

ARTICLE 3

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CHAPTER 17.30 - CENTRAL DISTRICT SPECIFIC PLAN

Sections:

- 17.30.010 - Purpose of Chapter
- 17.30.020 - Purposes of Central District Zoning Districts
- 17.30.030 - Central District Land Uses and Permit Requirements
- 17.30.040 - Central District General Development Standards
- 17.30.050 - Central District Exceptions to General Development Standards

17.30.010 - Purpose of Chapter

This Chapter lists the land uses that may be allowed within the Central District (CD) zoning district 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. The Central District Zoning Districts are shown in Figure 3-1 (Central District Zoning Districts).

17.30.020 - Purposes of CD Zoning Districts

The primary purpose of the CD zoning district is to implement the objectives and policies of the Central District Specific Plan by providing for a diverse mix of land uses designed to create the primary business, financial, retailing, and government center of the City. It emphasizes the concept of a higher density, mixed-use environment that will support transit- and pedestrian-oriented mobility strategies. The additional purposes of each subdistrict within the CD zoning district are as follows.

- A. CD-1 - Old Pasadena.** This subdistrict is intended to maintain and reinforce the historic character of the area, and to support its long-term viability as a regional retail and entertainment attraction through the development of complementary uses, including medium to high-density housing near light rail stations.
- B. CD-2 - Civic Center/Midtown.** This subdistrict is intended to strengthen its role as the symbolic and governmental center of the City, supporting civic, cultural, and public service institutions, while augmenting the character of the area with a complementary mixture of uses.
- C. CD-3 - Walnut Housing.** This subdistrict is intended to promote the development of a high-density residential area north of Colorado Boulevard and in close proximity to the Lake Avenue Light Rail Station, as well as to balance the institutional growth and historic preservation activities of Fuller Seminary, prominently located within the subdistrict.
- D. CD-4 - Pasadena Playhouse.** This subdistrict is intended to provide for a vibrant mixed-use environment that encompasses cultural and arts activities, centered on Colorado Boulevard and the Pasadena Playhouse.
- E. CD-5 - Lake Avenue.** This subdistrict is intended to support Lake Avenue as a pedestrian-oriented high-end commercial street, including regional office space and local shopping.

F. CD-6 - Arroyo Corridor/Fair Oaks. This subdistrict is intended to provide for a broad mix of uses at the periphery of the urban core, including employment generating uses that are adaptable to changing economic conditions, as well as to establish Arroyo Parkway as a visually important and attractive gateway to Downtown.

Because the Subdistricts identified above are not uniform in character, they are further divided into Precincts, shown in Figure 3-2 (Central District Zoning Precincts). Some requirements in this Chapter may vary based on the location of a site within a specified precinct.

17.30.030 - CD District Land Uses and Permit Requirements

A. Allowable land uses and permit requirements. Table 3-1 identifies the uses of land allowed by this Zoning Code in each CD zoning district, and the land use permit required to establish each use, in compliance with Section 17.21.030 (Allowable Land Uses and Permit Requirements). The land use permit requirements established by Table 3-1 are as follows.

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.)	

Note: the right column in the tables ("Specific Use Standards") will show a section number for regulations that apply to the particular use listed, in addition to the other general standards of this Zoning Code.

B. Ground floor pedestrian-oriented use requirement. The ground floor along the streets indicated in Figure 3-3 (Central District - Pedestrian-Oriented Use Areas), shall be limited to pedestrian-oriented uses for at least 50 percent of a building's street frontage; the remaining 50 percent may contain uses otherwise permitted and/or accommodate pedestrian and vehicular access. Pedestrian-oriented uses shall include uses classified under "Retail Sales" and "Services" that are identified in Table 3-1 as pedestrian oriented. The streets requiring ground floor pedestrian-oriented uses are:

1. Colorado Boulevard;
2. Delacey Avenue, between Valley Street and Union Street;
3. El Molino Avenue, between Green Street and Union Street;
4. Fair Oaks Avenue, between Del Mar Boulevard and Union Street;

5. Green Street, between Pasadena Avenue and Raymond Avenue;
 6. Lake Avenue, between Corson Street and California Boulevard;
 7. Raymond Avenue, between Del Mar Boulevard and Union Street;
 8. Holly Street, between Fair Oaks Avenue and Raymond Avenue.
- C. Limitations on housing.** Residential development is limited in the following selected areas of the Central District, where a nonresidential character or existing shopping areas are to be emphasized and supported, or where high traffic volumes detract from housing compatibility. See Figure 3-4 (Central District Housing/Ground Floor Map).
1. **Housing prohibited.**
 - a. **Arroyo Parkway.** Housing is prohibited along Arroyo Parkway from south of the California Boulevard intersection south to the 110 Freeway entrance ramp in the Arroyo Entrance Corridor Precinct.
 - b. **Lake Avenue.** Housing is prohibited along Lake Avenue from Green Street north to the 210 Freeway.
 2. **Housing prohibited on ground floor.**
 - a. **Colorado Boulevard, Old Pasadena, and Playhouse Subdistrict.** In order to maintain retail continuity within principal shopping areas, ground floor housing is prohibited along Colorado Boulevard, and within those areas of the Old Pasadena Historic Core and Pasadena Playhouse Subdistrict shown on Figure 3-4 Central District Housing/Ground Floor Map).
 - b. **Lake Avenue.** Ground-floor housing is prohibited, and housing shall not occupy more than 50 percent of total building floor area along Lake Avenue from Green Street south to California Boulevard, to maintain the commercial retail and service character of the South Lake Shopping Area. Housing is allowed on upper floors and adjacent parcels to stimulate and activate the area.
 3. **Housing limited to work/live units - Fair Oaks Employment Village.** Housing is limited to work/live within the Fair Oaks Employment Village Precinct, where new employment activities are emphasized, especially arts, technology, and knowledge-based enterprises.
- D. Limitations on nonresidential uses.** Area 4 on Figure 3-4 (Central District Housing/Ground Floor Map) requires residential uses above the ground floor. It allows for a limited range of commercial uses on the ground floor of mixed-use buildings. These commercial uses are shown on Table 3-1.
- E. Transit-Oriented Development.** Within the Central District, the Transit-Oriented Development requirements of 17.50.340 shall be applicable to the area as shown on Figure 3-5 (Central District Transit-Oriented Development Area).

