

17.33.050 - FGSP 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 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.

- A. **Residential density and lot size requirements.** Where allowed by Section 17.33.040 (FGSP District Land Uses and Permit Requirements), residential uses shall comply with the following maximum density and minimum lot size requirements; except that in the PS zone, maximum density shall be established by the Conditional Use Permit approval required for all residential development, and minimum lot size requirements shall be established by Conditional Use Permit and/or subdivision approval, as applicable.

Development feature	Requirement by Zoning District					
	FGSP-RM-12	FGSP-RM-16	FGSP-CL-1b	FGSP-C-3a	FGSP-C-3b	FGSP-C-3d
Maximum density	2 d.u./lot	16 d.u./acre	16 d.u./acre	40 d.u./acre	32 d.u./acre	32 d.u./acre
with density bonus	N.A.	See Chapter 17.42 (Affordable Housing Incentives and Requirements)				
Minimum lot area for multi-family project	7,200 sf	7,200 sf	7,200 sf	Determined by subdivision process		10,000 sf
with density bonus	See Chapter 17.42.	N.A.	N.A.			N.A.
Minimum lot width	55 ft	55 ft	55 ft			60 ft

- B. **Site planning and building standards.** New land uses and structures, and alterations to existing land uses and structures shall be designed, constructed, and established in compliance with the following requirements. Some of the requirements are based on the location of the site within one of three districts established by the Fair Oaks/Orange Grove Specific Plan:

1. **District 1.** Between Montana Street and Washington Boulevard;
2. **District 2.** Between Washington Boulevard and Mountain Street; and
3. **District 3.** Between Mountain Street and Maple Street.

TABLE 3-15 - FAIR OAKS/ORANGE GROVE DEVELOPMENT STANDARDS

Development feature	Requirement by Zoning District			
	FGSP-RM-12	FGSP-RM-16	FGSP-PS	FGSP-OS
Minimum lot size (1)	<i>Minimum area and width for new lots.</i>			
	See Section 17.33.050.A		Determined through the subdivision process	
Setbacks	<i>Minimum setbacks required. See Section 17.40.150 for setback measurement, allowed projections and encroachments into setbacks, and exceptions to setbacks.</i>			
District 1	Between Montana Street and Washington Boulevard			
Front	As required by 17.22.040, Table 2-3	15 ft	As required by Conditional Use Permit approval	
Sides, corner side, rear		As required by 17.22.060, Table 2-4		
District 2	Between Washington Boulevard and Mountain Street			
Front	As required by 17.22.040, Table 2-3	10 ft	As required by Conditional Use Permit approval	
Sides, corner side, rear		As required by 17.22.060, Table 2-4		
District 3	Between Mountain Street and Maple Street			
Front	As required by 17.22.040, Table 2-3	As required by 17.22.060, Table 2-4	As required by Conditional Use Permit approval	
Sides, corner side, rear				
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>			
District 1 (see above)	As required by 17.22.040, Table 2-3	As required by 17.22.060, Table 2-4	As required by Conditional Use Permit approval	
District 2				
District 3	32 ft			
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	Chapter 17.44 (Landscaping)			
Parking	Chapter 17.46 (Parking and Loading)			
Signs	Chapter 17.48 (Signs)			
Other applicable standards	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 3-15 - FAIR OAKS/ORANGE GROVE DEVELOPMENT STANDARDS

Development feature	Requirement by Zoning District			
	FGSP-CL-1a, b	FGSP-C-2	FGSP-C-3a, b, c, d	
Minimum lot size (1)	<i>Minimum area and width for new lots.</i>			
	Determined through the subdivision process, except as provided for a specific zone by Section 17.33.050.A.			
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	15 ft for residential in CL-1b; 5 ft in District 1; 15 ft elsewhere	10 ft	5 ft
	Sides, corner side, rear	As required by Section 17.22.060 for residential; 5 ft elsewhere	5 ft	5 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	As required by Section 17.22.060 for residential or residential in a mixed use project; 36 ft elsewhere	36 ft	40 ft and 3 stories for office structures in C-3a, b, and c on Fair Oaks Avenue; 36 ft elsewhere
Accessory structures	Non-residential uses shall meet the same standards as the principal structure; for residential uses see Section 17.50.250 (Residential Accessory Uses and Structures)			
Landscaping	Chapter 17.44 (Landscaping)			
Parking	Chapter 17.46 (Parking and Loading)			
Signs	Chapter 17.48 (Signs)			
Other applicable standards	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.

