

Introduced by: _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PASADENA AMENDING VARIOUS PROVISIONS OF TITLE 17 (THE ZONING CODE) OF THE PASADENA MUNICIPAL CODE TO ADD NEW DEVELOPMENT AND OPERATIONAL STANDARDS APPLICABLE TO RECYCLING FACILITIES AND TO REQUIRE EXISTING AND NEW FACILITIES TO OBTAIN CONDITIONAL USE PERMITS.

The People of the City of Pasadena ordain as follows:

SECTION 1. This ordinance, due to its length and corresponding cost of publication, will be published by title and summary as permitted in Section 508 of the Pasadena City Charter. The approved summary of this ordinance is as follows:

“Summary

“Ordinance No. _____ amends various provisions of Title 17 (the Zoning Code), as required by state law, to revise an existing classification entitled “Recycling Facilities,” and amends the land use tables to allow this use by conditional use permit within the Commercial Office (CO), Commercial Limited (CL), Commercial General (CG) and Industrial General (IG) Zone Districts. Recycling Facilities provide for the collection of recycling materials including glass, metal, paper products and other materials as may be determined by the zoning administrator. This use includes mobile recycling units, reverse vending machines and small and large collection facilities. Location and operational standards are also established.

Ordinance No. _____ shall take effect 30 days from its publication.”

SECTION 2. Pasadena Municipal Code, Title 17, Article 2, Chapter 17.24, Section 17.24.030, TABLE 2-5 - ALLOWED USES AND PERMIT REQUIREMENTS

FOR COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS is amended as shown in Exhibit 1, attached hereto and incorporated by this reference.

SECTION 3. Pasadena Municipal Code, Title 17, Article 3, Chapter 17.26, Section 17.26.030, TABLE 2-7 - ALLOWED USES AND PERMIT REQUIREMENTS SPECIAL PURPOSE ZONING DISTRICTS is amended as shown in Exhibit 2, attached hereto and incorporated by this reference.

SECTION 4. Pasadena Municipal Code, Title 17, Article 3, Chapter 17.30, Section 17.30.030, TABLE 3-1 - ALLOWED USES AND PERMIT REQUIREMENTS FOR CD ZONING DISTRICTS is amended as shown in Exhibit 3, attached hereto and incorporated by this reference.

SECTION 5. Pasadena Municipal Code, Title 17, Article 3, Chapter 17.31, Section 17.31.040, TABLE 3-3 - ALLOWED USES AND PERMIT REQUIREMENTS FOR EAST COLORADO SPECIFIC PLAN (ECSP) ZONING DISTRICTS is amended as shown in Exhibit 4, attached hereto and incorporated by this reference.

SECTION 6. Pasadena Municipal Code, Title 17, Article 3, Chapter 17.32, Section 17.32.050, TABLE 3-5 - ALLOWED USES AND PERMIT REQUIREMENTS EAST PASADENA SPECIFIC PLAN (EPSP) SUBAREA D1 DISTRICTS is amended as shown in Exhibit 5, attached hereto and incorporated by this reference.

SECTION 7. Pasadena Municipal Code, Title 17, Article 3, Chapter 17.32, Section 17.32.050, TABLE 3-6 - ALLOWED USES AND PERMIT REQUIREMENTS EAST PASADENA SPECIFIC PLAN (EPSP) SUBAREA D2 AND D3 DISTRICTS is amended as shown in Exhibit 6, attached hereto and incorporated by this reference.

SECTION 8. Pasadena Municipal Code, Title 17, Article 3, Chapter 17.33,

Section 17.33.040, TABLE 3-13 - ALLOWED USES AND PERMIT REQUIREMENTS FAIR OAKS/ORANGE GROVE RM-16, RM-12, PS, AND OS DISTRICTS is amended as shown in Exhibit 7, attached hereto and incorporated by this reference.

SECTION 9. Pasadena Municipal Code, Title 17, Article 3, Chapter 17.33, Section 17.33.040, TABLE 3-14 - ALLOWED USES AND PERMIT REQUIREMENTS FAIR OAKS/ORANGE GROVE CL, C-2, AND C-3 DISTRICTS is amended as shown in Exhibit 8, attached hereto and incorporated by this reference.

