

17.32.060 - EPSP Additional Land Use Regulations

- A. **Big box retail.** Big box retail shall not be permitted in EPSP d-2. Big box retail is defined as a retail or wholesale store of more than 75,000 square feet in area with centralized cashiering facilities.

17.32.070 - EPSP Development Standards

- A. **Standards for all projects.** 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 of this Section, 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.
- B. **Interim development standards.** Subdivisions, new land uses and structures, and alterations to existing land uses and structures shall comply with the interim standards in Section 17.32.090 (Amount of Permitted Development and Allocation of Density) until the roadway extensions specified in the East Pasadena Specific Plan are completed.

TABLE 3-7 - EAST PASADENA SUBAREA d1 STANDARDS

Development feature	SUBAREA d1 REQUIREMENTS			
	CO	CL	CG	IG
Minimum lot size (1)	<i>Minimum area and width for new lots.</i>			
Area	7,200 sf	Determined through the subdivision process.		
Width	55 ft			
Residential uses	<i>Standards applicable to residential uses where allowed in nonresidential districts.</i>			
Maximum density	48 units per acre	32 units per acre	N.A.	N.A.
with density bonus	See 17.42.	See 17.42.		
Standards	Follow standards of the RM-48 district	Follow standards of the RM-32 district		

Notes:

- (1) See Section 17.40.030 regarding development on an undeveloped lot and section 17.40.040 regarding development on a substandard lot.

TABLE 3-7 - EAST PASADENA SUBAREA d1 STANDARDS (Continued)

Development feature	d1 SUBAREA REQUIREMENTS			
	CO	CL	CG	IG
Setbacks	<i>Minimum setbacks required. See Section 17.40.150 for setback measurement, allowed projections and encroachments into setbacks, and exceptions to setbacks.</i>			
Front	20 ft	5 ft	5 ft	5 ft
Sides	10 ft	15 ft and within the encroachment plane (17.40.150) adjacent to an RS or RM zone; 0 ft required otherwise.		0 ft
Corner side	15 ft	5 ft	5 ft; plus 1 foot of setback for each 10 ft of height or portion thereof over 45 ft.	5 ft
Rear	10 ft	15 ft and within the encroachment plane (17.40.150) adjacent to an RS or RM zone; 0 ft required otherwise.		0 ft
Height limit	<i>Maximum height of main structures. See 17.40.060 for height measurement, and exceptions to height limits. All structures shall also comply with the encroachment plane requirements of 17.40.150.</i>			
Maximum height	45 ft	36 ft	45 ft	60 ft
Floor area ratio (FAR)	<i>Maximum allowable floor area ratio (FAR), except as provided in 17.32.090.</i>			
Maximum FAR	No maximum.			
Accessory structures	Nonresidential uses shall meet the same standards as the principal structure; for residential uses see Section 17.50.250 (Residential Accessory Uses and Structures)			
Landscaping	See Chapter 17.44 (Landscaping)			
Parking	See Chapter 17.46 (Parking and Loading), and Section 17.32.070			
Signs	See Chapter 17.48 (Signs)			
Other applicable standards	See Chapter 17.40 (General Property Development and Use Standards) Article 5 (Standards for Specific Land Uses)			

Notes:

- (1) See Section 17.40.030 regarding development on an undeveloped lot and section 17.40.040 regarding development on a substandard lot.

TABLE 3-8 - EAST PASADENA SUBAREA d2 STANDARDS

Development feature	d2 SUBAREA REQUIREMENTS							
	CO - B-5	CO - D, D-1	CO - D-2	CG - C	CG - B, B-1, B-2, B-3	CL -G	IG - A, B-4	PS
Minimum lot size (1)	<i>Minimum area and width for new lots.</i>							
Area	7,200 sf		Determined through the subdivision process					
Width	55 ft							
Residential uses	<i>Standards applicable to residential uses where allowed in nonresidential districts.</i>							
Maximum density	48 units per acre in CO and CG districts, except that 60 units per acre are permitted within 1/4 mile of a Light Rail Transit Station.				32 units per acre		N.A.	
with density bonus	See Chapter 17.42.							
Standards	In the CO and CG districts, as required for RM-48 district; for projects within 1/4 mile of a Light Rail Transit Station, as required in 17.50.350.				See Chapter 17.22.070			
Setbacks - Residential and nonresidential	<i>Minimum setbacks required. See Section 17.40.150 for setback measurement, allowed projections and encroachments into setbacks, and exceptions to setbacks.</i>						(3)	
Front (3)	20 ft		5 ft		5 ft		5 ft (3)	
Front setback in specific areas	The following special front yard setbacks apply instead of the setbacks above in the areas noted: Halstead Street and Foothill Blvd - 10 ft, except that 0 ft is required in CL; Sierra Madre Villa, east side - 10 ft south of Foothill Blvd, 20 ft north of Foothill.							
Sides	10 ft		15 ft and within the encroachment plane (17.40.150) adjacent to an RS or RM zone; 0 ft required otherwise.				0 ft (3)	

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) Projects shall meet the FAR allowances of Table 3-11 during interim limited development period.
- (3) Unless otherwise specified, the development standards shall be set as part of the conditional use permit approval.

