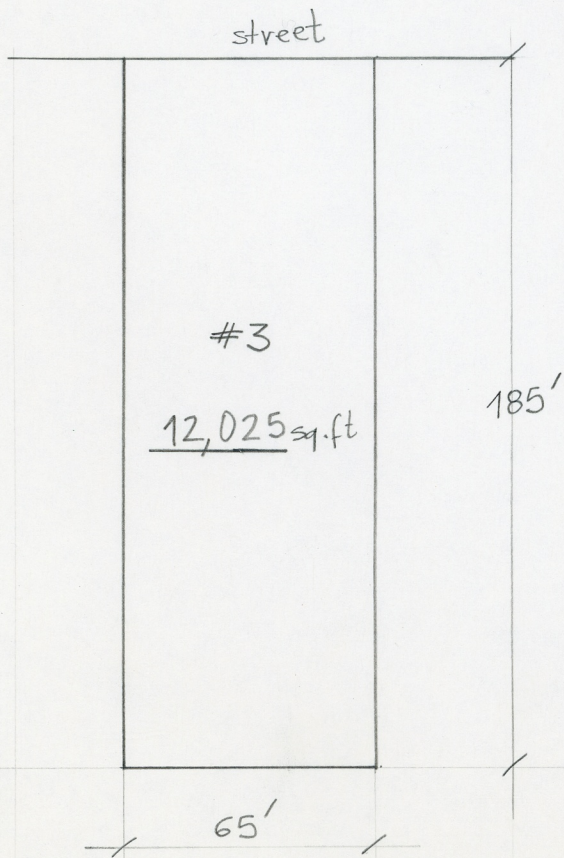
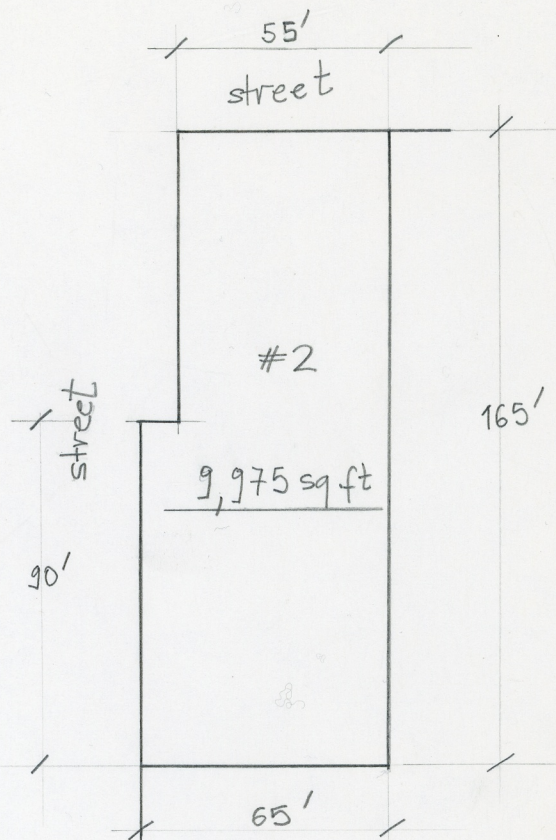
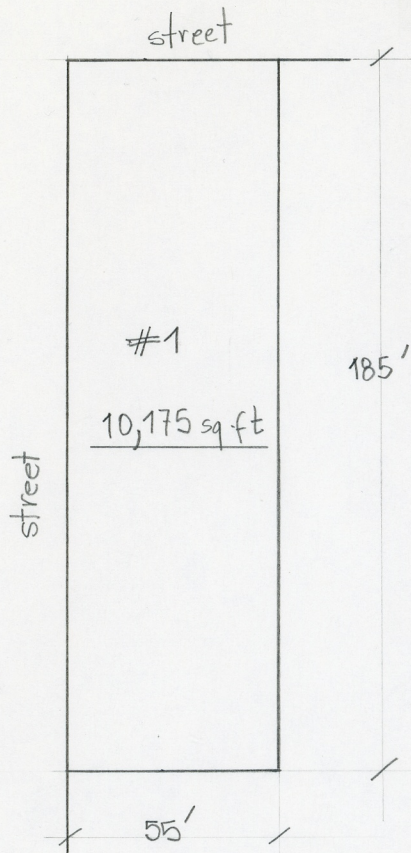
Maximum driveway slope 1 in 6.