SECTION 10. Pasadena Municipal Code, Title 17, Article 3, Chapter 17.36, Section 17.36.050, TABLE 3-16 - ALLOWED USES AND PERMIT REQUIREMENTS FOR WEST GATEWAY SPECIFIC PLAN (WGSP) ZONING DISTRICTS is amended as shown in Exhibit 9, attached hereto and incorporated by this reference.

SECTION 11. Pasadena Municipal Code, Title 17, Article 3, Chapter 17.37, Section 17.37.040, TABLE 3-18 - ALLOWED USES AND PERMIT REQUIREMENTS FOR LINCOLN AVENUE SPECIFIC PLAN (LASP) ZONING DISTRICTS is amended as shown in Exhibit 10, attached hereto and incorporated by this reference.

SECTION 12. Pasadena Municipal Code, Title 17, Article 5, Chapter 17.50 is amended by revising Section 17.50.220 entitled, Recycling Facilities to read as follows:

“17.50.220 - Recycling Facilities

A. Small collection facilities.

1. Applicable facilities. The facility shall only be established in conjunction with a commercial, community, or public facility.

2. Permit requirements. The location and type of the facility on the site shall be subject to the approval of a **Conditional Use Permit** ~~Minor Conditional Use Permit~~ issued in compliance with Section 17.61.050.
3. Location. The facility shall be located on a site that is a minimum of two acres.
 - a. As close as possible to the main structure they are intended to serve; and
 - b. At least 150 feet from the nearest residential use.
4. Limitation on number. There shall be no more than one facility for each site.
5. Size of facility. The maximum height of the bins, boxes, and/or containers shall be reviewed through the ~~Minor~~ Conditional Use Permit process.
6. Materials of construction. The facility shall be constructed and maintained with durable waterproof and rustproof material, and the bins, boxes, or containers shall be covered and contained in such a manner that they do not present a danger to the public health, safety or welfare.
7. Site maintenance. The site shall be kept clean and maintained in a litter-free condition at all times.
8. Identification of allowed materials. The facility shall be clearly marked to identify the type of materials to be deposited.

9. Signs. Signs shall be reviewed during the Minor Conditional Use Permit process and shall comply with Chapter 17.48 (signs).

B. Large collection facilities.

1. Permit requirements. The location and type of the facility on the site shall be subject to the approval of a Conditional Use Permit issued in compliance with Section 17.61.050.
2. Location. The facility shall be located:
 - a. Within an enclosed structure; and
 - b. At least 100 feet from the nearest residential use.
3. Storage requirements.
 - a. All storage of material shall be in sturdy containers or enclosures with tightfitting covers, which are secured and maintained in good condition, or shall be baled or pelletized.
 - b. The depositing of materials on the ground is prohibited.
 - c. Storage containers for flammable material shall be constructed of nonflammable material.
 - d. Oil storage shall be in containers approved by the Fire and Health Departments.
4. Performance standards. The facility shall comply with the environmental performance standards of Section 17.40.090.
5. Identification and signs. The facility shall be clearly marked with the name and phone number of the facility operator and the hours of

operation. Identification and information signs shall meet the sign standards for the zoning district in which the facility is located.

6. Allowable materials. Recyclable materials shall be presorted and shall include no hazardous materials.
7. Hours of operation. The hours of operation shall be limited to 8:00 a.m. to 5:00 p.m., Monday through Saturday.
8. Maintenance. The site shall be maintained free of litter and any other unsanitary materials and shall be cleaned of debris on a daily basis.
The facility shall be maintained free from rodents at all times.

C. **Standards for all facilities**

1. **Sorting areas enclosed. Recycling facilities shall be located within the footprint of the host retailer or within an attached or free standing enclosure to contain the sorting and queuing areas.**
2. **Separation from Public Right-of-Way - Recycling facilities shall be no closer than 10 feet to the public right-of-way.**
3. **Separation from residential uses. Each facility shall be evaluated to determine the appropriate separation from residential uses but not less than 150 feet.**
4. **Obstructions to Vehicular or Pedestrian Circulation. Recycling facilities shall not obstruct pedestrian or vehicular circulation.**
5. **Materials of Collection Bins. The recycling facility shall use receptacles that are constructed and maintained with durable waterproof and rust**

proof material, covered when not attended, and secure from unauthorized entry.