TABLE 3-8 - EAST PASADENA SUBAREA d2 STANDARDS (Continued)

Development feature	d2 SUBAREA REQUIREMENTS							
	CO - B-5	CO - D, D-1	CO - D-2	CG - C	CG - B, B-1, B-2, B-3	CL - G	IG - A, B-4	PS
Corner side	15 ft except on a corner side yard on Foothill or Halstead which shall be 10 ft			5 ft		5 ft; plus 1 foot of setback for each 10 ft of height or portion thereof over 45 ft	5 ft	(3)
Rear	10 ft			15 ft and within the encroachment plane (17.40.150) adjacent to an RS or RM zone; 0 ft required otherwise.			0 ft	(3)
Maximum height (2)	See height regulations shown in Figure 3-12; also see 17.32.080.C.							
Stepbacks	Properties adjacent to Foothill Blvd shall comply with the building stepbacks shown in Figure 3-11.							
Floor area ratio (FAR)	<i>Maximum allowable floor area ratio (FAR), except as provided in 17.32.090.</i>							
Maximum FAR	1.50 (2)	1.20 (2)	.50 (2)	.40 (2)	2.00 (2)	1.00 (2)	1.20 (2)	(3)
FAR bonuses	See Section 17.32.060.D							
Accessory structures	Nonresidential uses shall meet the same standards as the principal structure; for residential uses see Section 17.50.250 (Residential Accessory Uses and Structures)							(3)
Landscaping	A minimum of 15% of lot area shall be maintained in planting. See also Section 17.32.080, and Chapter 17.44 (Landscaping).						See 17.44	
Parking	See Section 17.32.080, and Chapter 17.46 (Parking and Loading).							
Signs	See Chapter 17.48 (Signs)							
Other applicable standards	See Chapter 17.40 (General Property Development and Use Standards) Article 5 (Standards for Specific Land Uses)							

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) Projects shall meet the FAR allowances of Table 3-11 during interim limited development period.
- (3) Unless otherwise specified, the development standards shall be set as part of the conditional use permit approval.