Figure 3-1 – Central District Zoning Districts

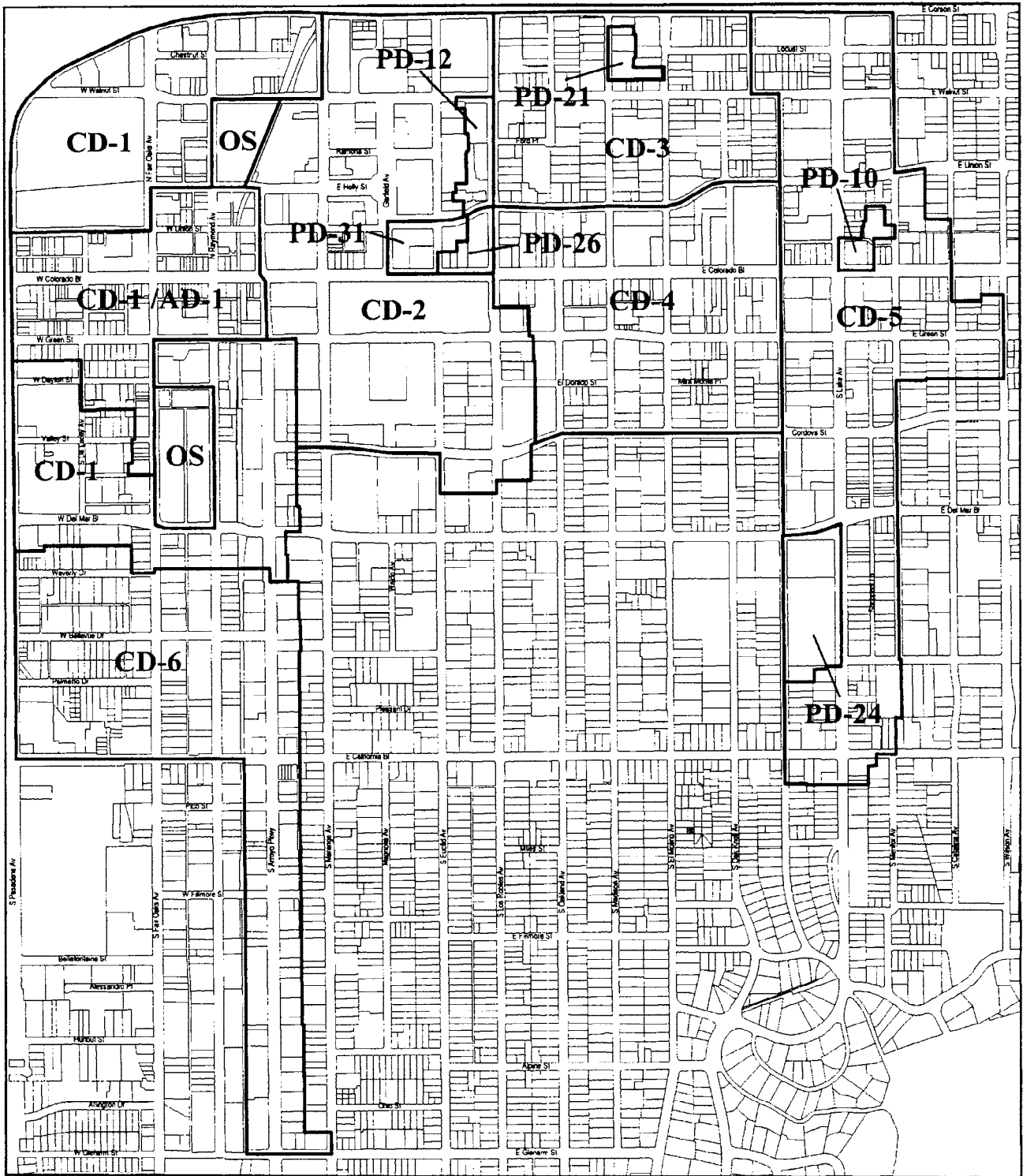


Figure 3-2 – Central District Zoning Precincts

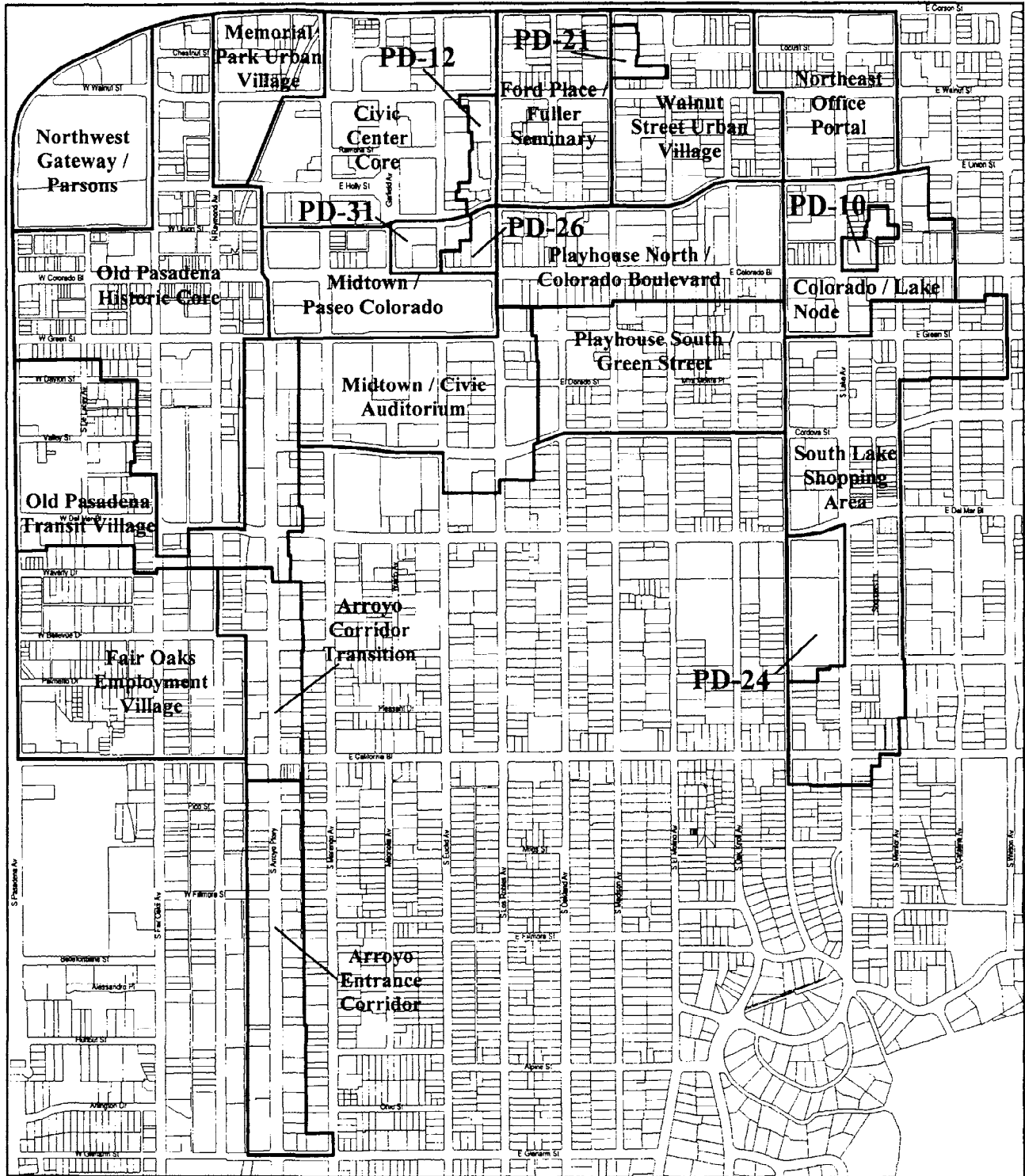


Figure 3-3 – Central District Pedestrian-Oriented Use Areas

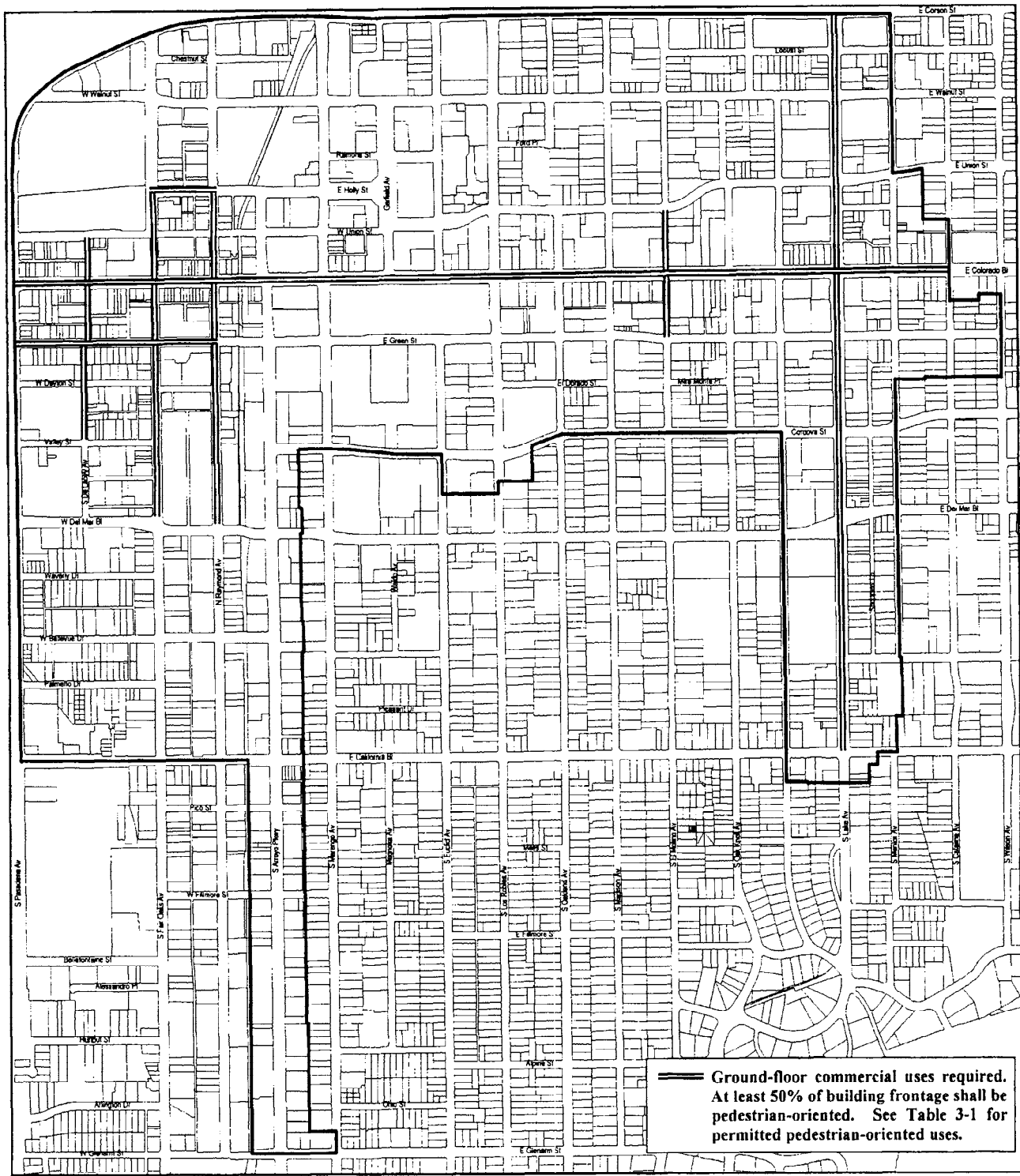


Figure 3-4 – Central District Housing/Ground Floor Map

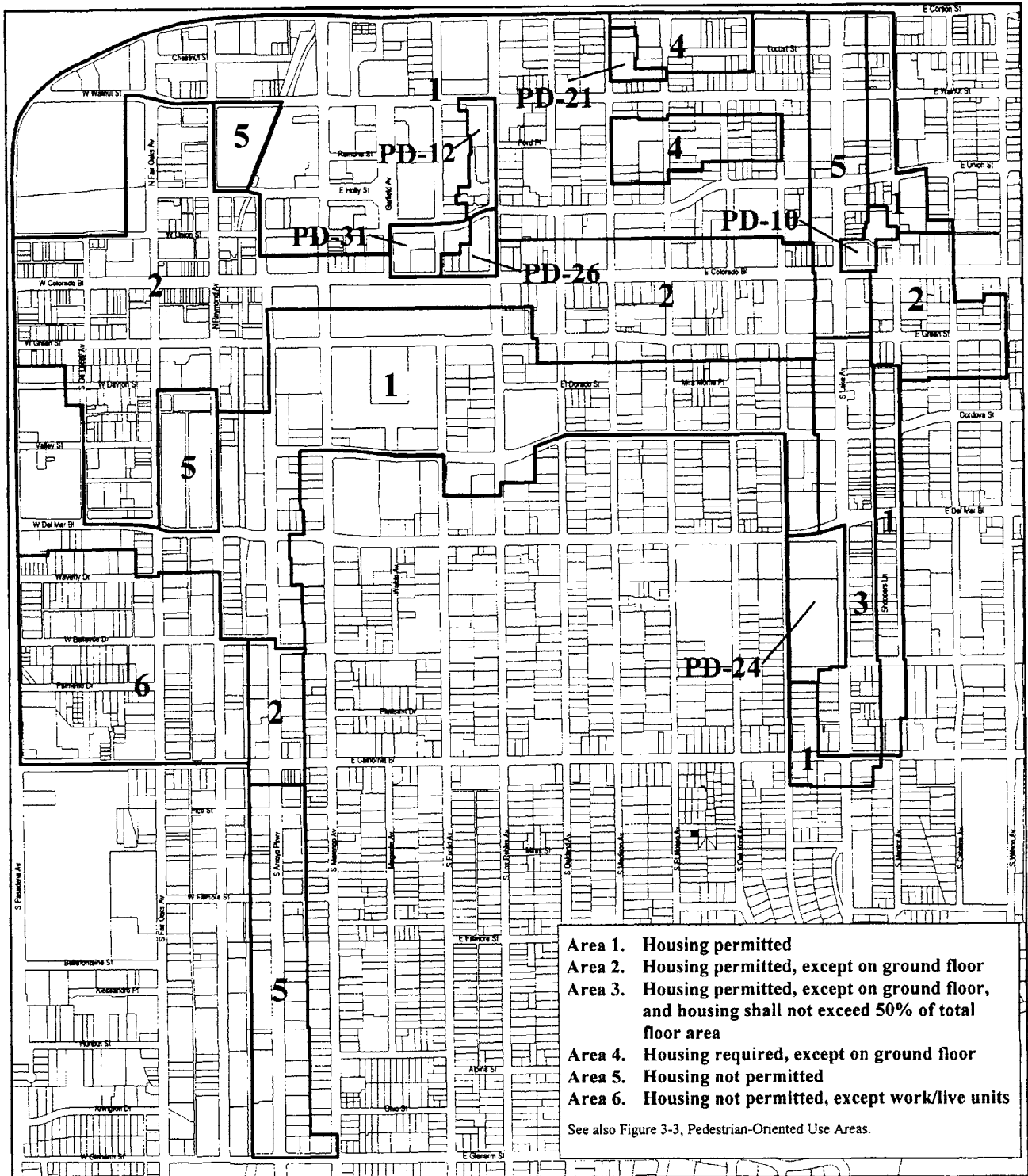
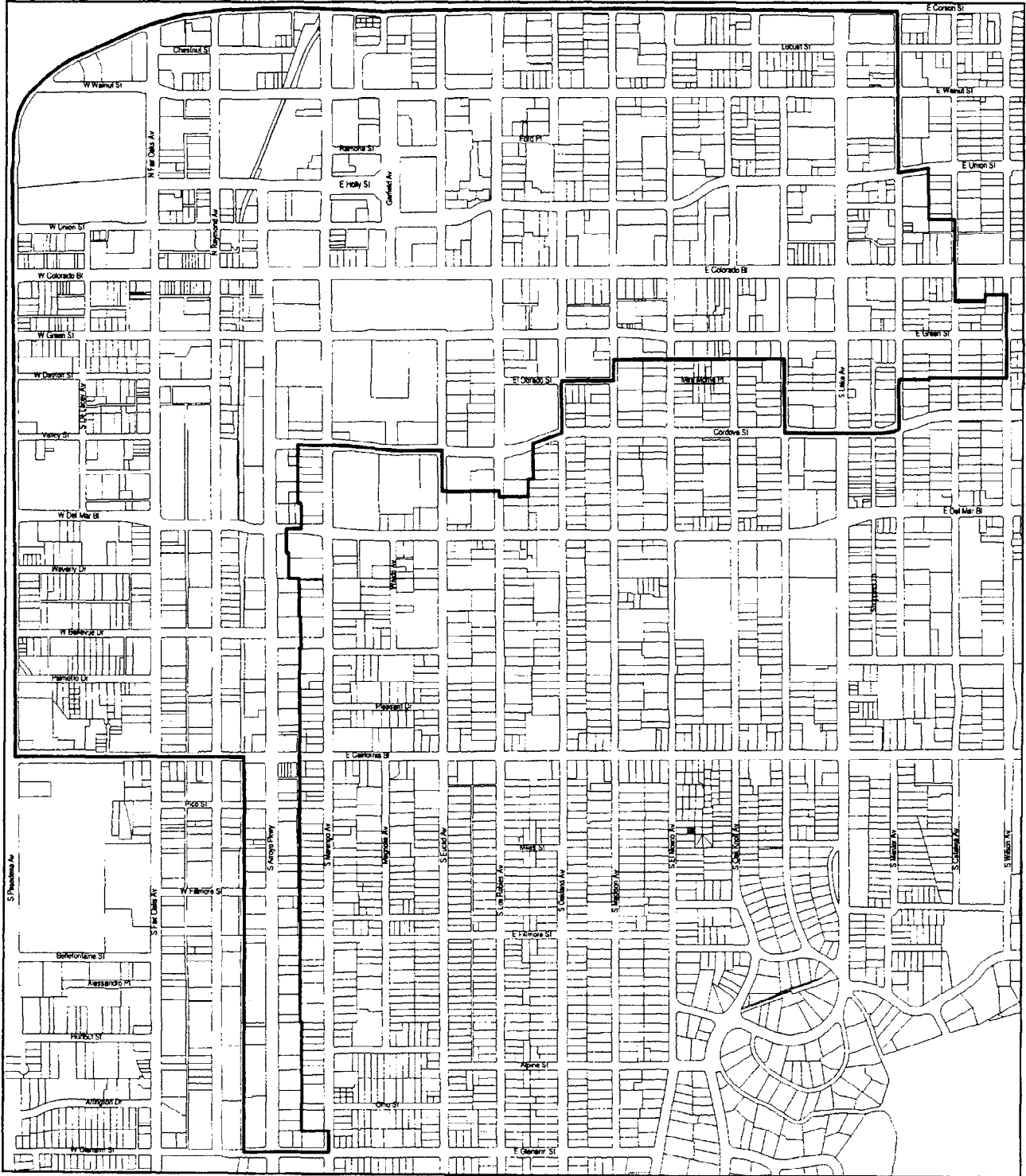


Figure 3-5 – Central District Transit Oriented Development Area



**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	

RESIDENTIAL USES

Boarding houses	P	P	P	P	P	P	
Caretaker quarters	P	P	P	P	P	P	
Dormitories	C	C	C (2)	C	C	C	
