

CHAPTER 17.24 - COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS

Sections:

- 17.24.010 - Purpose of Chapter
- 17.24.020 - Purposes of Commercial and Industrial Zoning Districts
- 17.24.030 - Commercial and Industrial District Land Uses and Permit Requirements
- 17.24.040 - Commercial and Industrial District General Development Standards
- 17.24.050 - Commercial Frontage and Facade Standards

17.24.010 - Purpose of Chapter

This Chapter lists the land uses that may be allowed within the commercial and industrial 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.

17.24.020 - Purposes of Commercial Zoning Districts

- A. **General purposes.** In addition to the purposes of this Zoning Code listed in Chapter 17.10, the general purposes of commercial and industrial district regulations are to:
1. Provide appropriately located areas consistent with the General Plan for a full range of office, retail commercial, service commercial, and manufacturing uses needed by residents of, and visitors to, the City and the region;
 2. Strengthen the City's economic base, and provide employment opportunities close to home for residents of the City and surrounding communities;
 3. Create suitable environments for various types of commercial uses and protect them from the adverse effects of inharmonious uses;
 4. Minimize the impact of commercial development on adjacent residential districts;
 5. Ensure that the appearance and effects of commercial buildings and uses are harmonious with the character of the area in which they are located;
 6. Provide opportunities for residential development on the site of commercial development or on separate sites in certain commercial districts;
 7. Ensure the provision of adequate off-street parking and loading facilities; and
 8. Provide sites for public and semi-public uses needed to complement commercial development or be compatible with a commercial environment.

B. Purposes of individual zoning districts. The additional purposes of each commercial and industrial district are as follows.

1. **Commercial Office (CO) District.** To provide a landscaped environment for offices of residential scale and for residential development that is protected from the more intense levels of activity associated with retail commercial development. The CO district is consistent with and implements the General Commercial land use designation of the General Plan.
2. **Commercial Limited (CL) District.** To provide sites for businesses serving the daily needs of nearby residential areas while establishing development standards that prevent significant adverse effects on residential uses within and adjoining a CL district; and provide opportunities for certain limited manufacturing and service uses that have impacts comparable to those of permitted retail uses to occupy space not in demand for retailing. The CL district is consistent with and implements the Neighborhood Commercial and General Commercial land use designations of the General Plan.
3. **Commercial General (CG) District.** To provide opportunities for the full range of retail and service businesses deemed suitable for location in Pasadena, including businesses not permitted in the CL district because they attract heavy vehicular traffic or traffic not destined for Pasadena residential areas or have certain adverse impacts; and provide opportunities for certain limited manufacturing uses that have impacts comparable to those of permitted retail and service uses to occupy space not in demand for retailing or services. The CG district is consistent with and implements the General Commercial land use designation of the General Plan.
4. **Industrial General (IG) District.** To provide sites for the full range of high technology, telecommunications, manufacturing, service, and distribution uses deemed suitable for location in Pasadena, to the extent feasible; and to minimize the impact of industry on adjacent residential districts.

17.24.030 - Commercial and Industrial District Land Uses and Permit Requirements

A. Permit requirements. Table 2-5 identifies the uses of land allowed by this Zoning Code in the commercial zoning districts, 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 2-5.

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
C	Conditional use, Conditional Use Permit required.	17.61.050
E	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.

17.24.040 - Commercial and Industrial District General Development Standards

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Table 2-6, in addition to the applicable development standards (e.g., landscaping, parking and loading, etc.) in Article 3 (Site Planning and General Development Standards). Principal and accessory structures shall meet the same development standards unless otherwise modified in this Zoning Ordinance.

TABLE 2-5 - ALLOWED USES AND PERMIT REQUIREMENTS FOR COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS

LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Specific Use Standards
	CO	CL (2)	CG (2)	IG	
RESIDENTIAL USES					
Boarding houses	—	P	—	—	
Caretaker quarters	P	P	P	MC	
Dormitories	—	P	—	—	
Fraternity/sorority housing	—	P	—	—	
Home occupations	P	P	—	—	17.50.110
Mixed-use projects	P (8, 9)	P (8, 9)	—	—	17.50.160
Multi-family housing	P	P	—	—	
Residential accessory uses and structures	P	P	—	—	17.50.210, 250
Residential care facilities, general	C (3)	C (3)	—	—	
Residential care facilities, limited	P	P	—	—	
Single-room occupancy	—	—	P (12)	—	17.50.300
Single-family housing	P (4)	P (4)	—	—	
Transition housing	P (5)	P (5)	—	—	

Notes:

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Includes the CL and CG districts with all suffixes (e.g., CL-1, CL-2, CG-1, CG-2).
- (3) Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (4) Allowed subject to the development standards of the RS-6 district, Section 17.22.040.
- (5) The maximum interior or exterior area in which support services are offered or located shall not exceed 250 sq. ft.
- (6) A club, lodge, or private meeting hall established prior to September 9, 1996, shall be a permitted (P) use.
- (7) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (8) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (9) Conditional Use Permit approval required for a nonresidential project, or the nonresidential portion of a mixed-use project that exceeds 25,000 sq. ft. of gross floor area; except for a project with an approved master development plan, tenant improvements, or a project on the City's approved capital improvement budget.
- (10) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on a lot. This shall apply to new uses or uses which expand by more than 30 percent of gross floor area.
- (11) Use is permitted only as an accessory use to a restaurant (including fast food and formula fast food) or food sales.
- (12) Use not permitted in the Lincoln Corridor, CG-1 district.
- (13) In the CG-1 district, this use is permitted only when accessory to another use and located within a building.
- (14) Use is conditionally permitted in the Lincoln Corridor, CG-1 district.