**Figure 3-11 – East Pasadena Specific Plan
Special Building Step Back Provisions (Subarea D2, Foothill Blvd.)**

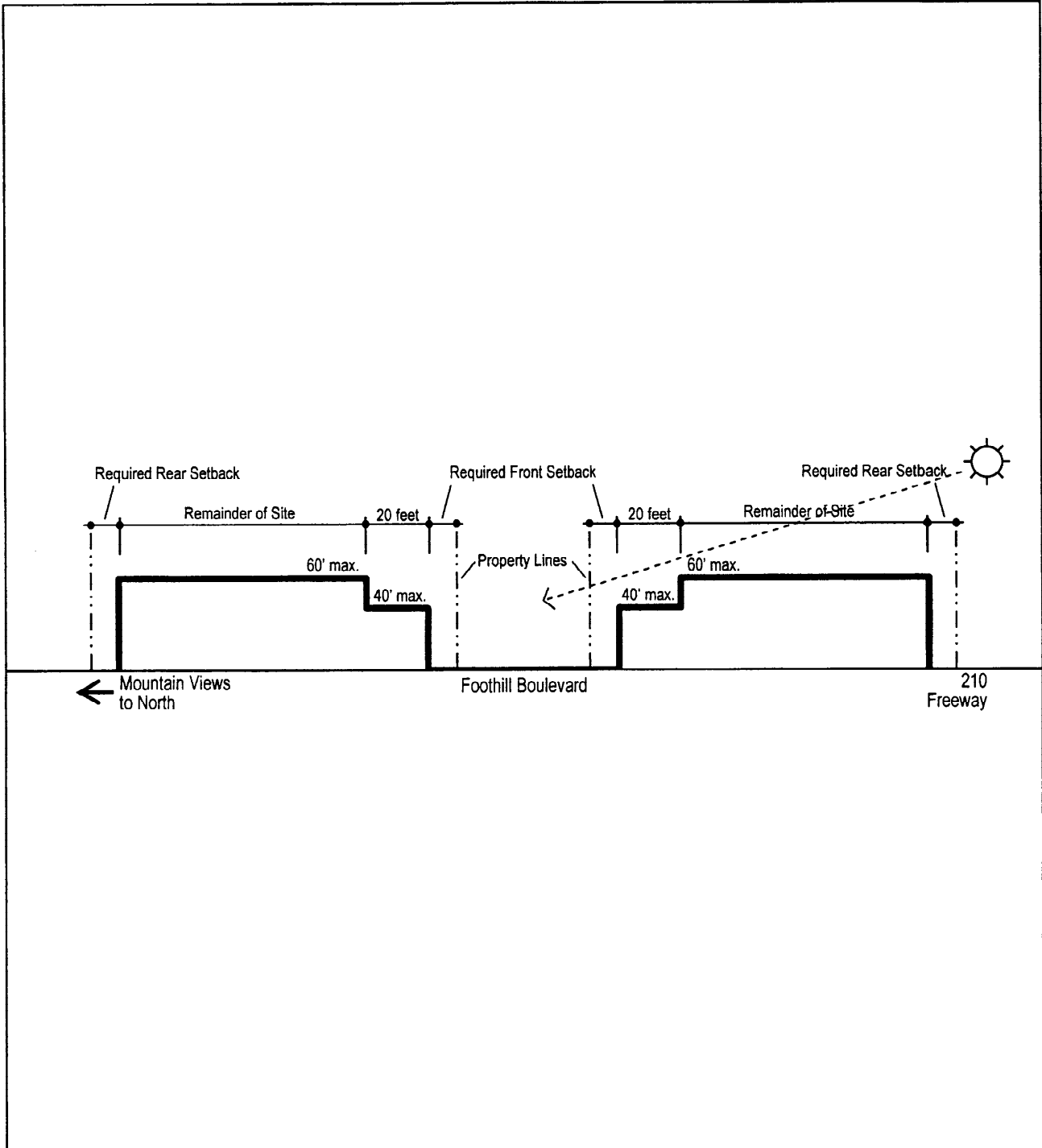


Figure 3-12 – EPSP Height Limits for Subarea d2

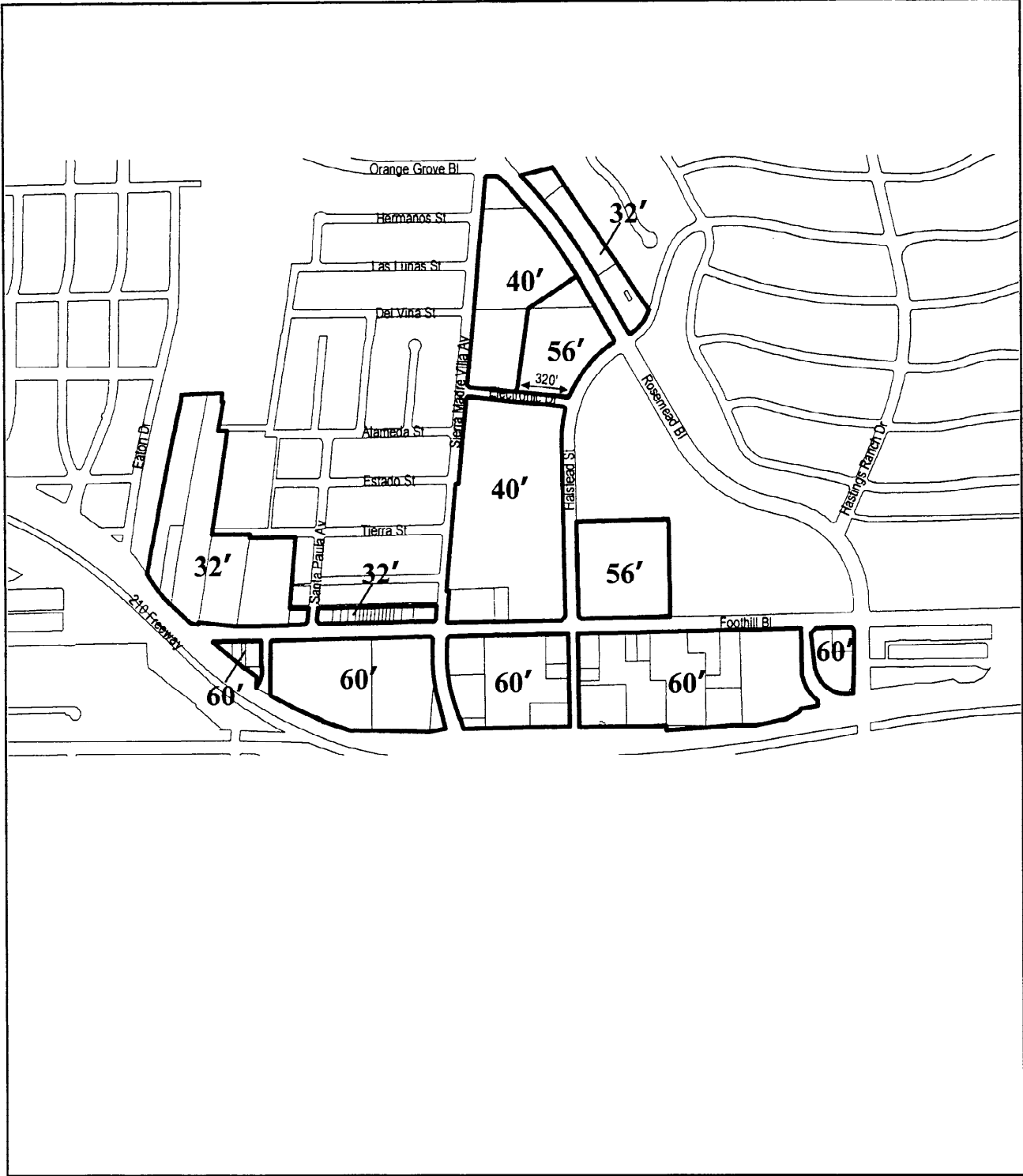


TABLE 3-9 - EAST PASADENA SUBAREA d3 STANDARDS

Development feature	d3 SUBAREA REQUIREMENTS			
	CO - D-3, E-2	CG - E	CG - E-1	CG - F
Minimum lot size (1)	<i>Minimum area and width for new lots.</i>			
Area	7,200 sf	Determined through the subdivision process.		
Width	55 ft			
Residential uses	<i>Standards applicable to residential uses where allowed in nonresidential districts.</i>			
Maximum density	48 units per acre in CO district			
with density bonus	See Chapter 17.42.			
Standards	As required for the RM-48 district			
Setbacks	<i>Minimum setbacks required. See Section 17.40.150 for setback measurement, allowed projections and encroachments into setbacks, and exceptions to setbacks.</i>			
Front	20 ft	5 ft	5 ft	5 ft
Front setback in specific areas	The following special front yard setbacks apply instead of the setbacks above in the areas noted: Halstead Street and Foothill Blvd - 10 ft			
Sides	10 ft	15 ft and within the encroachment plane (17.40.150) adjacent to an RS or RM zone; 0 ft required otherwise.		
Corner side	15 ft	5 ft	5 ft	5 ft
Rear	10 ft	15 ft and within the encroachment plane (17.40.150) adjacent to an RS or RM zone; 0 ft required otherwise.		0 ft
Height limit	<i>Maximum height of main structures. See 17.40.060 for height measurement and exceptions to height limits. All structures shall also comply with the encroachment plane requirements of 17.40.150.</i>			
Maximum height (2)	See height regulations shown in Figure 3-13.			