C. Building entries. Building entries shall be oriented to and accessible from the major street frontage, and directly accessible from a public sidewalk. Entries may be set back a maximum of 15 feet from the street property line to the doorway. On corner lots with multiple buildings, the front entry shall be oriented towards the front yard. On interior lots with multiple buildings, at least 51 percent of the entries shall face the front yard.

D. Parking lots and driveways. Parking lots and driveways shall comply with the following requirements:

- 1. For parcels that have 200 feet in width or more of street frontage, parking lots and structures may occupy up to 40 percent of the street frontage.

2. For parcels less than 200 feet in width of street frontage, only one driveway shall be permitted.

E. Mixed-use development. Mixed-use development shall comply with the following requirements:

1. **Ground floor frontage.** A minimum of 20 percent of the ground floor frontage, excluding driveways and pedestrian entries, shall be devoted to nonresidential uses. Nonresidential components shall include such uses as commercial-retail, commercial-office, community facility such as community room or health fitness, and other uses permitted with frontage on a major street.
2. **Density.** Density shall be determined by the underlying zoning district. For lots less than 10,000 square feet in area, the following shall be the maximum number of units permitted:

Lot Area	Allowable Number of Units
3,999 sq.ft. or less	2
4,000 to 5,499 sq.ft.	3
5,500 to 6,999 sq.ft.	4
7,000 to 8,499 sq.ft.	5
8,500 to 9,999 sq.ft.	6

3. **Setbacks.** Mixed-use projects shall comply with the following setbacks. The Zoning Administrator shall determine the front for such projects based on the character of the neighborhood.

Setback	Minimum Requirement
Front	5 feet for nonresidential portion; 10 feet for the residential portion in CL-1 and C-3
Side	5 feet for a minimum distance of 40 feet from the front setback line
Corner Side	5 feet
Rear	5 feet except when adjacent to residential zoning district, setback shall be 15 feet; 15 foot rear yard may be reduced to 5 feet when adjacent to an alley

4. **Parking.** The total off-street parking spaces required shall be the sum of the required spaces for each use classification. Required parking and loading spaces for the non-residential component of the mixed-use development shall be according to the parking standards provided by Chapter 17.46. Parking shall not be visible from a street. The Zoning Administrator may modify this requirement for secondary streets.

5. **Open space.** Every project shall provide usable open space not less than 150 square feet per dwelling unit. The minimum open space may be met through a combination of common and private open space. Required open space may be located at grade or above grade. Private above-grade patios and rooftop recreational areas may be included as open space. Driveways, parking areas, and front yards (exclusive of area devoted to patios and balconies) shall not be counted as open space. Landscaped setback areas (excluding front yards) over six feet in width may count toward open space.
 - a. **Common open space.** At least 25 percent of this required minimum open space must be common open space. Common open space shall be accessible to all residents of a residential building or development. Common open space shall be open to the sky except for arbors, trellises, or similar amenities. Recreation rooms at least 600 square feet in area may qualify as common open space. A common open space area shall measure a minimum of 400 square feet in area, with no horizontal dimension less than 20 feet. Overhangs, balconies, and other projections may encroach into this 20-foot dimension up to 5 feet. Common open areas shall incorporate recreational amenities such as benches, sitting areas, children's play areas, spas, swimming pools, ball courts, tables, and barbecue areas.
 - b. **Private open space.** A private open space shall be contiguous with the dwelling unit and maintain an eight-foot clearance under any projections. A private open space shall measure at least 35 square feet in area with no horizontal dimension less than seven feet, to be counted toward the minimum open space requirement.
6. **Fences and walls.** Each project shall meet the following requirements for fences and walls. All fences and walls shall be measured from existing grade.
 - a. A fence or wall in a required setback adjoining a street property line shall not exceed four feet in height except that a fence or wall may extend an additional two feet provided that the fence does not come closer than half the distance to the street property line and the total length of the six-foot fence does not exceed 50 percent of the building frontage.
 - b. A six-foot solid fence or wall adjoin an interior property line abutting an RS District.
 - c. Solid fences or walls along the rear property line or interior side property line shall not exceed 6 feet in height. Open decorative fences (i.e., one that is not more than 50 percent filled) may extend an additional 18 inches in height when not abutting an RS District.