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RECREATION, EDUCATION & PUBLIC ASSEMBLY USES (8, 10)					
Adult businesses	—	—	E (12)	—	17.50.030
Clubs, lodges, private meeting halls	C	C (6)	P	P	
Colleges - Nontraditional campus setting+B358	P (9)	P (9)	P (9)	P (9)	
Colleges - Traditional campus setting	C (3)	C (3)	C (3)	—	
Commercial entertainment	—	E (9)	E (9)	E (9)	17.50.130
Commercial recreation - Indoor	—	—	C (9)	C (9)	17.50.130
Commercial recreation - Outdoor	—	—	C (9)	C (9)	17.50.130
Cultural institutions	P (3)	P (3)	P (3)	P (3)	
Electronic game centers	—	—	C (9) (12)	C (9)	17.50.100
Internet access studios	—	—	C (9)	C (9)	17.50.100
Park and recreation facilities	C	C	C	C	
Religious facilities	C (3)	C (3)	MC (3, 7)	—	17.50.230
With columbarium	P (3)	P (3)	P (3)	—	17.50.230
With temporary homeless shelter	C	P	P	—	17.50.230
Schools - Specialized education and training	—	P (9)	P (9)	P (9)	
Schools - Public and private	—	C (3)	C (3)	—	17.50.270
Street fairs	P	P	P	P	
Tents	TUP	TUP	TUP	TUP	17.50.320

Notes:

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- (3) Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (4) Allowed subject to the development standards of the RS-6 district, Section 17.22.040.
- (5) The maximum interior or exterior area in which support services are offered or located shall not exceed 250 sq. ft.
- (6) A club, lodge, or private meeting hall established prior to September 9, 1996, shall be a permitted (P) use.
- (7) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (8) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (9) Conditional Use Permit approval required for a nonresidential project, or the nonresidential portion of a mixed-use project that exceeds 25,000 sq. ft. of gross floor area; except for a project with an approved master development plan, tenant improvements, or a project on the City's approved capital improvement budget.
- (10) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on a lot. This shall apply to new uses or uses which expand by more than 30 percent of gross floor area.
- (11) Use is permitted only as an accessory use to a restaurant (including fast food and formula fast food) or food sales.
- (12) Use not permitted in the Lincoln Corridor, CG-1 district.
- (13) In the CG-1 district, this use is permitted only when accessory to another use and located within a building.
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	CO	CL (2)	CG (2)	IG	

OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES (8, 10)

Automated teller machines (ATM)	P	P	P (13)	P	17.50.060
Banks and financial services	P (9)	P (9)	P (9)	P (9)	
With walk-up services	P	P	P	P	17.50.060
Business support services	—	P (9)	P (9)	P (9)	
Offices - Accessory to primary use	P	P	P	P	
Offices - Administrative business professional	P (9)	P (9)	P (9)	P (9)	
Offices - Governmental	P (3)	P (3)	P (3)	C (3)	
Offices - Medical	P (9)	P (9)	P (9)	P (9)	
Research and development - Offices	P (9)	P (9)	P (9)	P (9)	17.50.240
Work/live units	—	—	C	—	17.50.370

RETAIL SALES (8, 10)

Alcohol sales - Beer and wine	C	C	C (11)	C	17.50.040
Alcohol sales - Full alcohol sales	C	C	C (11)	C	17.50.040
Animal services - retail sales	—	P (9)	P (9)	P (9)	
Bars or taverns	—	C (9)	C (9) (12)	C (9)	17.50.070
With live entertainment	—	C	C (12)	C	17.50.130
Building materials and supplies sales	—	—	P (14)	P	
Commercial nurseries	C (9)	C (9)	P (9)	P (9)	17.50.180
Convenience stores	C	C	C	C	
Firearm sales	—	—	—	C (9)	
Food sales	P (9)	P (9)	P (9)	P (9)	
Internet vehicle sales	—	C (9)	C (9)	C (9)	
Liquor stores	C	C	C (12)	C	17.50.070
Pawnshops	—	—	C (9) (12)	C (9)	17.50.200

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RETAIL SALES - CONTINUED (8, 10)

Restaurants	—	P (9)	P (9)	P (9)	17.50.260
With live entertainment	—	P	P	P	
Restaurants, fast food	—	P (9)	P (9)	P (9)	17.50.260
Restaurants, formula fast food	—	P (9)	P (9)	P (9)	17.50.260
Retail sales	C (9)	P (9)	P (9)	P (9)	
Seasonal merchandise sales	P	P	P	P	17.50.180
Significant tobacco retailers	—	—	C (9)	C (9)	17.50.330
Swap meets	—	—	C (9)	C (9)	
Temporary Uses	TUP	TUP	TUP	TUP	
Vehicle services - Automobile rental	—	C (9)	P (9)	P (9)	
Vehicle services - Sales and leasing	—	—	P	P	17.50.360
Vehicle services - Sales and leasing - limited	—	—	P	P	17.50.360
Vehicle services - Service stations	—	C (9)	C (9)	C (9)	17.50.360

SERVICES (8, 10)

Adult day care, limited	P	P	P	—	
Adult day care, general	C (3)	C (3)	C (3) (12)	C (3)	
Animal services - Boarding	—	—	P (9)	P (9)	
Animal services - Grooming	—	P (9)	P (9)	P (9)	
Animal services - Hospitals	—	—	P (9)	P (9)	17.50.050
Catering services	—	P (9)	P (9)	P (9)	
Charitable institutions	C (3)	C (3)	C (3)	C (3)	
Child day-care centers	P	P	P	C	17.50.080
Child day care, large care homes, 9 to 14 persons	P	P	—	—	17.50.080