TYPICAL MARKET CONDITIONS

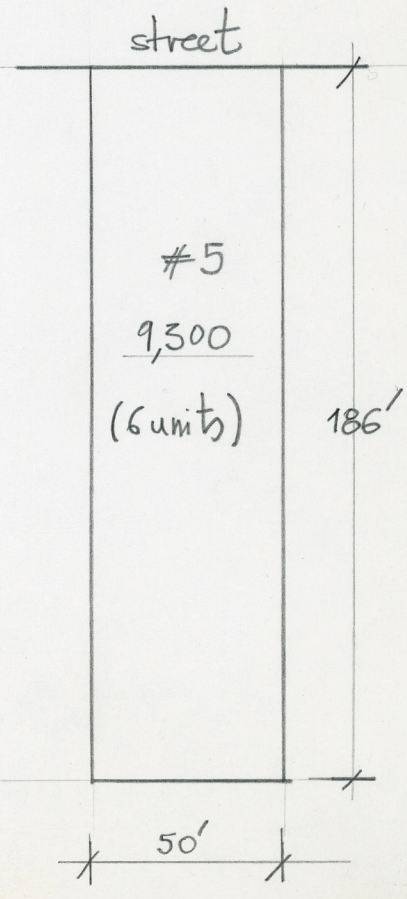
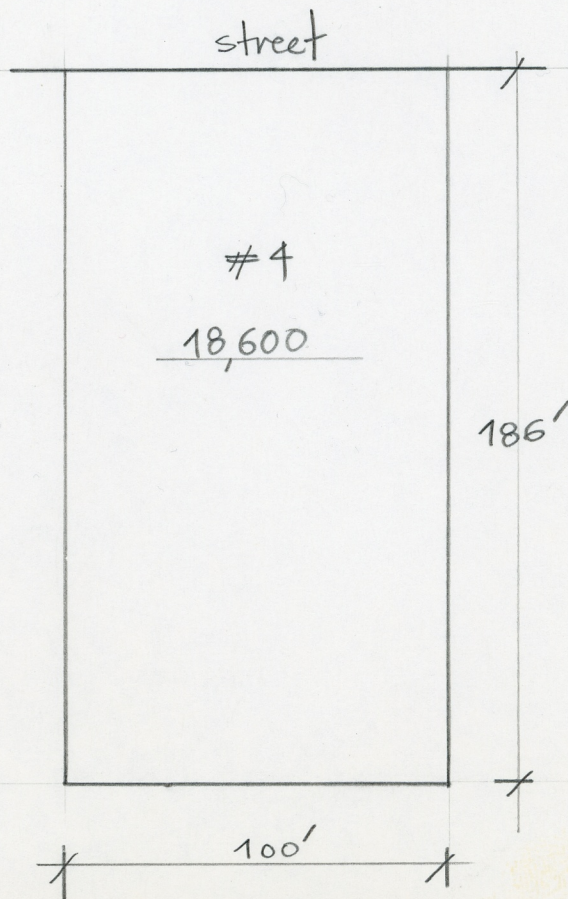
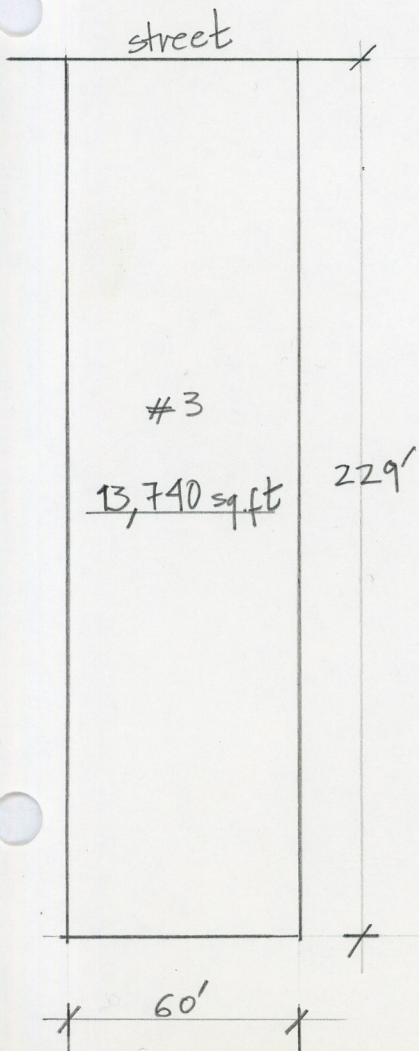