Fraternities, sororities	C	C	C (2)	C	C	C	
Home occupations	P	P	P	P	P	P	17.50.110
Mixed-use projects (13)	P (3)	P (3)	P (3)	P (3)	P (3)	— (3)(4)	17.50.160
Multi-family housing/urban housing	P (3)	P (3)	P (3)	P (3)	P (3)	— (3)(4)	17.50.350
Residential accessory uses and structures	P (3)	P (3)	P (3)	P (3)	P (3)	— (3)(4)	17.50.210, 250
Residential care, general	C	C	C	C	C	C	
Residential care, limited	— (6)	—	P	— (8)	—	—	
Single-family housing	— (6)	—	P	— (8)	—	—	
Single-room occupancy	C	C	C (11)	C	C	C	17.50.300
Transition housing	P (12)	P (12)	P (12)	P (12)	P (12)	P (12)	

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) Not permitted 140 feet north or south of Walnut Street in the Walnut Street Urban Village Precinct.
- (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 nonresidential projects and nonresidential portions of mixed-use projects exceeding 25,000 sq.ft. of gross floor area. Projects within the Central District Transit-Oriented Development Area (Figure 3-5) shall meet the requirements of 17.50.340. This requirement does not apply to a project with an approved master development plan, government offices, tenant improvements, or projects in the City's approved capital improvement budget.
- (14) Allowed only as part of a mixed-use project when 140 feet south or north of Walnut Street.
- * Qualifies as a pedestrian-oriented use.

