

**TABLE 3-1 - ALLOWED USES AND PERMIT REQUIREMENTS
FOR CD ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE						Specific Use Standards
	CD-1	CD-2	CD-3	CD-4	CD-5	CD-6	
SERVICES (Continued)							
Child day-care, small care homes, 1 to 8 persons	P	P	P	P	P	P	
Detention facilities	—	— (7)	—	—	—	C	
Emergency shelters	MC	MC	MC (11)	MC	MC	MC	
Emergency shelters, limited	—	—	—	—	—	P	17.50.105
Filming, long-term	C	C	C	C	C	C	
Filming, short-term	P	P	P	P	P	P	
Laboratories (13)	P	P	P (11)	P	P	P	
Life/care facilities	C	C	C	C	C	C	17.50.120
Lodging - bed and breakfast inns	P (13)	C (13)	C (13)	P (13)	C (13)	P (13)	17.50.140
Lodging - hotels, motels (13)	C	C	C (11)	C	C	C	17.50.150
Maintenance or repair services	P (13)	P (13)	P (13)	P (13)	P (13)	P (13)	
Massage establishments	C (13)	—	—	C (13)	—	C (13)	17.50.155
Medical services - hospital	—	—	—	—	—	C	
Mortuaries, funeral homes	—	—	—	—	—	C (13)	
Personal improvement services*	P (13)	P (13)	P (13)	P (13)	P (13)	P (13)	
Personal services *	P (13)	P (13)	P (13)	P (13)	P (13)	P (13)	
Personal services restricted	C (13)	—	—	C (13)	—	C (13)	17.50.200
Printing and publishing	C (13)	C (13)	—	C (13)	—	P (13)	

Notes:

- (1) See Section 17.80.020 for definitions of the listed land uses.
 - (2) Permitted within the Ford Place/Fuller Seminary Precinct.
 - (3) See Figure 3-4 - Central District Housing/Ground Floor Map for additional restrictions on residential uses.
 - (4) Permitted within the Arroyo Corridor Transition Precinct.
 - (5) Conditionally Permitted within 350 feet from the south curb line of Corson Street.
 - (6) Conditionally Permitted within the West Downtown Transit Village Precinct.
 - (7) Conditionally Permitted within the Civic Center Core Precinct.
 - (8) Permitted within the Playhouse South/Green Street Precinct.
 - (9) Conditionally Permitted within the Arroyo Entrance Corridor Precinct.
 - (10) Not Permitted within the Arroyo Entrance Corridor Precinct.
 - (11) In the Walnut Street Urban Village Precinct, this use is permitted only when within 140 feet north or south of Walnut Street.
 - (12) The maximum area (either interior or exterior) in which support services are offered or located shall not exceed 250 sq. ft.
 - (13) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. See Section 17.61.050.J for additional requirements. Projects within the Central District Transit-Oriented Development Area (Figure 3-5) shall meet the requirements of 17.50.340.
 - (14) Allowed only as part of a mixed-use project when 140 feet south or north of Walnut Street.
 - (15) Allowed only south of Green Street and west of Arroyo Parkway.
- * Qualifies as a pedestrian-oriented use.

**TABLE 3-5 - ALLOWED USES AND PERMIT REQUIREMENTS
EAST PASADENA SPECIFIC PLAN (EPSP) SUBAREA D1 DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY D1 ZONE				Specific Use Standards
	CO	CL	CG	IG	

RESIDENTIAL USES

Boarding houses	—	P	—	—	
Caretaker quarters	P	P	P	MC	
Dormitories	—	P	—	—	
Fraternities, sororities	—	P	—	—	
Home occupations	—	P	P	P	17.50.110
Mixed-use projects (3, 4)	—	P	—	—	17.50.160
Multi-family housing	P	P	P	—	17.50.350
Residential accessory uses and structures	P	P	P	—	17.50.240
Residential care - general	C (2)	C (2)	—	—	
Residential care - limited	P	P	—	—	
Single-family housing	P	P	—	—	
Single room occupancy	—	—	P	—	
Transition housing	P	P (7)	—	—	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES (3, 10)