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	CO	CL (2)	CG (2)	IG	
0					
SERVICES - CONTINUED (8, 10)					
Child day care, small care homes, 1 to 8 persons	P	P	P	—	
Detention facilities	—	—	—	C (3)	
Drive-through business - Nonrestaurants	—	C	C	C	17.50.090
Drive-through business - Restaurants	—	C	C	C	17.50.090
Emergency shelters	—	—	MC	MC	
Filming, long-term	C	C	C	C	
Filming, short-term	P	P	P	P	
Laboratories	C (9)	P (9)	P (9)	P (9)	
Life/care facilities	—	C	C	—	17.50.120
Lodging - Bed and breakfast inns	C (9)	C (9)	C (9)	—	17.50.140
Lodging - Hotels, motels	—	—	C (9)	C (9)	17.50.150
Maintenance and repair services	—	P (9)	P (9)	P (9)	
Medical services - Extended care	C (3)	C (3)	—	—	
Medical services - Hospitals	—	—	C (3) (12)	—	
Mortuaries, funeral homes	—	P (9)	P (9)	P (9)	
Personal improvement services	—	P (9)	P (9)	P (9)	
Personal services	—	P (9)	P (9)	P (9)	
Personal services, restricted	—	—	C (9)	C (9)	17.50.200
Printing and publishing	—	C (9)	P (9)	P (9)	
Printing and publishing, limited	C	P	P	P	
Public maintenance & service facilities	—	—	C (3)	C (3)	
Public safety facilities	C (3)	C (3)	C (3)	C (3)	
Vehicle services - Vehicle equipment repair	—	—	C (9)	C (9)	17.50.360
Vehicle services - Washing and detailing	—	—	C (9)	C (9)	17.50.290
Vehicle services - Washing and detailing, small-scale	—	P	P	P	17.50.290

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INDUSTRY, MANUFACTURING & PROCESSING USES (8, 10)					
Commercial growing area	—	P	P	P	17.50.180
Industry, restricted	—	—	C (9)	C (9)	
Industry, restricted, small scale	—	P	P (14)	P	
Industry, standard	—	—	—	P (9)	
Recycling centers - Small collection facilities	MC	MC	MC	MC	17.50.220
Recycling centers - Large facilities	—	—	C (9)	C (9)	17.50.220
Research and Development - Non-offices	C (9)	C (9)	P (9)	P (9)	17.50.240
Wholesaling, distribution, & storage	—	—	C (9)	P (9)	
Wholesaling, distribution, & storage, small-scale	—	—	P (14)	P	

Notes:

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TRANSPORTATION, COMMUNICATIONS & UTILITY USES					
Alternative fuel/recharging facilities (8, 9, 10)	—	C	C	C	
Accessory antenna array	P	P	P	P	
Communications facilities (8, 9, 10)	—	—	P	P	
Commercial off-street parking (8, 10)	C	C	C	C	
Heliports	—	—	C	C	
Transportation dispatch facility	—	—	P (9)	P (9)	
Transportation terminals	—	—	C	C	
Trucking terminals	—	—	—	C (7)	
Utility, major	C (3)	C (3)	C (3)	C (3)	
Utility, minor	P	P	P	P	
Vehicle storage (8, 9)	—	—	C	C	
Wireless telecommunications facilities, major	C	C	C	C	17.50.310
Wireless telecommunications facilities, minor	MC	MC	MC	MC	17.50.310
TRANSIT-ORIENTED DEVELOPMENT					
Transit-oriented development (8, 9)	P	P	P	P	17.50.340

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TABLE 2-6 - COMMERCIAL AND INDUSTRIAL DISTRICT GENERAL DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District			
	CO	CL	CG	IG
Minimum lot size (1)	<i>Minimum area and width for new parcels.</i>			
Minimum area	7,200 sf	Determined through subdivision process		
Width	55 ft			
Residential uses	<i>Standards applicable to residential uses where allowed in nonresidential districts.</i>			
Maximum density	As required for RM-48 district	16 units/acre in CL-2, per RM-32 elsewhere	Not applicable	
Standards (2)		As required for RM-16 in CL-2, per RM-32 elsewhere		
Setbacks	<i>Minimum and maximum setbacks required. See Section 17.40.150 for setback measurement, allowed projections into setbacks, and exceptions to setbacks.</i>			
Front	20 ft	5 ft (4) (5)	5 ft (4) (5)	
Sides (each)	10 ft	15 ft and within the encroachment plane (17.40.150) adjacent to an RS or RM zone without a PK overlay; none required otherwise.		
Corner	15 ft	5 ft (4) (5)	5 ft (4) (5)	
Rear	10 ft	15 ft and within the encroachment plane (17.40.150) adjacent to an RS or RM zone without a PK overlay; none required otherwise.		
Height limit	45 ft	36 ft (3)	45 ft	45 ft
Floor area ratio (FAR)	0.80	0.70	0.80	0.90
Landscaping	As required by Chapter 17.44 (Landscaping)			
Lighting	As required by Section 17.40.080			
Parking	Parking shall comply with Chapter 17.46 (Parking and Loading), provided that no parking area shall be located between a building and a street, but shall be to the side or rear of the buildings on the site.			
Signs	As required by Chapter 17.48 (Signs)			

Notes:

- (1) See Section 17.40.030 regarding development on an undeveloped lot and section 17.40.040 regarding development on a substandard lot.
- (2) Single-family residences shall meet the requirements of the RS-6 district (17.22.040); two units on a lot shall meet the requirements of the RM-12 district (17.22.040).
- (3) Limited to two stories. If housing is included, a third story may be added to accommodate housing only.
- (4) A building proposed as an infill project may be allowed no setback through the Design Review process if the review authority determines that a reduced front and/or corner setback would allow the proposed structure to match the established building placement pattern of the block.
- (5) The setback requirements for a project with more than 25,000 square feet of floor area shall be determined as part of the Conditional Use Permit approval for the project.