**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	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES							
Clubs, lodges, private meeting halls	C	C	C (11)	C	C	C	
Colleges - traditional campus setting	C	C	C (11)	C	C	C	
Colleges - nontraditional campus setting (13)	P	P	C (11)	P	P	P	
Commercial entertainment*	E (13)	E (13)	—	E (13)	E (13)	E (13)	17.50.130
Commercial recreation - indoor*	C	C	C (11)	C	C	C	17.50.130
Commercial recreation - outdoor	C (13)	C (13)	—	C (13)	C (13)	C (13)	17.50.130
Conference centers	C (13)	C (13)	—	C (13)	C (13)	C (13)	
Cultural institutions*	P (13)	P (13)	C (13)	P (13)	C (13)	P (13)	
Electronic game centers	C (13)	C (13)	—	C (13)	C (13)	C (13)	17.50.100
Internet access studios	C (13)	C (13)	—	C (13)	C (13)	C (13)	17.50.100
Park and recreation facilities	C	C	C	C	C	C	
Religious facilities	P	P	MC	MC	MC	MC	17.50.230
with columbarium	P	P	MC	MC	MC	MC	17.50.230
with temporary homeless shelter	P	P	MC	MC	MC	MC	17.50.230
Schools - public and private	C	C	C	C	C	C	17.50.270
Schools - specialized education and training (13)	P	P	C (11)	P	P	P	
Street Fairs	P	P	P	P	P	P	
Tents	P	P	P	P	P	P	17.50.320

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.
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 - (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 nonresidential projects and nonresidential portions of mixed-use projects exceeding 25,000 sq.ft. of gross floor area. Projects within the Central District Transit-Oriented Development Area (Figure 3-5) shall meet the requirements of 17.50.340. This requirement does not apply to a project with an approved master development plan, government offices, tenant improvements, or projects in the City's approved capital improvement budget.
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- * Qualifies as a pedestrian-oriented use.

**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	

OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES

Automated teller machines (ATM)*	P	P	P (11)	P	P	P	17.50.060
Banks, financial services* (13)	P	P	P (14)	P	P	P	
with walk up services*	P	P	P	P	P	P	17.50.060
Business support services	P (13)	P (13)	P (13)	P (13)	P (13)	P (13)	
Offices - accessory	P	P	P (14)	P	P	P	
Offices - administrative business professional (13)	P	P	P (14)	P	P	P	
Offices - government (13)	P	P	P(11)	P	P	P	
Offices - medical (13)	P	P	P (11)	P	P	P	
Research and development - offices	P (13)	P (13)	C (13)	P (13)	P (13)	P (13)	17.50.240
Work/live units (13)	P	P	MC	P	MC	P (10)	17.50.370

Notes:

- (1) See Section 17.80.020 for definitions of the listed land uses.
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**TABLE 3-1 - ALLOWED USES AND PERMIT REQUIREMENTS
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LAND USE (1)	PERMIT REQUIREMENT BY ZONE						Specific Use Standards
	CD-1	CD-2	CD-3	CD-4	CD-5	CD-6	
RETAIL SALES							
Alcohol sales - beer and wine	C	C	C (11)	C	C	C	17.50.040
Alcohol sales - full alcohol sales	C	C	C (11)	C	C	C	17.50.040
Animal services - retail sales* (13)	P	P	P (11)	P	P	P	
Bars or taverns* (13)	C	C	C (11)	C	C	C	17.50.040
with live entertainment*	C	C	C (11)	C	C	C	17.50.130
Commercial nurseries	—	—	—	—	—	P (13)	
Convenience stores*	C	C	C (11)	C	C	C	
Food sales	P (13)	P (13)	P (13)	P (13)	P (13)	P (13)	
Internet vehicle sales	P (13)	P (13)	P (13)	P (13)	P (13)	P (13)	
Liquor stores* (13)	C	C	C (11)	C	C	C	
Pawnshops*	C (13)	C (13)	—	C (13)	C (13)	C (13)	17.50.200
Restaurants* (13)	P	P	P (11)	P	P	P	17.50.260
Restaurants w/live entertainment* (13)	P	P	P (11)	P	P	P	
Restaurants, fast food* (13)	P	P	P (11)	P	P	P	17.50.260
Restaurants, formula fast food* (13)	P	P	P (11)	P	P	P	17.50.260
Retail sales * (13)	P	P	P (14)	P	P	P	
Seasonal merchandise sales	P	P	P (11)	P	P	P	17.50.180
Significant tobacco retailers* (13)	C	C	C (11)	C	C	C	17.50.330
Swap meets	—	—	—	—	—	C (13)	
Temporary uses	TUP	TUP	TUP	TUP	TUP	TUP	
Vehicle services - automobile rental	C (13)	C (13)	—	C (13)	C (13)	C (13)	
Vehicle services - sales and leasing - limited*	MC	MC	—	MC	MC	MC	

Notes:

- (1) See Section 17.80.020 for definitions of the listed land uses.
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**TABLE 3-1 - ALLOWED USES AND PERMIT REQUIREMENTS
FOR CD ZONING DISTRICTS**

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	CD-1	CD-2	CD-3	CD-4	CD-5	CD-6	
SERVICES							
Adult day-care, general	C	C	C	C	C	C	
Adult day-care, limited	P	P	P	P	P	P	
Ambulance services (13)	C	C	—	C	C	P	
Animal services - boarding (13)	—	—	—	—	—	C	
Animal services - grooming (13)	P	P	P (11)	P	P	P	
Animal services - hospitals (13)	—	—	—	—	—	C	17.50.050
Catering services (13)	P	P	P (11)	P	P	P	
Charitable institutions	C	C	C (11)	C	C	C	
Child day-care centers	P	P	C (2)	P	P	P	17.50.080
Child day-care, large care homes, 9 to 14 persons	P	P	P	P	P	P	17.50.080
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	
Filming, long-term	C	C	C	C	C	C	
Filming, short-term	P	P	P	P	P	P	

Notes:

- (1) See Section 17.80.020 for definitions of the listed land uses.
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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)							
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)	
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)	
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

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) Not permitted 140 feet north or south of Walnut Street in the Walnut Street Urban Village Precinct.
- (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 nonresidential projects and nonresidential portions of mixed-use projects exceeding 25,000 sq.ft. of gross floor area. Projects within the Central District Transit-Oriented Development Area (Figure 3-5) shall meet the requirements of 17.50.340. This requirement does not apply to a project with an approved master development plan, government offices, tenant improvements, or projects in the City's approved capital improvement budget.
- (14) Allowed only as part of a mixed-use project when 140 feet south or north of Walnut Street.
- * Qualifies as a pedestrian-oriented use.

**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	

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)	
Recycling - small collection facilities	MC	MC	MC (11)	MC	MC	MC	17.50.220
Research and development - non-offices (13)	P	P	C (11)	P	P	P	17.50.240
Wholesaling, distribution and storage, small scale	P	—	—	P	—	P	

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	
Communications facility (13)	P	P	C (11)	P	P	P	
Commercial off-street parking	MC	MC	MC (11)	MC	MC	MC	
Heliport	—	C (5)	—	—	C (5)	—	
Transit terminal	C	C	C (11)	C	C	C	
Utility, major	C	C	C	C	C	P	
Utility, minor	P	P	P	P	P	P	
Wireless telecommunication facilities, minor	MC	MC	MC	MC	MC	MC	17.50.310

TRANSIT-ORIENTED DEVELOPMENT

Transit-oriented development	P	P	P	P	P	P	17.50.340
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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) Not permitted 140 feet north or south of Walnut Street in the Walnut Street Urban Village Precinct.
 - (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 nonresidential projects and nonresidential portions of mixed-use projects exceeding 25,000 sq.ft. of gross floor area. Projects within the Central District Transit-Oriented Development Area (Figure 3-5) shall meet the requirements of 17.50.340. This requirement does not apply to a project with an approved master development plan, government offices, tenant improvements, or projects in the City's approved capital improvement budget.
 - (14) Allowed only as part of a mixed-use project when 140 feet south or north of Walnut Street.
- * Qualifies as a pedestrian-oriented use.