6. No Outside Storage. No materials shall be stored or placed in a manner so as to cause a public nuisance. All recyclable materials shall be stored in receptacles or in the mobile recycling unit vehicles, and shall not be left outside of receptacles when the attendant is not present.
7. Refuse Bins Available. There shall be a minimum of one trash container (separate from the trash container required for the principal use) located within 10 feet of the facility.
8. Identification of Allowed Materials. Recycling facilities shall accept only glass, metals, plastic containers, papers and reusable items. Items shall be presorted and shall include non-hazardous materials. The operator shall post a notice to alert patrons of accepted materials and the presorting requirement.
9. Water Quality. Recycling facilities shall provide facilities and containers without perforations, mesh, or holes for liquid disposal, and shall require customers to dispose of any residual liquids from CRV containers prior to placing such containers in transferring and weighing areas.
10. Waste Management Plan. The applicant shall submit a waste management plan describing how the facility will dispose of liquid waste for review and approval by the Zoning Administrator. At all times while the facility is in existence, the applicant shall comply with the approved Waste Management Plan.

11. Litter/Debris Removal Plan. The applicant shall submit a litter/debris removal plan describing how solid waste will be removed from the site for review and approval by the Zoning Administrator. At all times while the facility is in existence, the applicant shall comply with the approved Litter/Debris Removal Plan.
12. Nonconforming Facilities. Small and large collection recycling facilities which are lawfully in existence as of March 1, 2015 and which are not in compliance herewith are considered nonconforming and shall be removed or brought into compliance with said regulations by September 1, 2015.”

SECTION 5. This ordinance shall take effect 30 days from its publication.

Signed and approved this _____ day of _____, 2015.

 Bill Bogaard
 Mayor of the City of Pasadena

I HEREBY CERTIFY that the foregoing ordinance was adopted by the City Council of the City of Pasadena at its meeting held this _____ day of _____ 2015, by the following vote:

AYES:

NOES:

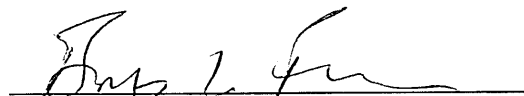
ABSENT:

ABSTAIN:

Date Published:

Mark Jomsky
City Clerk

Approved as to form:

A handwritten signature in black ink, appearing to read "Brad Fuller", is written over a horizontal line.

Brad Fuller
Assistant City Attorney

**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, CL-2	CG	IG	

SERVICES - (CONTINUED) (7, 9)

Personal improvement services	—	P (8)	P (8)	P (8)	
Personal services	—	P (8)	P (8)	P (8)	
Personal services, restricted	—	—	C (8)	C (8)	17.50.200
Printing and publishing	—	C (8)	P (8)	P (8)	
Printing and publishing, limited	C	P	P	P	
Public maintenance & service facilities	—	—	C (2)	C (2)	
Public safety facilities	C (2)	C (2)	C (2)	C (2)	
Sexually oriented business	—	—	P	—	17.50.295
Vehicle services - Vehicle equipment repair	—	—	C (8)	C (8)	17.50.360
Vehicle services - Washing and detailing	—	—	C (8)	C (8)	17.50.290
Vehicle services - Washing and detailing, small-scale	—	P	P	P	17.50.290

INDUSTRY, MANUFACTURING & PROCESSING USES (7, 9)

Commercial growing area	—	P	P	P	17.50.180
Industry, restricted	—	—	C (8)	C (8)	
Industry, restricted, small scale	—	P	P	P	
Industry, standard	—	—	—	P (8)	
Recycling centers - Small collection facilities	MC	MC	MC	MC	17.50.220
<u>Recycling centers - Small collection facilities</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>17.50.220</u>
Recycling centers - Large facilities	—	—	C (8)	C (8)	17.50.220
Research and Development - Non-offices	C (8)	C (8)	P (8)	P (8)	17.50.240
Wholesaling, distribution, & storage	—	—	C (8)	P (8)	
Wholesaling, distribution, & storage, small-scale	—	—	P	P	

Notes:

- (1) See Section 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) Allowed subject to the development standards of the RS-6 district, Section 17.22.040.
- (4) The maximum interior or exterior area in which support services are offered or located shall not exceed 250 sq. ft.
- (5) A club, lodge, or private meeting hall established prior to September 9, 1996, shall be a permitted (P) use.
- (6) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (7) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (8) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. of gross floor area. See Section 17.61.050.J for additional requirements.
- (9) 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.