17.24.050 - Commercial Frontage and Facade Standards

- A. Purpose.** The provisions of this Section are intended to provide for pedestrian orientation and traditional building form in the commercial areas of the City. A principal design objective of this Zoning Code is for the street frontages in these areas to have continuous building facades with as few interruptions as possible in the progression of stores and other buildings, creating highly attractive, pedestrian-oriented streetscapes.
- B. Applicability.** The requirements of this Section apply to proposed development within the CL, CG, and IG zoning districts. The review authority may approve minor variations to these standards as deemed appropriate, provided that the review authority also first finds that the minor variation will still produce a building that complies with the purpose of this Section.
- C. Elevation of first floor.** At least 75 percent of the street-fronting length of the first habitable floor of a nonresidential structure shall be located no more than two vertical feet above or below the sidewalk elevation at any point along the street property line.
- D. Building placement.** Each building shall be designed so that its front facade occupies 100 percent of its front property line. The review authority may grant exceptions to this requirement for:
1. A driveway that is necessary because no side street, alley, or easement can provide access to required parking on the rear of the lot;
 2. The initial phases of a multiphased building project that will occupy the entire frontage upon completion;
 3. A project proposed with a pedestrians-only plaza occupying a portion of the street frontage; or
 4. A pedestrian corridor.
- E. Building treatment.** Building design shall comply with the following requirements.
1. **Windows.** Clear, untinted glass windows shall occupy a minimum of 50 percent of the width of the building facade parallel to the public sidewalk, with a minimum height of eight feet, to allow maximum visual interaction between sidewalk areas and the interior of buildings. Mirrored, reflective glass or tinted glass shall not be allowed. After installation, clear glass windows shall not later be treated so as to become opaque or to be blocked so as to prevent visibility of the ground floor interior from the sidewalk.
 2. **Railings and decorative grilles.** Any decorative railing or grille work that is placed in front of or behind street-level windows shall be at least 75 percent open to perpendicular view and no more than six feet in height above grade. No security gate or grille shall be installed on the exterior of any structure.
- F. Pedestrian access to buildings.** The primary entrance of each ground-floor use shall be located within the primary building frontage, and shall be recessed a minimum of three feet when

accessed from the public right-of-way. Walk-up facilities and entries shall be recessed and provide adequate queuing space to avoid interruption of pedestrian flow.

CHAPTER 17.26 - SPECIAL PURPOSE ZONING DISTRICTS

Sections:

- 17.26.010 - Purpose of Chapter
- 17.26.020 - Purposes of Special Purpose Zoning Districts
- 17.26.030 - Special Purpose District Land Uses and Permit Requirements
- 17.26.040 - Special Purpose District General Development Standards

17.26.010 - Purpose of Chapter

This Chapter lists the land uses that may be allowed within the special purpose zoning districts established by Section 17.20.020 (Zoning Map and Districts), determines the type of land use permit/approval required for each use, and provides basic standards for site layout and building size.

17.26.020 - Purpose and Applicability of Special Purpose Zoning Districts

The purposes of the individual special purpose zoning districts and the manner in which they are applied are as follows.

- A. OS (Open Space) District.** The OS district is applied to sites with open space, parks, and recreational facilities of a landscaped, open character having a minimum contiguous site area of two acres. The OS zoning district is consistent with and implements the Open Space land-use designation of the General Plan.
- B. PS (Public and Semi-Public) District.**
 - 1. Purpose.** The PS district is intended to provide a specific base zoning district for large public or semi-public land uses that may not be appropriate in other base zoning districts, and to allow:
 - a. Consideration of the establishment or expansion of a large public or semi-public use at rezoning hearings rather than at Conditional Use Permit hearings only, and give notice to all of the extent of a site approved for a large public or semi-public use by delineating it on the Zoning Map; and
 - b. The Commission and Council to consider the most appropriate use of a site following discontinuance of a large public or semi-public use without the encumbrances of a base district that may or may not provide appropriate regulations for reuse of the site.

The PS zoning district is consistent with and implements the Institutional land use designation of the General Plan.

- 2. Applicability.** The PS district is applied to sites with a contiguous area of two acres or more, including alleys, streets, or other rights-of-way. Persons wishing to establish

public or semi-public uses on sites of two acres or more after the above date may apply for a zone change in compliance with Chapter 17.74.

C. PD (Planned Development) District.

1. **Purpose.** The PD zoning district is intended for sites where an applicant proposes and the City desires to achieve a particular mix of uses, appearance, land use compatibility, or special sensitivity to neighborhood character. The specific purposes of the PD district are to:
 - a. Establish a procedure for the development of large parcels of land in order to reduce or eliminate the rigidity, delays, and inequities that otherwise would result from application of land use regulations and administrative procedures designed primarily for small parcels;
 - b. Ensure orderly and thorough planning and review procedures that will result in quality urban design;
 - c. Encourage variety and avoid monotony in large developments by allowing greater freedom in selecting the means to provide access, light, open space, and amenity;
 - d. Allow certain types of development consistent with the general plan that can be acceptable at a specific location only under standards significantly more restrictive than those of a base district in which the use is permitted;
 - e. Provide a mechanism whereby the city may authorize desirable developments in conformity with the general plan without inviting speculative rezoning applications that if granted, often could deprive subsequent owners of development opportunities that do not necessarily result in construction of the proposed facilities;
 - f. Encourage allocation and improvement of common open space in residential areas, and provide for maintenance of the open space at the expense of those who will directly benefit from it;
 - g. Encourage the preservation of serviceable existing structures of historic value or artistic merit by providing the opportunity to use them imaginatively for purposes other than that for which they were originally intended; and
 - h. Encourage the assembly of properties that might otherwise be developed in unrelated increments to the detriment of surrounding neighborhoods.

The PD zoning district is consistent with all land use classifications of the General Plan.