17.30.040 - CD General Development Standards

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and established in compliance with the requirements in Table 3-2, in addition to the applicable standards (e.g., landscaping, parking and loading, etc.) in Articles 4 (Site Planning and General Development Standards) and 5 (Standards for Specific Land Uses). Principal and accessory structures shall meet the same development standards unless otherwise modified in this Zoning Ordinance.

TABLE 3-2 - CD DISTRICT GENERAL DEVELOPMENT STANDARDS

Development Feature	CD Zoning District Requirement
Minimum lot size (1)	<i>Minimum area and width for new lots.</i>
Minimum area, width	Determined through subdivision process, consistent with General Plan
Residential uses	<i>Standards applicable to residential uses where allowed in nonresidential districts.</i>
Maximum density	As determined by Figure 3-6 (Central District Maximum Residential Density). See also Section 17.30.030.C (Limitations on Housing).
Residential Standards	Single-family uses comply with the RS-6 standards; two units on a lot comply with the RM-12 standards; 3 or more units comply with the Urban Housing Standards of 17.50.350.
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	As determined by Figure 3-7 (Central District - Required Setbacks), except as provided in Section 17.30.050.A (Setback exceptions).
Sides	Residential - See Section 17.50.350 (Urban Housing); Nonresidential - none required.
Corner	As determined by Figure 3-7 (Central District - Required Setbacks), except as provided in Section 17.30.050.A (Setback exceptions).
Rear	Residential - See Section 17.50.350 (Urban Housing); Nonresidential - none required.
Height limit	<i>Maximum allowed height of structures. See Section 17.40.060 for height measurement, and exceptions to height limits.</i>
Maximum height	As determined by Figure 3-8 (Central District - Maximum Height), except as provided by Section 17.30.050.B (Height limit exceptions).
Height - ground floor	The minimum height of the ground floor of all non-residential buildings (including mixed use projects) shall be 15 ft. This height shall be measured from the top of the 1 st floor to the top of the 2 nd floor.
Floor area ratio (FAR)	<i>Maximum allowable floor area ratio.</i>
Maximum FAR	As determined by Figure 3-9 (Central District - Maximum FAR), except as provided by Sections 17.30.050.C (Floor Area Ratio (FAR)), and 17.30.050.E (Parking requirements).

Landscaping	As required by Chapter 17.44 (Landscaping)
Lighting	As required by Section 17.40.080 (Outdoor Lighting)
Parking	Parking shall comply with Chapter 17.46 (Parking and Loading), and Section 17.30.050.E (Parking), provided that parking areas shall not 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.