CHAPTER 17.34 - NORTH LAKE SPECIFIC PLAN

Sections:

- 17.34.010 - Purpose of Chapter
- 17.34.020 - Purposes of SP-1 (North Lake Specific Plan) Overlay District
- 17.34.030 - SP-1 Allowable Land Uses and Permit Requirements
- 17.34.040 - SP-1 General Development Standards
- 17.34.050 - SP-1 Residential Development Standards
- 17.34.060 - SP-1 Development Incentives
- 17.34.070 - SP-1 Design Review Requirements

17.34.010 - Purpose of Chapter

This Chapter lists the land uses that may be allowed within the SP-1 (North Lake Specific Plan Overlay District) established by the North Lake Specific Plan, determines the type of land use permit/approval required for each use, and provides basic standards for site layout and building size.

17.34.020 - Purposes of SP-1 (North Lake Specific Plan) Overlay District

The purposes of the SP-1 overlay district are to:

- A. Implement the purposes of the North Lake Specific Plan;
- B. Provide an environment that encourages people to walk, by creating spaces for pedestrian activity and minimizing vehicle intrusions into pedestrian areas;
- C. Reduce the total number of uses providing either services or sales involving vehicles and of uses providing drive-through service for automobile occupants, and to prohibit expansion of the capacity for those services and sales in existing uses;
- D. Support development that is oriented to use of the light-rail station at Lake Avenue; and
- E. Provide standards to support development that is distinctive to the character of North Lake Avenue, including the residential character for appropriate commercial areas and village character for appropriate areas.

17.34.030 - SP-1 Allowable Land Uses and Permit Requirements

- A. **Allowable land uses.** All land uses allowed in the base zoning districts as permitted or conditional uses may be allowed in the SP-1 overlay district in compliance with the land use permit requirements of the applicable base zoning district, except as follows:
 - 1. **Permitted uses.** the following shall be permitted uses within the SP-1 overlay:

- a. In the CO district, restaurants, fast-food restaurants, formula fast-food restaurants, maintenance and repair services, and personal services. Restaurants, fast-food and formula fast-food restaurants shall not be permitted to have beer and wine service or full alcohol service.
 - b. In all of the R districts on Prime Court, Rio Grande Street and North Mentor Avenue north of Claremont Street, the provisions of Section 17.16.090 (PK Overlay District), shall apply.
 - c. *De minimus* interior rehabilitations or tenant improvements not constituting "alterations" as defined in Section 17.80.020 (Definitions of Technical Terms and Phrases).
- 2. Prohibited uses.** The following uses that may be permitted or conditionally permitted under the applicable base districts are prohibited within this overlay district:
- a. Commercial growing grounds;
 - b. Commercial off-street parking in a CO district;
 - c. Drive-through businesses;
 - d. Life/care facilities;
 - e. Medical services: extended care;
 - f. Retail sales: secondhand appliances;
 - g. Temporary swap meets;
 - h. Vehicle services: service station;
 - I Vehicle services: vehicle storage;
 - j. Vehicle services: vehicle washing and detailing including small-scale vehicle washing and detailing businesses; or
 - k. Wholesaling, distribution, and storage - small-scale.
- B. Nonconforming uses.** Except as modified in this Section, the provisions of Chapter 17.71 (Nonconforming Uses, Structures, and Parcels) shall apply to nonconforming uses in the overlay district.
- 1. Expansion prohibited.** The following uses shall not be expanded:
 - a. Mini-malls; or
 - b. Vehicle/equipment sales, leasing and service uses, except automobile rentals; and