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) For buildings fronting on the south side of Foothill Boulevard, height shall be measured from the lowest point of the building adjoining Foothill Boulevard to the highest point of the building adjoining Foothill Boulevard.

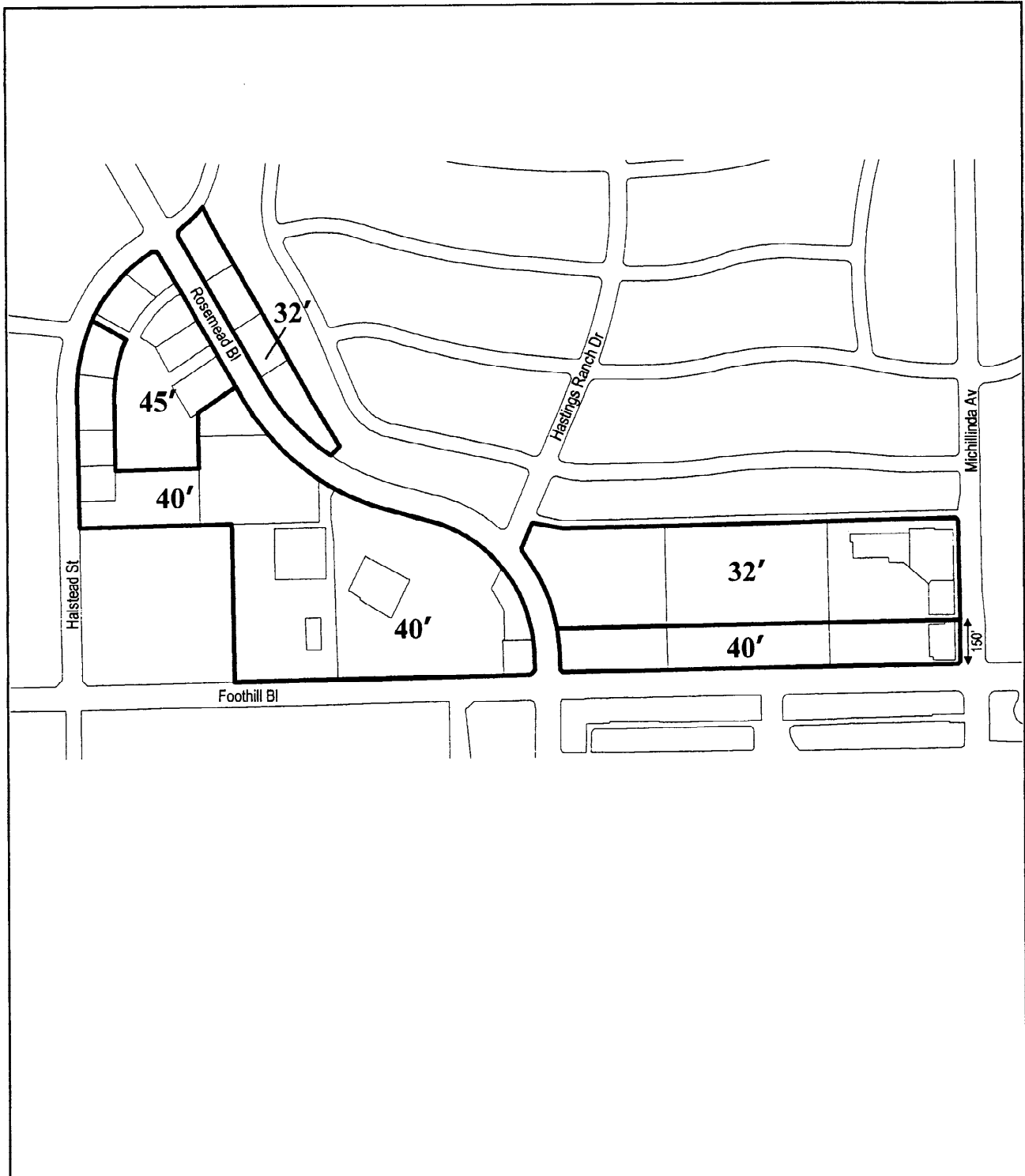
TABLE 3-9 - EAST PASADENA SUBAREA d3 STANDARDS (Continued)

Development feature	d3 SUBAREA REQUIREMENTS			
	CO - D-3, E-2	CG - E	CG - E-1	CG - F
Floor area ratio (FAR)	<i>Maximum allowable floor area ratio (FAR), except as provided in 17.32.090.</i>			
Maximum FAR	CO - D-3 - 0.50 CO - E-2 - 0.70	0.40 See 17.32.070.D	0.40	0.50
Accessory structures	Nonresidential uses shall meet the same standards as the principal structure; for residential uses see Section 17.50.250 (Residential Accessory Uses and Structures).			
Landscaping	A minimum of 15% of lot area shall be maintained in planting. See also Section 17.32.070, and Chapter 17.44 (Landscaping).			See 17.44
Parking	See Section 17.32.070, and Chapter 17.46 (Parking and Loading).			
Signs	See Chapter 17.48 (Signs)			
Other applicable standards	See Chapter 17.40 (General Property Development and Use Standards) Article 5 (Standards for Specific Land Uses)			

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) For buildings fronting on the south side of Foothill Boulevard, height shall be measured from the lowest point of the building adjoining Foothill Boulevard to the highest point of the building adjoining Foothill Boulevard.