2. **Applicability.**
 - a. **Minimum site area.** Initially, the PD district shall be applied only to sites of two acres or larger, provided that the site may thereafter be subdivided in compliance with an approved PD Plan. PD zoned lots created as a result of the implementation of this title are not subject to the two-acre minimum.
 - b. **PD Plan required.** The rezoning of a site to the PD district shall require the simultaneous approval of a PD Plan in compliance with Subparagraph 3. (Adoption of a PD zoning district and accompanying PD plan) below.
3. **Adoption of a PD zoning district and accompanying PD plan.**
 - a. **Initiation.** An amendment to reclassify property to a PD zoning district or to amend an existing PD shall be initiated in compliance with Chapter 17.74 (Amendments).
 - b. **Land use regulations.** No use other than an existing use as of the effective date of the ordinance enacting this Subsection shall be allowed in a PD zoning district except in compliance with a valid PD plan. Any allowed or conditionally allowed use authorized by this Subsection may be included in an approved PD plan, but only when it is deemed consistent with the General Plan and any applicable specific plan.
 - c. **Development standards.**
 - (1) The density of a residential development under a PD plan shall not exceed the density allowed in the Land Use Element of the General Plan, unless the project is complying with the density bonus provisions of Chapter 17.42 (Affordable Housing Incentives and Requirements).
 - (2) In the CD district, no PD plan may authorize a greater height than that permitted by Figure 3-8 - Central District Maximum Height.
 - (3) The performance standards of Section 17.40.090 shall apply.
 - (4) Other development regulations shall be as prescribed by the PD plan.
 - d. **Commission and Council action.**
 - (1) The Commission shall consider an application for reclassification to a PD zoning district in compliance with Chapter 17.74 (Amendments) and shall, at the same time, consider the proposed PD plan accompanying the application.
 - (2) A recommendation of the Commission to reclassify to a PD zoning district shall be accompanied by a recommendation on the PD plan.

- (3) The Council shall consider the Commission's recommendation to reclassify the subject property to a PD zoning district in compliance with Chapter 17.74 (Amendments).

e. PD plan.

- (1) A PD plan shall be defined as the ordinance adopting the PD zoning district as well as the accompanying conditions established by the Commission.
- (2) A PD plan shall be effective on the same date as the effective date of the ordinance enacting the PD zoning district for which it was approved and shall expire two years after the effective date or upon expiration of a tentative tract map, unless a Building Permit has been issued and construction diligently pursued to completion.
- (3) An approved PD plan may specify a phased development program exceeding two years.
- (4) The Commission may renew a PD plan if it finds the renewal consistent with the purposes of this Subsection.
- (5) Application for renewal shall be filed in writing with the Department not less than 30 days and not more than 60 days before expiration of the PD plan.
- (6) An application for approval of a new PD plan or for a revision of a PD plan shall be considered by the Commission at a public hearing with notice given as identified for a Conditional Use Permit in compliance with Chapter 17.76 (Public Hearings).

f. Zoning map designation. A PD zoning district shall be noted by the designation "PD," followed by the number of the PD district based on order of adoption.

G. Location of PD plans. A list of PD plans is contained in Appendix A. The file containing the land use regulations and development standards of the PD plan shall be maintained in the office of the Director and shall be available at the Permit Center.

17.26.030 - Special Purpose District Land Uses and Permit Requirements

A. OS and PS districts.

1. **Permit requirements.** Table 2-7 identifies the uses of land allowed by this Zoning Code in the OS and PS zoning districts, 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 2-7.

Symbol	Permit Requirement	Procedure is in Section:
P	Permitted use, Code Compliance Certificate required. (1) (3)	17.61.020
MC	Conditional use, Minor Conditional Use Permit required.	17.61.050
C	Conditional use, Conditional Use Permit required. (2)	17.61.050
E	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.)	

2. **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.

B. **PD district land uses and permit requirements.** The land uses that may be allowed within the PD zoning district and the land use permit requirements for each use shall be determined through the process of rezoning property to the PD district.

**TABLE 2-7 - ALLOWED USES AND PERMIT REQUIREMENTS
FOR SPECIAL PURPOSE ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE		Specific Use Standards
	OS	PS, PS-1	
RESIDENTIAL USES			
Caretaker quarters	C (2)	C (2)	
Dormitories	—	C	
Fraternity/sorority housing	—	C	
Home occupations	—	P	17.50.110
Multi-family housing	—	C (2)	
Residential accessory uses and structures	C	C	17.50.210, 250
Residential care, general	—	C	
Senior affordable housing	—	C	17.50.280
Single-family housing	—	C (2)	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Clubs, lodges, private meeting halls	C (3)	C (2)	
Colleges - Nontraditional campus setting	—	C	
Colleges - Traditional campus setting	—	C	
Commercial entertainment	E	—	17.50.130
Commercial recreation - Indoor	C	—	17.50.130
Commercial recreation - Outdoor	C	C	17.50.130
Conference centers	—	C (2)	
Cultural institutions	C (3)	C	
Electronic game centers	C	—	17.50.100
Park and recreation facilities	C	—	
Religious facilities	—	C	17.50.230
With columbarium	—	MC	17.50.230
With temporary homeless shelter	—	C	17.50.230
Schools - Public and private	—	C	17.50.270
Stadiums and arenas	C	—	
Tents	TUP	TUP	17.50.320

Notes:

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Limited to accessory facilities of a principal use.
- (3) Limited to facilities accessory to an open space. An accessory use shall not occupy more than 5% of the open area.
- (4) Horticultural or nursery uses shall not replace a park, golf course, or recreational use.
- (5) Permanent structures prohibited.

**TABLE 2-7 - ALLOWED USES AND PERMIT REQUIREMENTS
FOR SPECIAL PURPOSE ZONING DISTRICTS (Continued)**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE		Specific Use Standards
	OS	PS, PS-1	

OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES

Offices - A+B118dministrative business professional	—	C (2)	
Offices - Governmental	—	C	
Offices - Medical	—	C	

RETAIL SALES

Alcohol sales - Beer and wine	C (2)	C (2)	17.50.040
Alcohol sales - Full alcohol sales	C (2)	C (2)	
Bars or taverns	—	C (2)	17.50.040
With live entertainment	—	C (2)	17.50.040
Commercial Nurseries	C (4)	C (4)	
Restaurants	C (6)	C (2)	17.50.260
With live entertainment	—	P (2)	
Restaurants, fast food	C (3)	C (2)	17.50.260
Restaurants, formula fast food	C (3)	C (2)	17.50.260
Retail sales	—	C (2)	
Swap meets	C (5)	C	
Temporary uses	TUP	TUP	