Clubs, lodges, private meeting halls	C (2)	C (2)(8)	P (2)	C (2)	
Colleges - Nontraditional campus setting	C (4)	P (4)	P (4)	P (4)	
Colleges - Traditional campus setting	C (2)	C (2)	C (2)	—	
Commercial entertainment (3, 4)	—	—	E	—	17.50.130
Commercial recreation - Indoor	—	C (4)	C (4)	—	17.50.130
Commercial recreation - Outdoor	—	C (4)	C (4)	—	17.50.130
Cultural institutions (2, 3)	C (2)	C (2)	P (2)	C (2)	
Electronic game centers	—	C (4)	C (4)	—	17.50.100

Notes:

- (1) See Chapter 17.80.020 for definitions of the listed land uses.
- (2) Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (3) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (4) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. See Section 17.61.050.J for additional requirements.
- (5) Auto dismantling is not permitted.
- (6) Limited to accessory facilities of a principal use.
- (7) The maximum area (either interior or exterior) in which support services are offered or located shall not exceed 250 sq. ft.
- (8) A club or lodge established prior to September 9, 1996, is a permitted (P) use.
- (9) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (10) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each site. This restriction shall apply to new uses or uses which expand by more than 30 percent of gross floor area.
- (11) Emergency shelters, limited is not permitted on lots with frontage on Eloise Ave., south of Walnut St.

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EAST PASADENA SPECIFIC PLAN (EPSP) SUBAREA D1 DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY D1 ZONE				Specific Use Standards
	CO	CL	CG	IG	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES (Continued) (3, 10)

Internet access studios	—	C (4)	C (4)	—	17.50.100
Park and recreation facilities	C	C	C	C	
Religious facilities (2, 9)	C	MC	MC	—	17.50.230
with columbarium	P	P	P	—	17.50.230
with temporary homeless shelter	C	P	P	—	17.50.230
Schools - Public and private	—	C (2)	C (2)	—	17.50.270
Schools - Specialized education and training (3, 4)	—	P (10)	P (10)	P (10)	
Street fairs	P	P	P	P	
Tents	TUP	TUP	TUP	TUP	17.50.320

OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES (3, 10)

Automated teller machines (ATM)	—	P	P	P	17.50.060
Banks and financial services	—	P	P	P	
with walk-up services	—	P	P	P	17.50.060
Business support services	—	P (4)	P (4)	P (4)	
Offices - Accessory to primary use	—	P	P	P	
Offices - Administrative business professional	P (4)	P (4)	P (4)	P (4)	
Offices - Governmental	P	P	P	C	
Offices - Medical	P (4)	P (4)	P (4)	P (4)	
Research and development - Offices	P (4)	P (4)	P (4)	P (4)	17.50.240
Work/live units	—	C	C	C	17.50.370

Notes:

- (1) See Chapter 17.80.020 for definitions of the listed land uses.
- (2) Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (3) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (4) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. See Section 17.61.050.J for additional requirements.
- (5) Auto dismantling is not permitted.
- (6) Limited to accessory facilities of a principal use.
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- (8) A club or lodge established prior to September 9, 1996, is a permitted (P) use.
- (9) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (10) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each site. This restriction shall apply to new uses or uses which expand by more than 30 percent of gross floor area.
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LAND USE (1)	PERMIT REQUIREMENT BY D1 ZONE				Specific Use Standards
	CO	CL	CG	IG	
RETAIL SALES (3, 10, 11)					
Alcohol sales - Beer and wine	C	C	C	—	17.50.040
Alcohol sales - Full alcohol sales	C	C	C	—	17.50.040
Animal services - Retail sales	—	—	P (4)	P (4)	
Bars or taverns	—	C (4)	C (4)	C (4)	17.50.040
with live entertainment	—	C	C	C	17.50.130
Building materials and supplies sales	—	—	P (4)	P (4)	
Commercial nurseries	—	C (4)	P (4)	—	17.50.180
Convenience stores	—	C (4)	C (4)	—	
Firearm sales	—	—	—	C (4)	
Food sales	P (4)	P (4)	P (4)	—	
Internet vehicle sales	—	P (4)	P (4)	P (4)	
Liquor stores	—	C (4)	C (4)	—	17.50.040
Pawnshops	—	—	C (4)	—	17.50.200
Restaurants	—	P (4)	P (4)	C (4)	17.50.260
Restaurants, fast food	—	P (4)	P (4)	P (4)	17.50.260
Restaurants - Formula fast food	—	P (4)	P (4)	P (4)	17.50.260
Restaurants with limited live entertainment	—	P	P	P	
Restaurants with take-out window	—	C	C	C	17.50.260
Retail sales	C (4)	P (4)	P (4)	P (6)	17.31.050
Seasonal merchandise sales	P	P	P	P	17.50.180
Significant tobacco retailers	—	—	C (4)	C (4)	17.50.330
Swap meets	—	—	C (4)	C (4)	
Temporary uses	TUP	TUP	TUP	TUP	