Figure 3-7 – Central District Required Setbacks

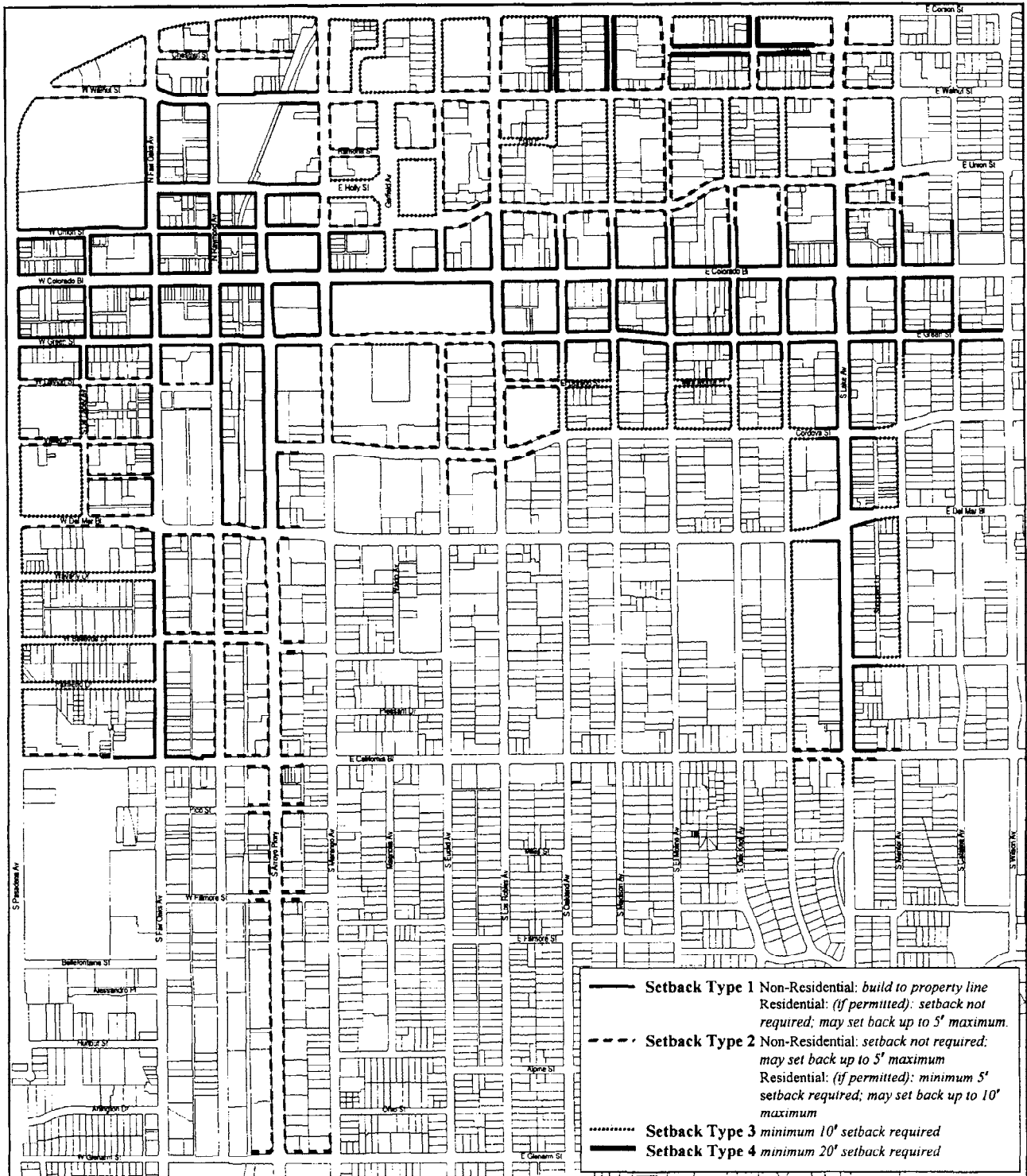


Figure 3-8 – Central District Maximum Height

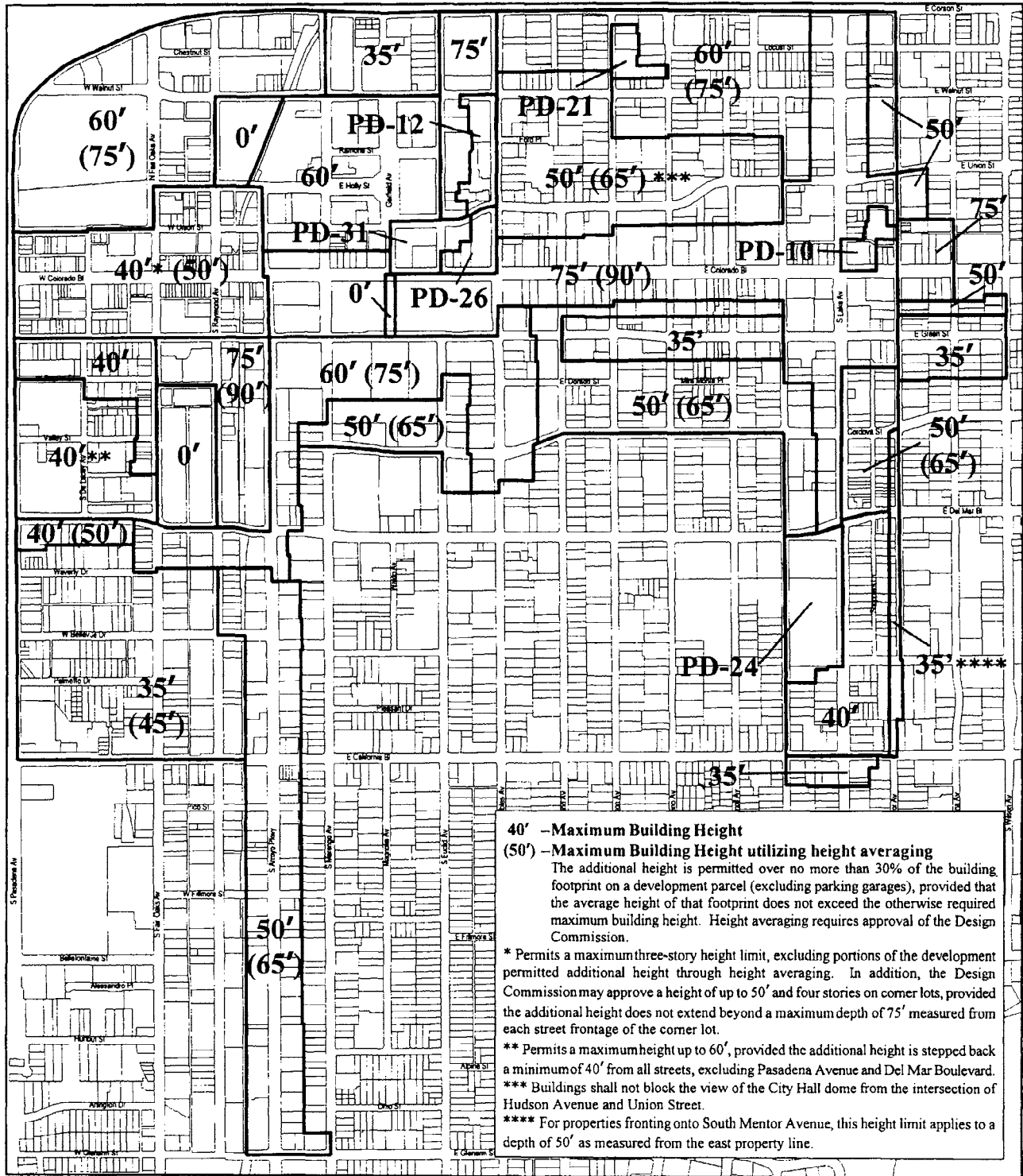
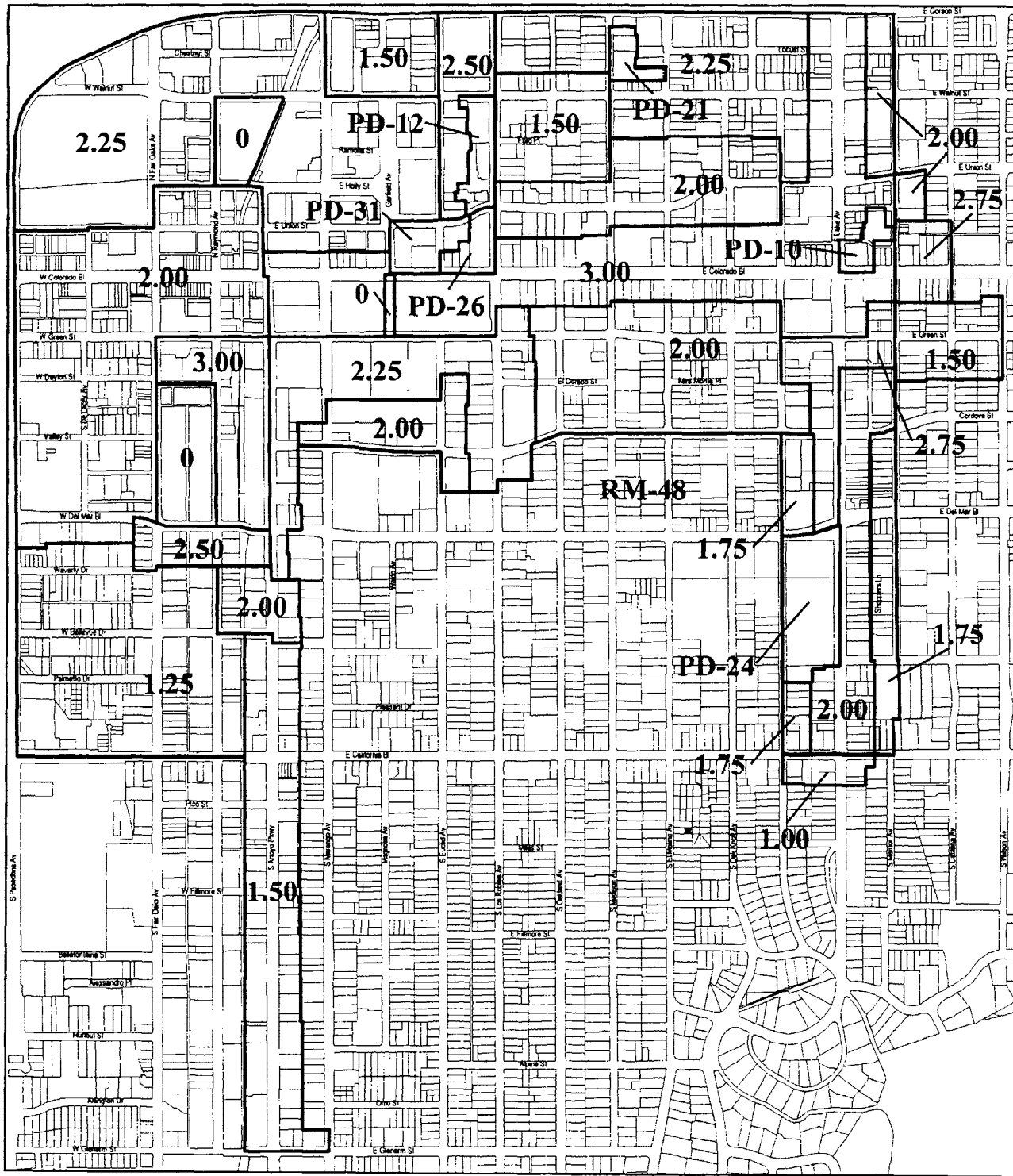