SERVICES

Adult day care, general	—	C	
Child day-care centers	—	C	17.50.080
Child day care, large care homes, 9 to 14 persons	—	C	17.50.080
Child day care, small care homes, 1 to 8 persons	—	C	
Filming, long-term	C	C	
Filming, short-term	P	P	
Life/care facilities	—	C	17.50.120
Medical services - Extended care	—	C	
Medical services - Hospitals	—	C	
Maintenance and service facilities	C (3)	C (2)	
Public safety facilities	C	C	
Vehicle services - Washing/detailing, small scale	—	P	17.50.290

Notes:

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Limited to accessory facilities of a principal use.
- (3) Limited to facilities accessory to an open space. An accessory use shall not occupy more than 5% of the open area.
- (4) Horticultural or nursery uses shall not replace a park, golf course, or recreational use.
- (5) Permanent structures prohibited.

**TABLE 2-7 - ALLOWED USES AND PERMIT REQUIREMENTS
FOR SPECIAL PURPOSE ZONING DISTRICTS (Continued)**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE		Specific Use Standards
	OS	PS, PS-1	
INDUSTRY, MANUFACTURING & PROCESSING USES			
Commercial nurseries, limited	C (5)	—	
Recycling - Small collection facilities	MC	MC	17.50.220
TRANSPORTATION, COMMUNICATIONS & UTILITY USES			
Accessory antenna array	P	—	
Heliports	—	C	
Transportation terminals	—	C	
Utility, major	C	C	
Utility, minor	P	P	
Wireless telecommunications facilities, major	—	C	17.50.310
Wireless telecommunications facilities, minor	—	MC	17.50.310

Notes:

- (1) See Section 17.80.030 for definitions of the listed land uses.
- (2) Limited to accessory facilities of a principal use.
- (3) Limited to facilities accessory to an open space. An accessory use shall not occupy more than 5% of the open area.
- (4) Horticultural or nursery uses shall not replace a park, golf course, or recreational use.
- (5) Permanent structures prohibited.

17.26.040 - Special Purpose District General Development Standards

Subdivisions, new land uses and structures, and alterations to existing land uses and structures in all special purpose districts except PD (Planned Development), shall be designed, constructed, and/or established in compliance with the following requirements, the development standards (e.g., landscaping, parking and loading, etc.) in Article 3 (Site Planning and General Development Standards), and all other applicable requirements of this Zoning Code. Principal and accessory structures shall meet the same development standards unless otherwise modified in this Zoning Ordinance.

A. Master Plan requirement.

1. The Planning Director may require any use within the OS and PS districts to submit a Master Plan, in compliance with Section 17.61.050.
2. The Planning Director may require any public or semi-public use to submit a Master Plan, in compliance with Section 17.61.050.

B. OS and PS district development standards.

1. Development standards shall be as specified by a Conditional Use Permit or Master Plan.
2. Prior to the approval of a Conditional Use Permit or Master Plan, properties within the OS and PS districts shall be subject to the development standards of the most restrictive abutting zoning district.
3. Development consistent with an approved Master Plan shall not be subject to Conditional Use Permit review.
4. City projects shall comply with the public art design standards of Section 17.40.100.

CHAPTER 17.28 - OVERLAY ZONING DISTRICTS

Sections:

- 17.28.010 - Purpose of Chapter
- 17.28.020 - Applicability of Overlay Zoning Districts
- 17.28.030 - AD Alcohol Overlay District
- 17.28.040 - HL Height Limit Overlay District
- 17.28.050 - HL-1 Height Limit Overlay District
- 17.28.060 - Hospitality Home Overlay District
- 17.28.070 - IS Interim Study Overlay District
- 17.28.080 - LD Landmark Overlay District
- 17.28.090 - ND Neighborhood Overlay District
- 17.28.100 - OC Office Conversion Overlay District
- 17.28.110 - PK Parking Overlay District

17.28.010 - Purpose of Chapter

This Chapter regulates new and existing structures and land uses in the overlay zoning districts established by Section 17.20.020 (Zoning Map and Zoning Districts). The provisions of this Chapter provide guidance for development in addition to the standards and regulations of the base zoning districts, where important site, environmental, safety, compatibility, or design issues require particular attention in project planning.

17.28.020 - Applicability of Overlay Zoning Districts

- A. Mapping of overlay districts.** The applicability of any overlay zoning district to a specific site is shown by the overlay Zoning Map symbol established by Section 17.20.020 (Zoning Map and Zoning Districts), being appended as a suffix to the symbol for the primary zoning district on the Zoning Map (for example, RS-4-HD).
- B. Allowed land uses, permit requirements, development standards.** Except as may be otherwise provided by this Chapter for a specific overlay district:
 - 1. Any land use allowed in the applicable base zoning district may be allowed within an overlay district, subject to any additional requirements of the overlay district;
 - 2. Development and new land uses within an overlay district shall obtain the land use permits required by the base zoning district; and
 - 3. Development and new land uses within an overlay district shall comply with all applicable development standards of the base zoning district.
- C. Conflicting provisions.** The provisions of this Chapter apply to proposed land uses and development in addition to all other applicable requirements of this Zoning Code. In the event of any perceived conflict between the provisions of this Chapter and any other provision of this Zoning Code, the most restrictive shall control.