Notes:

- (1) See Chapter 17.80.020 for definitions of the listed land uses.
- (2) Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (3) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (4) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. See Section 17.61.050.J for additional requirements.
- (5) Auto dismantling is not permitted.
- (6) Limited to accessory facilities of a principal use.
- (7) The maximum area (either interior or exterior) in which support services are offered or located shall not exceed 250 sq. ft.
- (8) A club or lodge established prior to September 9, 1996, is a permitted (P) use.
- (9) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (10) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each site. This restriction shall apply to new uses or uses which expand by more than 30 percent of gross floor area.
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LAND USE (1)	PERMIT REQUIREMENT BY D1 ZONE				Specific Use Standards
	CO	CL	CG	IG	

RETAIL SALES (Continued) (3, 10, 11)

Vehicle services - Automobile rentals	—	C (4)	C (4)	P (4)	
Vehicle services - Sales and leasing	—	—	P (4)	C (4)	17.50.360
Vehicle services - Sales and leasing - limited	—	C	C	P	17.50.360
Vehicle services - Service stations	—	C (4)	C (4)	C (4)	17.50.290

SERVICES (3, 10)

Adult day care - General	C (2)	C(2)	C(2)	C(2)	
Adult day care - Limited	P	P	—	—	
Ambulance services	—	—	P (4)	P (4)	
Animal services - Boarding	—	—	P (4)	P (4)	
Animal services - Grooming	—	P (4)	P (4)	P (4)	
Animal services - Hospitals	—	—	P (4)	P (4)	17.50.050
Catering services	—	P (4)	P (4)	P (4)	
Charitable institutions	C (2)	C(2)	C(2)	C(2)	
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
Child day-care, small care homes, 1 to 8 persons	P	P	—	—	
Detention facilities	—	—	—	C (2)	
Drive-through business - Non-restaurants	—	C	C	C	17.50.090
Drive-through business - Restaurants	—	C	C	C	17.50.090
Emergency shelters	—	—	MC	MC	
Emergency shelters, limited	—	—	—	P (11)	17.50.105
Filming, long-term	C	C	C	C	
Filming, short term	P	P	P	P	
Laboratories	C (4)	P (4)	P (4)	P (4)	

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- (6) Limited to accessory facilities of a principal use.
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- (8) A club or lodge established prior to September 9, 1996, is a permitted (P) use.
- (9) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (10) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each site. This restriction shall apply to new uses or uses which expand by more than 30 percent of gross floor area.
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LAND USE (1)	PERMIT REQUIREMENT BY D1 ZONE				Specific Use Standards
	CO	CL	CG	IG	

SERVICES (Continued) (3, 10)

Life/care facilities	C	C	C	—	17.50.120
Lodging - Hotel, motel	—	—	C (4)	—	17.50.150
Maintenance and repair services	—	—	C (4)	C (4)	
Massage establishments	—	—	C (4)	—	17.50.155
Medical services - Extended care	—	C (2)	—	—	
Medical services - Hospitals	—	—	C (2)	—	
Mortuaries, funeral homes	—	P	P (4)	P (4)	
Personal improvement services	—	P (4)	P (4)	P (4)	
Personal services	—	P (4)	P (4)	P (4)	
Personal services - Restricted	—	—	C (4)	—	17.50.200
Printing and publishing	—	C (2)	P (4)	P (4)	
Printing and publishing - Limited	C	P	P	—	
Public maintenance & service facilities	—	—	C (4)	C (4)	
Public safety facilities	C	C (2)	C (2)	C (2)	
Sexually oriented business	—	—	P	—	17.50.295
Vehicle services - Vehicle/equipment repair	—	C (4)	C (4)	C (4)	
Vehicle services - Washing/detailing	—	—	C (4)	C (4)	17.50.290
Vehicle services - Washing/detailing, small scale	—	P	P	P	17.50.200

INDUSTRY, MANUFACTURING & PROCESSING USES (3, 10)

Commercial growing area	—	—	—	P	
Industry, restricted (4, 5)	—	—	C	P	
Industry, restricted, small-scale	—	P (5)	P (5)	P (5)	
Industry, standard (4, 5)	—	—	—	P	