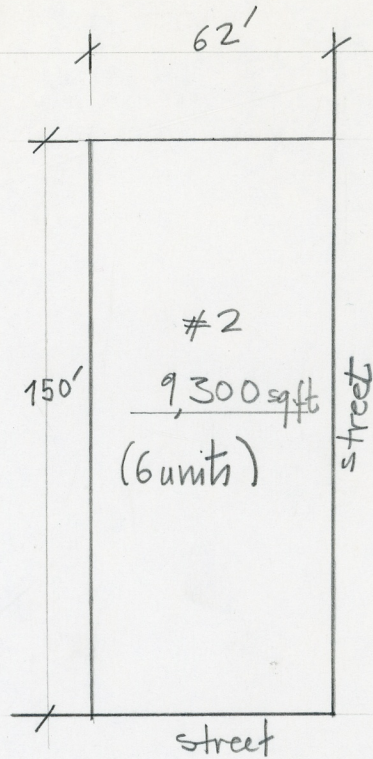
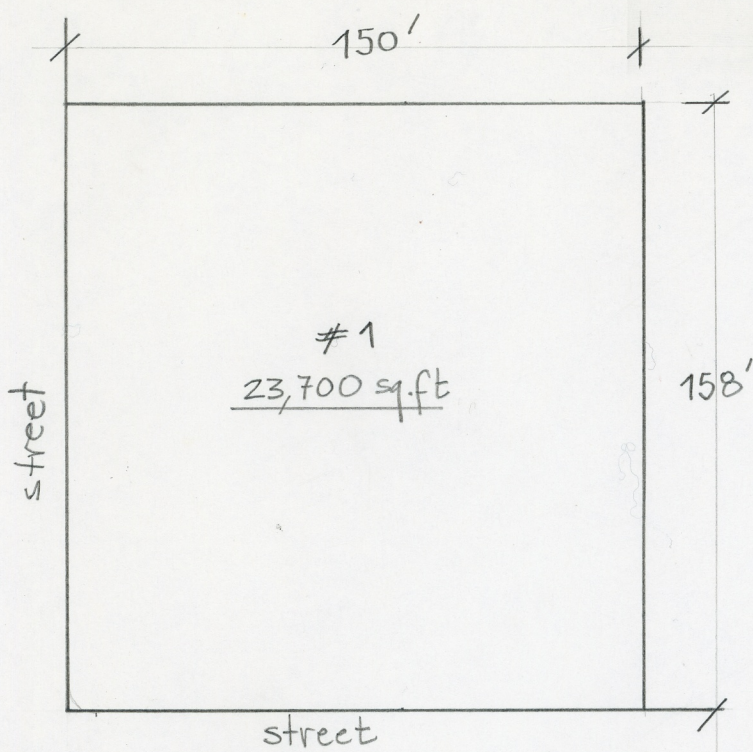
All units one and two bedrooms

Size of units 800-1100 sf.

RM-16



RM-32



RM-48