Figure 3-13 – EPSP Height Limits for Subarea d3



17.32.080 - EPSP Additional Development Standards

The following standards apply to all development within the East Pasadena Specific Plan area, except where a standard is identified as being applicable to a specific area or lot.

- A. Parking requirements.** All parking areas within the East Pasadena Specific Plan shall comply with Chapter 17.46 (Parking and Loading) and the following additional requirements. See Subsection B. for additional requirements applicable to sites along Walnut Street.
1. **General landscaped setback requirements.** All street frontages shall have a continuous planting area no less than 10 feet in depth and interrupted only by driveways, walkways, and buildings.
 2. **Parking lot landscaping requirements - Subarea d1.** Landscaping, or a masonry wall or other device with landscaping in front shall partially or fully screen vehicles from street view. The elimination of this screening shall require the Minor Conditional Use Permit approval.
 3. **Parking lot landscaping requirements - Subareas d2 and d3.** Landscaping shall be provided along the perimeter of any surface parking lot that abuts a street.
 4. **Parking lot landscaping requirements for all Subareas.** A shrub hedge, low masonry wall or other device with planting in front shall be provided along the street side perimeter of all parking lots.
 - a. The wall shall be of sufficient height to screen parked cars from view to a maximum height of 42 inches. This visual barrier shall be set back within the required planting area so as to not obstruct views from driveways.
 - b. A five-foot wide landscaped setback shall be provided in front of a masonry wall. A masonry wall shall be 42 inches in height. The masonry wall shall be constructed at the property line if landscaping, curbs, and gutters are provided within the Walnut Street right-of-way.
 5. **Subarea d3 - Limitation on parking structures.** Within Subarea d3, above-ground parking structures of no more than three stories in height are permitted only in conjunction with the construction of a public gathering space, as approved by the Director or Zoning Hearing Officer.
 6. **Subarea d3 - Screening requirements.** Except as otherwise provided by this Section, parking adjacent to a residential use or zone shall be screened from them with a masonry block wall or other comparable screening materials, as approved by the Zoning Administrator, designed to be compatible with residential uses.
- B. Walnut Street development standards.** New permanent structures within the abandoned railroad right-of-way adjacent to Walnut Street must be approved by the Director.
1. **Application requirements.** Submittals to the Planning Director shall include a site plan and Walnut Street elevations for the entire block in which the proposed project is located.

The site plan shall indicate the use, location of structures, proposed curb cuts, the location and species of trees and shrubs, and the relationship of the project to proposed street improvements.

2. **Parking facilities.** The following requirements apply only to parking facilities within the abandoned railroad right-of-way adjacent to Walnut Street, in addition to the other requirements of this Subsection A.
 - a. **Two-story parking structures.**
 - (1) Parking structure street access shall be provided only from north-south streets.
 - (2) Landscaping and curbs and gutters within the Walnut Street right-of-way are required to be installed prior to, or as a part of, the development of any new parking structure.
 - (3) Landscaped setbacks adjacent to Walnut Street are not required provided that landscaping and curbs and gutters within the public right-of-way are installed prior to, or as a part of, the proposed project development.
 - (4) Planting shall be at least three feet, six inches in height adjacent to the Walnut Street right-of-way.
 - b. **Surface parking.** A five-foot wide landscaped yard in front of a three-foot, six-inch wall, shall be provided to screen parking from Walnut Street; except that if the proposed Walnut Street improvements are installed, the wall may be constructed at the property line.

C. Floor area ratio (FAR) exceptions.

1. **Subarea d2 FAR requirements.** The floor-area-ratios specified in Table 3-11 (Floor Area Ratios Within Subarea d2 During Interim Limited Development Period) shall apply in Subarea d2 during the Interim Limited Development Period as specified in Section 17.32.090.
2. **TOD intensity options.** The following intensity options are permitted for transit-oriented development on parcels B-1 and B-2 only, to enable the preservation of an historic or architecturally significant structure:

Alternative 1 - FAR = 2.0; Height Limit = 60 feet
Alternative 2 - FAR = 1.5; Height Limit = 85 feet
3. **TOD and mixed-use development FAR bonuses.** The following floor area bonuses shall be permitted for transit-oriented and mixed-use development.
 - a. One additional gross square foot of retail space shall be allowed for each 1.5 square feet of residential space constructed.

- b. Five additional gross square feet of retail space shall be allowed for each one gross square foot of child or elderly care space constructed.

17.32.090 - Amount of Permitted Development and Allocation of Density

Within each subarea established by this Chapter, new residential and nonresidential development, and the permitted density of each development project, shall not exceed the amount of permitted new development specified in the General Plan for the East Pasadena Specific Plan area as shown in Table 3-10 (Amount of New Development Permitted by Subarea).

- A. The amount of permitted development shall also be governed by interim development limitations, as shown in Table 3-12, during the interim limited development period specified in the East Pasadena Specific Plan.
- B. In Subarea d-2, special development limitations shall apply during the interim limited-development period as shown in Table 3-13 (Floor Area Ratios within Subarea d2 during Interim Limited Development Period).