17.28.030 - AD Alcohol Overlay District

- A. Purpose.** The purposes of the AD (Alcohol Density) overlay district are to:
1. Provide increased public notification for the establishment of new bars or taverns, billiard parlors with alcohol service, nightclubs with alcohol service, food sales, liquor stores, convenience stores, and any other use that provide for the sale of alcohol for off-site consumption; and
 2. Regulate the density of new bars and taverns, billiard parlors with alcohol service, nightclubs with alcohol service, and food sales, liquor stores, convenience stores, and any other use that provide for the sale of alcohol for off-site consumption in order to prevent an over-concentration of such uses.
- B. Public notice.** This Subsection provides noticing requirements in addition to those in Chapter 17.76 (Public Hearings). The following types of notice shall be provided for applications proposing new bars or taverns, billiard parlors with alcohol service, nightclubs with alcohol service, and uses which provide for the sale of alcohol for off-site consumption. These requirements shall also apply to existing bars or taverns and uses which provide for the sale of alcohol for off-site consumption if the use changes from beer and wine sales to full alcohol sales.
1. **Timing of notice.** Notice shall be mailed and posted at least 28 days prior to the public hearing.
 2. **Mailed notice.** Notice shall be mailed to occupants of buildings within 300 feet of the site boundaries.
- C. Separation requirements.** New bars or taverns, billiard parlors with alcohol service, nightclubs with alcohol service, and uses which provide for the sale of alcohol for off-site consumption shall be separated from existing bars or taverns, billiard parlors with alcohol service, nightclubs with alcohol service and uses which provide sales of alcohol for off-site consumption, as follows. These separation requirements are applied to property by the Zoning Map designating appropriate areas in either the AD-1 or AD-2 overlay districts. These requirements shall also apply to existing bars or taverns and uses which provide for the sale of alcohol for off-site consumption if the use changes from beer and wine sales to full alcohol sales.
1. **AD-1 separation requirements.** Within areas designated AD-1 on the Zoning Map, the facilities regulated by this Section shall be separated by a minimum distance of 250 feet.
 2. **AD-2 separation requirements.** Within areas designated AD-2 on the Zoning Map, the facilities regulated by this Section shall be separated by a minimum distance of 1,000 feet.

17.28.040 - HL Height Limit Overlay District

- A. **Purpose.** The HL overlay district is used to establish special height limits to achieve or preserve the desired character of a neighborhood or nonresidential area within the City.
- B. **Applicability.** The HL overlay district shall be applied to property through the amendment process (Chapter 17.74) by designating the boundaries of the HL overlay on the Zoning Map and annotating the bounded area on the map with the letters "HL" as a suffix to the map symbol for the primary zoning district, followed by a number indicating the height limit in feet.

17.28.050 - HL-1 Height Limit Overlay District

- A. **Purposes.** The HL-1 overlay district is used to establish special height limits in multi-family districts to ensure compatibility of new development with the surrounding neighborhood.
- B. **Applicability.** The HL-1 overlay district may be combined with any multi-family district. It shall be applied to property designated "HL-1" on the Zoning Map.
- C. **Land use.** All land uses allowed in the base zoning district as permitted or conditional uses may be allowed in the HL-1 overlay district in compliance with the land use permit requirements of the applicable zoning district.
- D. **Development standards.** Except as modified in this chapter, the development standards shall be those of the underlying district.
 - 1. **General.** On lots 60 feet in width or greater, the maximum height of structures in the rear 40 percent of the site is 23 feet to the top plate and 32 feet to the highest ridgeline.
 - 2. **Maximum Height at Garden Rectangle.** The maximum height of structures shall not exceed two stories.

17.28.060 - HH Hospitality Home Overlay District

- A. **Purpose.** The HH overlay district is to allow for the establishment of hospitality homes in specific zoning districts and ensure that proper review of a hospitality home occurs to minimize any potential impacts that may result from the hospitality home.
- B. **Applicability.** The HH overlay district may be combined with any district. It shall be applied to property designated "HH" on the Zoning Map.
- C. **Allowable land uses.** All land uses allowed in the base zoning district as permitted or conditional uses may be allowed in the HH overlay district in compliance with the land use permit requirements of the applicable zoning district. A hospitality home may be established with Minor Conditional Use Permit approval.
- D. **Development standards.** The development standards shall be those of the underlying base district. Parking requirements shall be as specified by the minor conditional use permit.

17.28.070 - IS Interim Study Overlay District

- A. Purpose.** The IS interim study overlay district is intended to allow discretionary review of development proposals in areas where changes in zoning regulations are contemplated or under study. The IS district may be combined with any base district.
- B. Rezoning.**
- 1. Study plan.** Prior to approving a Zoning Map amendment reclassifying land to an IS district, the Commission and Council shall approve a study plan that identifies regulatory problems and states land use regulations and development standards for the area proposed for reclassification.
 - 2. Expiration and renewal of IS district ordinance.** An ordinance establishing an IS district shall contain a provision terminating the IS designation one year from its effective date unless extended. No more than two, one-year extensions may be granted. An ordinance establishing an IS district may be amended, reenacted, or superseded by a Zoning Map amendment adopted in compliance with Chapter 17.74.
- C. Permit requirement.** Conditional Use Permit approval is required for establishment of any new, altered or expanded use in the IS district. Allowable uses are limited to those identified as permitted or conditional in the applicable base district.
- D. Required findings.** In addition to all other findings required by this Zoning Code for Conditional Use Permit approval and any findings required for a specific use, Conditional Use Permit approval in the IS district shall require that the Review Authority first find that the proposed use will not conflict with the land use regulations and development standards established for the area at the time the IS district was adopted.
- E. Development standards.** Development standards for the IS district shall be specified by Conditional Use Permit approval, or shall be those of the applicable base district.