**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	

INDUSTRY, MANUFACTURING & PROCESSING USES

Commercial growing area	C (5)	—	
Recycling - Small collection facilities	MC	MC	17.50.220
<u>Recycling - Small collection facilities</u>	<u>C</u>	<u>C</u>	<u>17.50.220</u>

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
Wireless telecommunications facilities, SCL	—	P	17.50.310

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 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)

Printing and publishing, limited*	P	P	P (11)	P	P	P	
Public safety facilities	C	C	C	C	C	C	
Vehicle services - washing and detailing, small-scale	P	P	P (11)	P	P	P	17.50.290
Vehicle services - washing and detailing, temporary	P	P	P (11)	P	P	P	17.50.290

INDUSTRY, MANUFACTURING AND PROCESSING USES

Industry, restricted	C (13)	C (13)	—	C (13)	—	C (13)	
Industry, restricted, small scale	P	P	—	P	—	P	
Industry, standard	—	—	—	—	—	C (13)	
<u>Recycling – small collection facilities</u>	MG	MC	MC (11)	MC	MC	MC	17.50.220
<u>Recycling - small collection facilities</u>	C	C	C (11)	C	C	C	17.50.220
Research and development - non-offices (13)	P	P	C (11)	P	P	P	17.50.240

TRANSPORTATION, COMMUNICATIONS, AND UTILITY USES

Alternative fuel/recharging facilities	C	C	C (11)	C	C	C	
Accessory antenna array	P	P	P	P	P	P	

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 3-3 - ALLOWED USES AND PERMIT REQUIREMENTS FOR ECSP ZONING DISTRICTS

LAND USE (1)	PERMIT REQUIREMENT BY ZONE							Specific Use Standards
	ECSP CG-1	ECSP CG-2	ECSP CL-3	ECSP CG-3	ECSP CG-4	ECSP CG-5	ECSP CG-6	

INDUSTRY, MANUFACTURING & PROCESSING USES (Continued) (7, 8, 9)

Industry, restricted, small-scale	—	—	—	C	C	C	C	
Recycling – Small collection facility	—	MC	MC	MC	MC	MC	MC	17.50.220
Recycling - Small collection facility	—	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	17.50.220
Research and development - Non-offices	—	C (4)	C (4)	P (4)	P (4)	C (4)	P (4)	17.50.240
Wholesaling, distribution and storage	—	—	—	—	—	—	C (4)	
Wholesaling, distribution and storage, small scale	—	—	—	—	—	—	C	

TRANSPORTATION, COMMUNICATIONS & UTILITY USES

Alternative fuel/recharging facilities (4, 7, 8, 9)	C	C	C	C	C	C	C	
Accessory antenna arrays	P	P	P	P	P	P	P	
Communications facilities (4, 7, 8, 9)	C	C	—	C	C	C	C	
Commercial off-street parking (7, 9)	MC	MC	MC	MC	MC	MC	MC	
Heliports	C	—	—	—	—	—	—	
Transportation terminals	—	—	C	—	—	—	C	
Utility, major	C	C	C	C	C	C	C	
Utility, minor	P	P	P	P	P	P	P	
Vehicle storage (4, 7, 8)	—	—	—	—	—	—	C	
Wireless telecommunications facilities - Minor	MC	MC	MC	MC	MC	MC	MC	17.50.310
Wireless telecommunications facilities - Major	C	C	C	C	C	C	C	17.50.310
Wireless telecommunications facilities, SCL	P	P	P	P	P	P	P	17.50.310

TRANSIT-ORIENTED DEVELOPMENT

Transit-oriented development (4, 7)	—	—	P	—	—	—	P	17.50.340
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Notes:

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Mixed-use projects and multi-family housing permitted only within 1/4 mile of light rail platform.
- (3) The maximum area (either interior or exterior) in which support services are offered or located shall not exceed 250 sq. ft.
- (4) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. See Section 17.61.050.J for additional requirements.
- (5) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (6) A use established on a site greater than two acres after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (7) Uses subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (8) If within 300 feet of an R District this use shall be limited to 10 one-way truck trips by large trucks per day per six-day work week. This restriction shall apply to new uses and uses that expand by more than 30 percent of the gross floor area. This restriction shall not apply if the site or the adjacent R District is within 500 feet of a freeway.
- (9) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each lot. This restriction shall apply to new uses or uses that expand by more than 30 percent of the gross floor area.

**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	

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

Recycling— Small collection facilities	MC	MC	MC	MC	17.50.220
<u>Recycling - Small collection facilities</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>17.50.220</u>
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:

- (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.

**TABLE 3-6 - ALLOWED USES AND PERMIT REQUIREMENTS
EAST PASADENA SPECIFIC PLAN (EPSP) SUBAREA D2 AND D3 DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE							Specific Use Standards
	Subarea d2					Subarea d3		
	CO	CL	CG	IG	PS	CO	CG	

SERVICES - CONTINUED (3, 10)

Sexually oriented businesses	—	—	P	—	—	—	P	17.50.295
Vehicle services - Washing/detailing	—	C (4)	C (4)	C (4)	—	—	—	17.50.290
Vehicle services - Washing/detailing, small scale	—	P	P	P	P	—	P	17.50.290

INDUSTRY, MANUFACTURING & PROCESSING USES (3, 10)

Commercial growing area	—	P	P	P	—	—	P	
Industry, restricted	—	—	C (4)	P (4)	—	—	C (4)	
Industry, restricted, small-scale	—	P	P	P	—	—	—	
Industry, standard	—	—	—	P (11)	—	—	—	
Recycling - Small collection facilities	<u>MC</u>	<u>MC</u>	<u>MC</u>	<u>MC</u>	—	<u>MC</u>	<u>MC</u>	<u>17.50.220</u>
Recycling - Small collection facilities	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	—	<u>C</u>	<u>C</u>	<u>17.50.220</u>
Recycling - Large collection facilities	—	—	C (4)	C (4)	—	—	—	17.50.220
Research & development - Non-office	C (4)	C (4)	P (4)	P (4)	—	C (4)	—	17.50.240
Wholesaling, distribution & storage	—	—	C (4)	P (4)	—	—	C (4)	
Wholesaling, distribution & storage, small-scale	—	—	C	P	—	—	C	

TRANSPORTATION, COMMUNICATIONS & UTILITY USES

Accessory antenna array	P	P	P	P	—	P	P	
Alternative fuel/recharging facilities (3, 4, 10)	—	C	C	C	—	—	C	
Commercial off-street parking	C (3)	C (3)	C (3)	C (3)	—	C (3)	C (3)	
Heliports	—	—	C	C	C	—	C	

Notes:

- (1) See Section 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) Limited to accessory facilities of a principal use.
- (6) The maximum area (either interior or exterior) in which support services are offered or located shall not exceed 250 sq. ft.
- (7) A club or lodge established prior to September 9, 1996, is a permitted (P) use.
- (8) A Minor Conditional Use Permit is required to establish a new use. An existing use is a permitted (P) use.
- (9) Limited to sites south of Foothill Boulevard.
- (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.
- (11) Auto dismantling is not permitted.