TABLE 3-12 - AMOUNT OF NEW DEVELOPMENT PERMITTED BY SUBAREA

Land Use Designation	General Plan		Specific Plan		Interim Limited Development	
	Sq.Ft.	Units	Sq.Ft.	Units	Sq.Ft.	Units

Subarea d1

General Commercial	140,000		140,000		65,800	
Office/R&D	0		70,000		32,900	
Retail	0		70,000		32,900	
Industrial	700,000		700,000		329,000	
Institutional	50,000		50,000		23,500	
Other	0		0		0	
Residential		0		100		0
Subtotal	890,000	0	890,000	100	418,300	0

Subarea d2

General Commercial	600,000		970,065		856,527	
Office/R&D	0		802,572		776,061	
Retail	0		167,493		80,466	
Industrial	500,000		174,205		29,733	
Institutional	75,000		5,630		2,648	
Other	0		0		0	
Residential		400		400		188
Subtotal	1,175,000	400	1,149,900	400	888,908	188

Subarea d3

General Commercial	35,000		60,100		35,000	
Office/R&D	0		0		0	
Retail	35,000		60,100		35,000	
Industrial	0		0		0	
Institutional	0		0		0	
Other	0		0		0	
Residential		0		0		0
Subtotal	35,000	0	60,100	0	35,000	0
Total Square Feet/Units	2,100,000	400	2,100,000	500	1,342,208	188

**TABLE 3-13 - FLOOR AREA RATIOS WITHIN SUBAREA d2
DURING INTERIM LIMITED DEVELOPMENT PERIOD**

Zoning Designation	Specific Plan Maximum FAR	Interim Limited Development Period FAR
South of Foothill Boulevard		
IG-A	1.20	0.60
CG-B	2.00	1.20
CG-B-1, CG-B-2	2.00	1.50
CG-B-1, CG-B-2 (Transit site/joint-development site only)	1.50	1.50
CG-B-3	2.00	0.77
IG-B-4	1.20	0.77
North of Foothill Boulevard		
CO-B-5	1.50	1.00
CG-C	0.40	0.40
CO-D	1.20	0.60
CO-D-1	1.20	0.87
CO-D-2	0.50	0.30
CL-G	1.00	0.41

17.32.100 - Replacement of Existing Development

In addition to the allocation of permitted development as provided in Section 17.32.090 above, a property owner may replace existing residential dwelling units and nonresidential floor area (measured in square feet) on a one-for-one basis provided that the existing residential dwelling units and non-residential floor area are in compliance with this Zoning Code. Replacement dwelling units or floor area shall be subtracted from the dwelling units and floor area of new buildings in the determination of permitted development for each site.

CHAPTER 17.33 - FAIR OAKS-ORANGE GROVE SPECIFIC PLAN

Sections:

- 17.33.010 - Purpose of Chapter
- 17.33.020 - Purposes of FGSP Zoning Districts
- 17.33.030 - Applicability
- 17.33.040 - FGSP District Land Uses and Permit Requirements
- 17.33.050 - FGSP General Development Standards

17.33.010 - Purpose of Chapter

This Chapter lists the land uses that may be allowed within the zoning districts established by the Fair Oaks/Orange Grove Specific Plan (FGSP), determines the type of land use permit/approval required for each use, and provides standards for site layout and building size.

17.33.020 - Purpose of FGSP Zoning Districts

The purposes of the FGSP zoning districts are to implement the Fair Oaks/Orange Grove Specific Plan by balancing and optimizing economic development, historic preservation, and the maintenance of local community culture, and to:

- A. Protect, support and preserve the surrounding residential neighborhoods within the specific plan area by establishing appropriate land uses, development standards, and design guidelines;
- B. Improve the appearance of the area to enhance the quality of life for local residents and opportunities for employment and business development;
- C. Allow a mix of uses that provides for viable commercial and residential development and supports efforts to revitalize the area;
- D. Create a pedestrian-friendly environment that balances the needs of pedestrians and vehicular traffic, recognizing the status of Fair Oaks Avenue as a Principal Mobility Corridor;
- E. Build upon and enhance existing and new community-serving facilities (parks, libraries, community centers, schools, etc.) to respond to the needs of the community; and
- F. In District FGSP-CL-1:
 - 1. Help stabilize the business climate by complementing the residential uses in this segment of the corridor with new and enhanced neighborhood-serving commercial uses as select nodes while serving the needs of nearby residents.
 - 2. Update the overall corridor appearance through streetscape improvements, increased enforcement of housing property maintenance and Zoning Code (Code Compliance) efforts, land-use strategies, and implementation of development standards.

3. Retain and protect existing community-serving facilities including the Community Health Center, La Pintoresca Park, and Library.

G. In District FGSP-C-2:

1. Expand opportunities for employment-generating and community-serving resources (i.e., Robinson Park, Jackie Robinson Center, the City's One Stop Career Services Center, Fire Station #36, etc.) to respond to the needs of the surrounding residents.
2. Encourage a mix of land uses to increase the potential for a synergy between existing and future commercial and light industrial uses to build on the "business park" concept.
3. Encourage development and delivery of the arts and cultural programming.
4. Maintain existing housing and create housing opportunities within the district by providing for work/live housing in appropriate areas.

H. In District FGSP-C-3:

1. Build on the historical function of this area as a commercial and neighborhood center.
2. Create a pedestrian-oriented and transit-oriented district to support businesses and residential uses in the area.
4. Provide for commercial and mixed-use development along Fair Oaks Avenue to maintain compact urban character.
4. Provide for commercial retail and office, residential, and mixed-use development at the intersection of Fair Oaks Avenue and Orange Grove Boulevard and along Orange Grove Boulevard.

17.33.030 - Applicability

The standards of the FGSP zoning districts apply to proposed development and new land uses in the following areas, as shown on the Zoning Map.