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- (3) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (4) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. See Section 17.61.050.J for additional requirements.
- (5) Auto dismantling is not permitted.
- (6) Limited to accessory facilities of a principal use.
- (7) The maximum area (either interior or exterior) in which support services are offered or located shall not exceed 250 sq. ft.
- (8) A club or lodge established prior to September 9, 1996, is a permitted (P) use.
- (9) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (10) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each site. This restriction shall apply to new uses or uses which expand by more than 30 percent of gross floor area.
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LAND USE (1)	PERMIT REQUIREMENT BY D1 ZONE				Specific Use Standards
	CO	CL	CG	IG	

INDUSTRY, MANUFACTURING & PROCESSING USES (Continued) (3, 10)

Recycling - Small collection facilities	MC	MC	MC	MC	17.50.220
Recycling - Large collection facilities	—	—	C (4)	C (4)	17.50.220
Research & development - Non-office	C (4)	C (4)	P (4)	P (4)	17.50.240
Wholesaling, distribution, & storage	—	—	C (4)	P (4)	
Wholesaling, distribution, & storage, small-scale	—	—	P	P	

TRANSPORTATION, COMMUNICATIONS & UTILITY USES

Accessory antenna array	P	P	P	P	
Alternative fuel/recharging facilities (3, 4, 10)	—	C	C	C	
Commercial off-street parking (3)	C	C	C	C	
Communications facilities (3, 4, 10)	—	—	P	P	
Heliports	—	—	C	C	
Transportation terminals	—	—	C	C	
Utility major	C	C	C	C	
Utility minor	P	P	P	P	
Vehicle storage (3, 4, 10)	—	—	C	C	
Wireless telecommunications facilities, major	C	C	C	C	17.50.310
Wireless telecommunications facilities, minor	MC	MC	MC	MC	17.50.310
Wireless telecommunications facilities, SCL	P	P	P	P	17.50.310

Notes:

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- (3) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (4) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. See Section 17.61.050.J for additional requirements.
- (5) Auto dismantling is not permitted.
- (6) Limited to accessory facilities of a principal use.
- (7) The maximum area (either interior or exterior) in which support services are offered or located shall not exceed 250 sq. ft.
- (8) A club or lodge established prior to September 9, 1996, is a permitted (P) use.
- (9) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (10) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each site. This restriction shall apply to new uses or uses which expand by more than 30 percent of gross floor area.
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TABLE 4-6 - OFF-STREET PARKING SPACE REQUIREMENTS

Use Classification	Minimum Parking
Retail Sales (Continued)	
Vehicle Services - Sales and Leasing - Limited	1 space per 1,000 sq. ft.
Vehicle Services - Service Stations	
Full Service Stations	1 space per 1,000 sq. ft. of lot area; less the footprint of any convenience store area; plus 3.3 spaces per 1,000 sq. ft. of convenience store area; plus 1 space per tow truck which operates from the station; plus 5 queue lane spaces for any self-service auto wash. Fueling positions may count as parking spaces; provided, that not more than 8 fueling positions shall count as parking spaces.
Minimum Service Stations	1 space per 2,000 sq. ft. lot area; less the footprint of any convenience store; plus 3.3 spaces per 1,000 sq. ft. of convenience store area; plus 1 space per tow truck which operates from the station; plus 5 queue lane spaces for any self-service auto wash. Fueling positions may count as parking spaces; provided, there shall not be less than 3 nonfueling position parking spaces.
Services	
Adult Day-Care, General	2 spaces per 1,000 sq. ft.
Animal Sales and Services	2.5 spaces per 1,000 sq. ft.
Animal Shelters	As specified by Conditional Use Permit.
Catering Services	2.5 spaces per 1,000 sq. ft.
Charitable Institutions	As specified by Conditional Use Permit.
Child Day-Care Center	2 spaces per 1,000 sq. ft.
Detention Facilities	As specified by Conditional Use Permit.
Emergency Shelters	1 space for every 4 beds.
Emergency Shelters, Limited	1 space for every 4 beds.
Hospitality Home	As specified by Conditional Use Permit.
Laboratories	2 spaces per 1,000 sq. ft.
Life/Care Facilities	As specified by Conditional Use Permit.
Lodging – Bed and Breakfast Inns	1 space per guest room; plus 2 spaces.