Figure 3-9 – Central District Maximum Floor Area Ratio



17.30.050 - CD Exceptions to General Development Standards

In order to achieve the objectives of the Central District Specific Plan, the following exceptions to the general development standards in Section 17.30.040 may be granted as noted.

- A. Setback exceptions.** The setback requirements of Section 17.30.040 are modified as follows. See Figure 3-7 (Central District Setback Requirements) for identification of street frontages where setbacks from the street are required for nonresidential and/or residential uses.
1. **Street wall continuity.** In general, side and rear yard setbacks/stepbacks should not be required under the following circumstances:
 - a. Nonresidential and residential uses that front streets where an intense pedestrian-oriented character is strongly encouraged and street setbacks are not required. Side yard setbacks are discouraged where they will interrupt the visual continuity of the street wall;
 - b. However, exceptions may be encouraged for the purpose of providing a well-designed pedestrian paseo and/or to protect the character of an architecturally significant building or landscape.
 2. **Increased openness.** Side and rear yard setbacks are recommended under the following circumstances:
 - a. Nonresidential and residential uses that front along streets where a setback is required, thereby establishing a more open character. This is appropriate to areas where less intense pedestrian activity and/or a higher percentage of residential development is anticipated. A minimum 10-foot side and rear yard setback is recommended.
 - b. Additional setbacks/stepbacks are encouraged where necessary to protect the character of an architecturally significant building or landscape.
- B. Height limit exceptions.** The height limit established by Figure 3-8 (Central District Maximum Height) may be exceeded through the following height averaging standards. These exceptions are in addition to the exceptions provided by Section 17.40.060.D (Height limit exceptions).
1. **Purposes of height averaging.** The purposes of height averaging are to provide for the following:
 - a. Additional building height is counterbalanced by lower heights across or elsewhere on a development site to achieve an economically viable project that also protects view corridors and/or historically or architecturally significant building, structures, or landscapes; a visual transition in height and massing may be achieved through height averaging.
 - b. Additional building height is counterbalanced by lower heights across or elsewhere on a development site to punctuate important intersections or other prominent locations; this will contribute to a more visually compelling skyline.

2. **Extent of height averaging allowed.** The specific limitations of height averaging are depicted in Figure 3-8 (Central District Maximum Height).
 - a. Additional building height is permitted over no more than 30 percent of the building footprint on a development parcel, provided that the average height over the entire footprint does not exceed the otherwise required maximum building height.
 - b. Height averaging shall not be applied to parking and/or accessory structures.
 - c. The additional height allowed by this Subsection B. through height averaging shall require Design Commission approval.
 3. **Required findings.** The approval of additional height through the height averaging provisions of Subsection B.2 shall require that the Design Commission first make all of the following findings.
 - a. The additional height allows for preservation of vistas and view corridors, and/or a more sensitive transition to an adjacent historic structure, and/or provides for a more interesting skyline;
 - b. The additional height will not be injurious to adjacent properties or uses, or detrimental to environmental quality, quality of life, or the health, safety, and welfare of the public;
 - c. The additional height will promote a superior design solution that enhances the property and its surroundings, without detrimental impacts on views and sight lines; and
 - d. The additional height is consistent with the objectives and policies of the Central District Specific Plan and the General Plan.
 4. **Conditions of approval.** The Design Commission may impose conditions of approval and/or additional mitigation measures for the approval of additional height, including:
 - a. Additional requirements for site planning and architectural design, including massing and articulation; and
 - b. Additional requirements for public amenities, including public outdoor space and pedestrian paths.
- C. **Floor area ratio (FAR).** Development on a single parcel may exceed the maximum FAR established by Figure 3-9 (Central District Maximum FAR) as follows. See also Subsection E. for FAR exceptions regarding parking structures.
1. **Extent of additional floor area allowed.** The Commission may increase the assigned Maximum Parcel FAR by up to 10 percent, provided that the additional floor area is necessary to achieve an economically feasible development and meets the following

circumstances. The intent is to allow sufficient flexibility and facilitate development where unique factors are involved; these may include:

- a. Unusual parcel size and configuration;
- b. A project that facilitates the preservation of a historic structure, or sets aside publicly accessible outdoor space; and/or
- c. A project eligible for a density bonus as provided by State law.

2. Required findings. Approval of a floor area increase in compliance with this Subsection shall require that the Commission first make all of the following findings:

- a. The additional floor area allows development that would otherwise be economically infeasible;
- b. The additional floor area will not be injurious to adjacent properties or uses, or detrimental to environmental quality, quality of life, or the health, safety, and welfare of the public;
- c. The additional floor area will promote superior design solutions and allow for public amenities that enhance the property and its surroundings; and
- d. The additional floor area is consistent with the objectives and policies of the Central District Specific Plan and the General Plan.

3. Conditions of approval. The Commission may impose conditions of approval and/or additional mitigation measures for the approval of additional floor area in compliance with this Subsection, including:

- a. Additional requirements for site planning and architectural design, including massing and articulation;
- b. Location of all or a portion of the parking in subterranean facilities;
- c. Additional requirements for public amenities, including public outdoor space and pedestrian paths;
- d. Additional provisions for affordable housing; and
- e. Additional traffic demand management (TDM) measures.

D. Sidewalk width. Minimum sidewalk width requirements within the Central District are established by Figure 3-10 (Central District Sidewalk Width Requirements). In areas where the existing sidewalk does not meet the minimum width, development projects are required to be set back as necessary to adhere to the minimum sidewalk width standard. Deviations from the minimum sidewalk width may be considered along blocks where such deviation is required to maintain a consistent pattern of setbacks, in particular to establish continuity with historic structures and subject to approval of the Director of Public Works.

- E. Parking.** To achieve correlation between the development caps identified in the Land Use Element of the General Plan and the FAR's assigned by this Chapter, floor area devoted to parking facilities shall not apply in the calculation of permissible building floor area provided that parking shall comply with the following requirements.
1. Each parking structure shall comply with all applicable design guidelines of the Central District Specific Plan (see CDSP *Section 9: Private Realm Design Guidelines*).
 2. Meet the requirements of 17.46.250 (Additional Requirements for Parking in the Central District).

Figure 3-10 – Central District Sidewalk Width Requirements