- A. **FGSP-RM-12.** Fair Oaks/Orange Grove Specific Plan - Multi-Family Residential District, 2 units per lot.
- B. **FGSP-RM-16.** Fair Oaks/Orange Grove Specific Plan - Multi-family Residential District, 16 units per acre.
- C. **FGSP-OS.** Fair Oaks/Orange Grove Specific Plan - Open Space District.
- D. **FGSP-PS.** Fair Oaks/Orange Grove Specific Plan - Public and Semi-Public District.
- E. **FGSP-CL-1a.** Fair Oaks/Orange Grove Specific Plan - Limited Commercial District 1, Subdistrict "a."

- F. **FGSP-CL-1b.** Fair Oaks/Orange Grove Specific Plan - Limited Commercial District 1, Subdistrict "b."
- G. **FGSP-C-2.** Fair Oaks/Orange Grove Specific Plan - Limited Commercial District 2.
- H. **FGSP-C-3a.** Fair Oaks/Orange Grove Specific Plan - Limited Commercial District 3, Subdistrict "a."
- I. **FGSP-C-3b.** Fair Oaks/Orange Grove Specific Plan - Limited Commercial District 3, Subdistrict "b."
- J. **FGSP-C-3c.** Fair Oaks/Orange Grove Specific Plan - Limited Commercial District 3, Subdistrict "c."
- K. **FGSP-C-3d.** Fair Oaks/Orange Grove Specific Plan - Limited Commercial District 3, Subdistrict "d."

17.33.040 - FGSP District Land Uses and Permit Requirements

A. **Allowable land uses and permit requirements.** Table 3-14 identifies the uses of land allowed by this Zoning Code in each FGSP 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 3-14 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.

**TABLE 3-12 - 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	

RESIDENTIAL USES

Caretaker quarters	—	—	C	C	
Dormitories	—	—	C	—	
Fraternities, sororities	—	—	C	—	
Home occupations	P	P	—	—	17.50.110
Multi-family housing	P	P	C (3)	—	
Residential accessory uses and structures	P	P	C	—	17.50.250
Residential care, limited	P	P	C	—	
Senior affordable housing	—	—	C	—	17.50.280
Single-family housing	P	P	C (3)	—	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Clubs, lodges, private meeting halls	—	—	MC	MC	
Colleges - Nontraditional campus setting	—	—	C	—	
Colleges - Traditional campus setting	—	—	C	—	
Commercial recreation - Indoor	—	—	—	C	17.50.130
Commercial recreation - Outdoor	—	—	C	C	17.50.130
Conference Centers	—	—	C (3)	—	
Cultural institutions	C (2)	C (2)	C	C	
Electronic game centers	—	—	—	C	17.50.100
Park and recreation facilities	C	C	C	C	
Religious facilities	C (2)	C (2)	C	—	17.50.230
with columbarium	MC (2)	MC (2)	MC	—	17.50.230
with temporary homeless shelter	C (2)	C (2)	C	—	17.50.230
Schools - Public and private	C (2)	C (2)	C	C	17.50.270
Stadiums and arenas	—	—	—	C	
Street fairs	P	P	P	P	
Tents	TUP	TUP	TUP	TUP	17.50.300

OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES

Offices - Administrative business professional	C	C	C (3)	—	17.50.170
Offices - Government	—	—	C	—	
Offices - Medical	—	—	C	—	

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.

**TABLE 3-12 - 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	

RETAIL SALES

Alcohol sales - Beer and wine	—	—	C (3)	C (3)	
Alcohol sales - Full alcohol sales	—	—	C (3)	C (3)	
Commercial nursery	—	—	—	C (4)	17.50.180
Personal property sales	P	P	—	—	17.50.190
Restaurants	—	—	C (3)	C (3)	17.50.260
with live entertainment	—	—	P	P	17.50.260
Restaurants, fast food	—	—	C (3)	C (3)	17.50.260
Restaurants, formula fast food	—	—	C (3)	C (3)	17.50.260
Temporary uses	TUP	TUP	TUP	TUP	
Swap meets	—	—	C	C	

SERVICES

Charitable institutions	—	—	MC	—	
Child day-care centers	C	C	C	—	17.50.080
Child day-care, large care homes, 9 to 14 persons	MC	MC	C	—	17.50.080
Child day-care, small care homes, 1 to 8 persons	P	P	C	—	17.50.080
Filming, long-term	C	C	C	C	
Filming, short-term	P	P	P	P	
Public safety facilities	C (2)	C (2)	C	C	

INDUSTRY, MANUFACTURING & PROCESSING USES

Commercial growing areas	C	C	—	C (4)	
Recycling - Small collection facility	—	—	MC	MC	17.50.220

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

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.

**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	

RESIDENTIAL USES

Caretaker quarters	—	P	—	P	—	
Dormitories	—	P	—	P	—	
Fraternities, sororities	—	P	—	P	—	
Home occupations	—	P	P	P	—	17.50.110
Mixed-use projects	—	P (3)	—	P (3)	—	17.32.060
Multi-family housing	—	P	—	P	—	
Residential accessory uses and structures	—	P	—	P	—	17.50.250
Residential care, limited	—	P	—	P	—	
Single-family housing	—	P	—	P	—	
Work/live unit	—	—	C (11)	C (11)	C (11)	17.50.370

Notes:

- (1) See Section 17.80.030 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 is required for a nonresidential project or 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, and a project that is on the approved capital improvement budget.
- (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 gross floor.
- (11) The residential component of a work/live unit shall be counted as part of the allowable density.