**TABLE 3-13 - ALLOWED USES AND PERMIT REQUIREMENTS
FAIR OAKS/ORANGE GROVE RM-16, RM-12, PS, AND OS DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Specific Use Standards
	FGSP -				
	RM-12	RM-16	PS	OS	

INDUSTRY, MANUFACTURING & PROCESSING USES

Commercial growing areas	C	C	—	C (4)	
Recycling - Small collection facility	—	—	MC	MC	17.50.220
Recycling - Small collection facility	<u>—</u>	<u>—</u>	<u>C</u>	<u>C</u>	<u>17.50.220</u>

TRANSPORTATION, COMMUNICATIONS & UTILITY USES

Accessory antenna array	—	—	—	P	
Utility, major	C(2)	C(2)	C	C	
Utility, minor	P	P	P	P	
Wireless telecommunications facilities, major	—	—	C	—	17.50.310
Wireless telecommunications facilities, minor	MC	MC	MC	—	17.50.310
Wireless telecommunications facilities, SCL	—	—	P	—	17.50.310

Notes:

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Uses on a site greater than two acres that was established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (3) Limited to accessory facilities of a principal use.
- (4) A horticultural or nursery use shall not replace a park or outdoor commercial recreation use.
- (5) Two units on a lot shall meet the development standards of the RM-12 district, Section 17.22.040, except as shown in Table 3-15.
- (6) A single-family use shall meet the development standards of the RS-6 district, Section 17.22.040, except as shown in Table 3-15.
- (7) Limited to buildings designated as a landmark or listed individually in the National Register of Historic Places.

**TABLE 3-14 - ALLOWED USES AND PERMIT REQUIREMENTS
FAIR OAKS/ORANGE GROVE CL, C-2, AND C-3 DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE					Specific Use Standards
	FGSP -					
	CL-1a	CL-1b	C-2	C-3a, b, d	C-3c	

INDUSTRY, MANUFACTURING & PROCESSING USES (2, 9, 10)

Industry, restricted, small scale (3, 8)	P	P	P	P	P	
Industry, standard (3)	—	—	— (8)	—	—	
Recycling - Small collection facility	MC	MC	MC	MC	MC	17.50.220
<u>Recycling - Small collection facility</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>17.50.220</u>
Research & development - Non-office	C (8)	C (8)	P	C (8)	C (8)	17.50.240
Wholesaling, distribution, & storage (3)	—	—	C	—	—	
Wholesaling, distribution, & storage, small-scale	P	P	P	P	P	

TRANSPORTATION, COMMUNICATIONS & UTILITY USES

Accessory antenna array	P	P	P	P	P	
Communications facility (2, 3, 9, 10)	—	—	P	P	P	

Notes:

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Uses subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (3) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. See Section 17.61.050.J for additional requirements.
- (4) Uses on a site greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (5) A club or lodge established prior to September 9, 1996 is a permitted (P) use.
- (6) Alcohol sales is limited to sales for on-site consumption that is accessory to a principal use such as a restaurant. Alcohol sales in conjunction with the following uses is prohibited: nightclubs (commercial entertainment) and billiard parlors (commercial recreation - indoor).
- (7) Vehicle/equipment repair is limited to uses which provide limited services such as oil changes, window tinting, replacement of air filters, installation of car stereos and alarms, and other related services. All repairs shall occur within an enclosed building, overnight parking or storing of vehicles receiving services shall be within an enclosed building.
- (8) An industrial use established prior to December 29, 2002, is a permitted (P) use.
- (9) If within 300 feet of an R District this use shall be limited to 10 one-way truck trips by large trucks per day per 6-day work week. This restriction shall apply to new uses and uses that expand by more than 30 percent of the gross floor area. This restriction shall not apply if the site or the adjacent R District is within 500 feet of a freeway.
- (10) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each lot. This restriction shall apply to new uses or uses which expand by more than 30 percent of the gross floor area.
- (11) The residential component of a work/live unit shall be counted as part of the allowable density.
- (12) In C-3d multi-family housing is permitted.
- (13) Fair Oaks Ave: allowed on the west side, south of Orange Grove Bl. and allowed on both sides, north of Orange Grove Bl., Orange Grove Bl.: allowed on both sides, west of Fair Oaks Ave. Incidental maintenance is not allowed.
- (14) Two units on a lot shall meet the development standards of the RM-12 district, Section 17.22.040, except as shown in Table 3-15.
- (15) A single-family use shall meet the development standards of the RS-6 district, Section 17.22.040, except as shown in Table 3-15.