17.28.080 - LD Landmark Overlay District

- A. Purpose.** The purposes of the LD landmark overlay district are to:
- 1.** Implement the General Plan by ensuring development consistent with the urban design, neighborhood enhancement, housing, land use, and historic and cultural resources elements thereof;
 - 2.** Deter the demolition, destruction, alteration, misuse or neglect of architecturally significant buildings that form an important link to Pasadena's past;
 - 3.** Promote the conservation, preservation, protection, and enhancement of each landmark district;
 - 4.** Stimulate the economic health and residential quality of the community and stabilize and enhance the value of property; and

5. Encourage development tailored to the character and significance of each LD overlay district through a conservation plan that includes goals, objectives, and design criteria.
- B. Allowable land uses.** All land uses allowed in the base zoning district as permitted or conditional uses are allowable in the LD overlay district in compliance with the land use permit requirements of the base zoning district.
- C. Development standards.** Development standards in the LD overlay district shall be those of the applicable base district. In the event of a conflict, the provisions of the LD district shall control.
- D. Zoning Map designation.** LD overlay districts shall be depicted on the Zoning Map by adding the suffix "LD" to the base district designation, followed by the number of the LD district based on order of adoption.
- E. Application of district and development review procedures.** The requirements of this Zoning Code for the application of the LD overlay district to property, and administrative procedures for the review of proposed development within an LD overlay district are in Chapter 17.62 (Historic Preservation).

17.28.090 - ND Neighborhood Overlay District

- A. **Purpose.** The ND neighborhood overlay district is intended to create special regulations for the Lower Hastings Ranch Area.
- B. **Development standards.** Development standards shall be those of the RS-6 district, except as follows.
1. **Setbacks.**
 - a. **Minimum side yard.** The second story of the main structure, and any portion of the main structure over ten feet in height, shall be set back a minimum of five feet from the first floor side walls, including any wall openings and modulations.
 - b. **Encroachment plane.** In addition to the minimum side yard requirements, the main structure shall not be located within a side-yard encroachment plane sloping at a 45-degree angle measured from the vertical, commencing six feet above the existing grade along the interior side property line.
 - c. **Projections into yards and encroachment planes.** See Section 17.40.150 (Setback Measurement and Exceptions).
 2. **Height limits.** No structure shall exceed the following height limits, except in compliance with Section 17.40.060 (Height Measurement and Exceptions).
 - a. The maximum height of main structures shall be 26 feet.
 - b. The top plate height of the first story of the main structure shall not exceed ten feet. The top plate height of the second story of the main structure shall not exceed 20 feet.

17.28.100 - OC Office Conversion Overlay District

- A. Purpose.** The purpose of the OC overlay is to allow for the creation of zoning districts in which structures of historic significance can be converted to office uses.
- B. Applicability.** The OC overlay shall apply to the areas designated on the official zoning map of the City, and shall be combined with the underlying base district for the area.
- C. Allowable land uses.** All land uses in the base zoning district that are permitted or conditionally permitted are allowed in the OC overlay district except that the reuse of historic structures shall be limited to those uses included under the definition of Offices - Administrative Business Professional in Article 8 (Glossary of Specialized Terms and Land Use Types).
- D. Permit requirements.** Minor Conditional Use Permit approval, in compliance with Section 17.61.050, shall be required to authorize the reuse of a structure in compliance with this section.
- E. Conditions of approval.** In granting a Minor Conditional Use Permit approval, the review authority, at a minimum, shall adopt the following conditions of approval.
1. Any modifications to the exterior of the structure shall be subject to review and approval by the Historic Preservation Commission (HPC) for consistency with the Secretary of the Interior's Guidelines.
 2. The hours of operation of any business shall be limited to 7:00 a.m. through 8 p.m.
 3. Each structure may have one sign, not to exceed eight square feet in size. The sign may be freestanding or located on a structure's wall, and shall not exceed a height of four feet measured from existing grade. Any freestanding signs shall be located within five feet of the structure. The design and materials of any sign shall be compatible with the structure.
 4. Exterior lighting shall be designed to confine emitted light to the property, and the light source shall be visually screened from surrounding properties and streets in compliance with Section 17.30.080 (Lighting).
 5. Any structure over 3,000 square feet in size shall provide one residential unit on the premises. Any bungalow court must retain one bungalow as a residential unit.
 6. If a proposed use displaces residential households or tenants, the applicant shall comply with Municipal Code Sections 16.46.050 and 16.46.060 relating to relocation financial assistance.
- F. Parking.** Parking shall be provided in compliance with Chapter 17.36 (Parking and Loading) except as follows:
1. A minimum of 2.5 parking spaces shall be provided for each 1,000 square feet of gross floor area.
 2. Parking shall not be allowed in the front setback or corner side yard setback.

3. No loading space shall be required.
- G. Expansion.** The expansion of a use approved in compliance with this section shall comply with the development standards of the CO (Commercial Office) zoning district.

17.28.110 - PK Parking Overlay District

- A. Purpose.** The purpose of the PK parking overlay district is to allow development of off-street parking facilities serving a C, I, or PS district to be located in an R district subject to regulations that minimize adverse impacts on adjoining residential areas.
- B. Applicability.** The PK district may be combined with any R district. References to R districts in this Section are to R districts that are not combined with a PK district.
- C. Allowable land uses.** All land uses allowed in the base zoning district as permitted or conditional uses may be allowed in the PK overlay district in compliance with the land use permit requirements of the applicable base zoning district. Off-street, at-grade parking lots may be established with Minor Conditional Use Permit approval.
- D. Development standards.** Development standards in the PK district shall be those of the applicable R district, provided that off-street parking facilities shall also comply with the provisions of Chapter 17.46. In the event of conflict, the provisions of this Section shall control.
1. The parking lot driveway shall be located as close to the C or PS district boundary as possible.
 2. Parking lot landscaping shall be provided in compliance with Chapter 17.44 (Landscaping).
 3. A solid masonry or concrete wall six feet in height shall adjoin a property line in an R district or an alley opposite an R district. A six-foot solid masonry or concrete wall may be required along the inner edge of a required planting strip adjoining a street property line as determined by the Zoning Administrator. At street intersections, the wall shall be located to comply with Chapter 12.12 of the Municipal Code. Within the required front yard, the wall shall not exceed four feet in height.
 4. The front setback shall be the minimum required by the base zoning district. The front setback shall be landscaped in compliance with Chapter 17.44.
 5. The parking lot use shall be limited to the hours between 7:00 a.m. and 10:00 p.m. These hours may be extended through Minor Conditional Use Permit approval.