**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	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES (2, 9, 10)

Clubs, lodges, private meeting halls (4, 5)	MC	MC	MC	MC	MC	
Colleges - Nontraditional campus setting	P (3)	P (3)	P (3)	P (3)	P (3)	
Colleges - Traditional campus setting	C (4)	C (4)	C (4)	C (4)	C (4)	
Commercial entertainment	E (3)	E (3)	E (3)	E (3)	E (3)	17.50.130
Commercial recreation - Indoor	C (3)	C (3)	C (3)	C (3)	C (3)	17.50.130
Commercial recreation - Outdoor	C	C	C	C	C	17.50.130
Cultural institutions	P (4)	P (4)	P (4)	P (4)	P (4)	
Electronic game centers	C (3)	C (3)	C (3)	C (3)	C (3)	17.50.100
Internet access studios	C (3)	C (3)	C (3)	C (3)	C (3)	17.50.100
Park and recreation facilities	C	C	C	C	C	
Religious facilities	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.230
with columbarium	MC (4)	MC (4)	MC (4)	MC (4)	MC (4)	17.50.230
with temporary homeless shelter	P	P	P	P	P	17.50.230
Schools - Public and private	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.270
Schools - Specialized education and training	P (3)	P (3)	P (3)	P (3)	P (3)	
Street fairs	P	P	P	P	P	
Tents	TUP	TUP	TUP	TUP	TUP	17.50.320

Notes:

- (1) See Section 17.80.030 for definitions of the listed land uses.
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**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	

OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES (2, 9, 10)

Automated teller machines (ATM)	P	P	P	P	P	17.50.060
Banks and financial services	P (3)	P (3)	P (3)	P (3)	P (3)	
with walk-up services	P	P	P	P	P	17.50.060
Business support services	P (3)	P (3)	P (3)	P (3)	P (3)	
Offices - Accessory	P	P	P	P	P	
Offices - Administrative business professional	P (3)	P (3)	P (3)	P (3)	P (3)	
Offices - Government	P	P	P	P	P	
Offices - Medical	P (3)	P (3)	P (3)	P (3)	P (3)	
Research and development - Offices	P (3)	P (3)	P (3)	P (3)	P (3)	17.50.240

Notes:

- (1) See Section 17.80.030 for definitions of the listed land uses.
- (2) Uses subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
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**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	
RETAIL SALES (2, 9, 10)						
Alcohol sales - Beer and wine	C (6)	C (6)	—	C (6)	C (6)	
Alcohol sales - Full alcohol sales	C (6)	C (6)	—	C (6)	C (6)	
Building materials and supplies sales	—	—	—	C (3)	C (3)	
Commercial nurseries	MC (3)	MC (3)	C (3)	C (3)	C (3)	17.50.180
Convenience stores	C	C	—	C	C	
Food sales	P (3)	P (3)	—	P (3)	P (3)	
Internet vehicle sales	P (3)	P (3)	P (3)	P (3)	P (3)	
Personal property sales	—	—	—	P	P	17.50.200
Restaurants	P (3)	P (3)	—	P (3)	P (3)	17.50.260
with live entertainment	P	P	—	P	P	
Restaurants, fast food	P (3)	P (3)	—	P (3)	P (3)	17.50.260
Restaurants, formula fast food	P (3)	P (3)	—	P (3)	P (3)	17.50.260
Retail sales	P (3)	P (3)	—	P (3)	P (3)	
Seasonal merchandise sales	P	P	P	P	P	17.50.180
Significant tobacco retailers	C (3)	C (3)	C (3)	C (3)	C (3)	17.50.330
Temporary uses	TUP	TUP	TUP	TUP	TUP	
Vehicle services - Service stations (3, 7)	—	—	C	C	C	17.50.290

Notes:

- (1) See Section 17.80.030 for definitions of the listed land uses.
- (2) Uses subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
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**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	
SERVICES (2, 9, 10)						
Adult day-care, limited	—	P	—	P	—	
Animal services - Grooming	C (3)	C (3)	P (3)	P (3)	P (3)	
Catering services	P (3)	P (3)	P (3)	P (3)	P (3)	
Charitable institution (2, 4)	MC	MC	MC	MC	MC	
Child day-care centers	P	P	P	P	P	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	—	
Drive-through business - nonrestaurants	C	C	C	C	C	17.50.090
Drive-through business - restaurants	C	C	C	C	C	17.50.090
Laboratories	P (3)	P (3)	P (3)	P (3)	P (3)	
Maintenance or repair services	P (3)	P (3)	P (3)	P (3)	P (3)	
Personal improvement services	P (3)	P (3)	P (3)	P (3)	P (3)	
Personal services	P (3)	P (3)	P (3)	P (3)	P (3)	
Personal services - Restricted	C (3)	C (3)	C (3)	C (3)	C (3)	17.50.200
Printing and publishing	MC (3)	MC (3)	P (3)	P (3)	P (3)	
Printing and publishing, limited	P (3)	P (3)	P (3)	P (3)	P (3)	
Public safety facilities	C(4)	C(4)	C(4)	C(4)	C(4)	
Vehicle services - Washing/detailing, small scale	P	P	P	P	P	17.50.290

Notes:

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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)

Commercial growing grounds	P (3)	P (3)	P (3)	P (3)	P (3)	17.50.180
Industry, restricted (3, 8)	—	—	C	C	C	
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
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	
Commercial off-street parking (2, 10)	C	C	C	C	C	
Utility, major	C	C	C	C	C	
Utility, minor	P	P	P	P	P	
Wireless telecommunications facilities, major	C	C	C	C	C	17.50.310
Wireless telecommunications facilities, minor	MC	MC	MC	MC	MC	17.50.310

Notes:

- (1) See Section 17.80.030 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 is required for a nonresidential project or 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, and a project that is on the approved capital improvement budget.
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