**TABLE 3-16 - ALLOWED USES AND PERMIT REQUIREMENTS
FOR WGSP ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Specific Use Standards
	WGSP -1A	WGSP -1B	WGSP -1C	WGSP -2	
SERVICES					
Adult Day-Care - General	C	C	C	---	
Adult Day-Care - Limited	P	P	P	P	
Charitable institutions	C	C	C	---	
Child day-care centers	P	P	P	---	17.50.080
Child day-care - Large care home, 9 to 14 persons	P	P	P	P	17.50.080
Child day-care - Small care home, 1 to 8 persons	P	P	P	P	
Filming, long-term	C	C	C	C	
Filming, short-term	P	P	P	P	
Life/care facilities	C	C	C	C	17.50.120
Laboratories	C	---	C	---	
Lodging - Bed and breakfast inns	C	C (4)	C (3) (7)	---	17.50.140
Lodging - Hotels, motels	C	C (4)	C (3) (7)	---	17.50.150
Medical services - Extended care	C	C	C	---	
Personal improvement services	---	---	P (3)	---	
Personal services	---	---	P (3)	---	
Printing and publishing, limited	---	---	P	---	
Public safety facilities	C	C	C	C	
Vehicle services - Washing and detailing, small-scale	---	---	P	---	17.50.290

INDUSTRY, MANUFACTURING & PROCESSING USES

Recycling - Small collection facilities	---	---	MC	---	17.50.220
<u>Recycling - Small collection facilities</u>	==	==	<u>C</u>	==	<u>17.50.220</u>

Notes:

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) The maximum area (either interior or exterior) in which support services are offered or located shall not exceed 250 sq. ft.
- (3) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. of gross floor area. See Section 17.61.050.J for additional requirements.
- (4) Use shall not be located more than 120 feet from the Green Street property line.
- (5) Food sales are limited to the block bounded by Colorado Boulevard, St. John, Green Street, and Terrace Drive.
- (6) Vehicle services - sales and leasing is allowed with Conditional Use Permit approval only in the portion of this Subdistrict north of Colorado Boulevard. Vehicle services - vehicle/equipment repair is permitted only when accessory to vehicle/equipment sales and leasing.
- (7) Lodging uses are not allowed south of Colorado Boulevard and east of Terrace Drive.

**TABLE 3-18 - ALLOWED USES AND PERMIT REQUIREMENTS
LASP ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE					Specific Use Standards
	LASP -					
	RM-16	CL	CG-1	CG-2	PS	

INDUSTRY, MANUFACTURING & PROCESSING USES (Continued) (5, 6)

Recycling - Small collection facility	—	MC	MC	MC	—	17.50.220
Recycling - Small collection facility	—	<u>C</u>	<u>C</u>	<u>C</u>	—	17.50.220
Research & development - Non-office	—	C	C	P	—	17.50.240

TRANSPORTATION, COMMUNICATIONS & UTILITY USES

Alternative fuel/recharging facilities	—	—	—	—	C	—
Accessory antenna array	—	P	P	P	—	
Communications facility (2, 5)	—	—	—	C	C	
Commercial off-street parking	—	C	C	C	—	
Utility, major	C	C	C	C	C	
Utility, minor	P	P	P	P	P	
Vehicle storage	—	—	—	—	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:

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. See Section 17.61.050.J for additional requirements.
- (3) Two units on a lot shall meet the development standards of the RM-12 district, Section 17.22.040.
- (4) A single-family use shall meet the development standards of the RS-6 district.
- (5) Uses subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (6) No more than two large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each lot. This restriction shall apply to new uses or uses which expand by more than 30 percent of the gross floor area.
- (7) Uses on a site greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (8) A club or lodge established prior to September 9, 1996 is a permitted (P) use.
- (9) This use is permitted only when accessory to another use and located within a building.
- (10) A minor conditional use permit is required to establish this use on the ground floor.
- (11) See 17.37.050 for restrictions on retail sales.
- (12) Allowed only as an accessory use to restaurants (excluding fast food and formula fast food restaurants) and food sales. Food sales uses shall be a minimum of 30,000 sq. ft., and the alcohol sales area shall occupy no more than 2.5% of the gross floor area.
- (13) The maximum interior or exterior area in which support services are offered or located shall not exceed 250 sq. ft.
- (14) In LASP-CG-2, laboratories are not permitted on the ground floor of a building.