- c. Commercial off-street parking.
2. **Expansion defined.** For the uses listed above, the use is expanded if any of the following occurs:
 - a. The paved parking area serving the use is increased;
 - b. The use is intensified. Intensification includes, but is not limited to, increasing the number of fueling positions for a service station, increasing the number of work stations for vehicle/equipment repair, adding a service that was not previously offered, including auto wash or mini-mart, and increasing the gross floor area permitting more patrons to be served thereby. Installation of more efficient equipment is not in itself an intensification of the use. No application for a conditional use permit shall be accepted for any expansion as defined herein provided that a reconfiguration, modernization, or landscaping of or on a site to provide a more efficient site plan shall not constitute an expansion so long as such actions are consistent with subsection E, and a conditional use permit has been obtained.
 3. **Alterations.** Buildings housing any of the uses listed in Subsection B.3.a may be altered according to the provisions of Chapter 17.71 (Nonconforming Uses, Structures, and Parcels).
- C. **Drive-through businesses.** The number of queuing positions or service windows for any use that provides drive-through service as of January 13, 1997, shall not be increased.

17.34.040 - SP-1 General Development Standards

Proposed development and new land uses within the SP-1 overlay district shall comply with the development standards of the applicable base district except as follows.

- A. **Standards applicable to entire SP-1 overlay.**
 1. **Alcohol sales and services.** In a CL or CO district, the provisions of Section 17.28.030 (AD-2 overlay district) shall apply.
 2. **Hours of operation.** Business hours of operation shall be those of the base district.
 3. **Public and semi-public facilities.** The development standards for public or private schools, public safety facilities, and religious assembly uses shall be determined as specified by a Conditional Use Permit.
 4. **Fences and walls.** The fence and wall provisions shall be those of the base district provided that an eight-foot-high solid masonry wall shall be constructed along the property line that separates a nonresidential use from a residential use. The required wall must be constructed on a property prior to any other new construction on that property.

5. **Loading and refuse areas.** To the extent feasible, loading berths and refuse storage areas shall be located away from residential uses.
 6. **Signs.** The height of a free-standing or monument sign shall be limited to eight feet. Such sign shall have a minimum of 75 square feet of landscaping. All other signs shall meet the requirements of Chapter 17.48 (Signs).
 7. **Landscaping.** Vertical landscape material shall be planted and maintained on the property of a nonresidential use along the property line of a residential use.
 8. **Floor area ratio.** The floor area ratio requirement of the base district shall not be applicable in this specific plan.
 9. **Commercial Frontage and Facade Standards.** Section 17.24.050 (Commercial Frontage and Facade Standards) shall not be applicable.
- B. SP-1a development standards.** The following standards apply only in the areas designated SP-1a on the Zoning Map.
1. **Setbacks.** Proposed structures shall comply with the following specific fixed distance (not minimum) setback requirements.
 - a. **Front.** A front setback of five feet shall be provided. Recessed pedestrian entries may be provided for a distance of 30 percent of the street frontage provided that the minimum length of the building frontage that is five feet from the street property line is not reduced to less than 25 feet. Except as required under the driveway regulations of this section, paving shall be provided throughout the front yard. Asphalt shall not be used as a paving material. Parking shall not be permitted in a front yard.
 - b. **Corner.** A corner side yard setback of five feet shall be provided. Recessed pedestrian entries may be provided for a distance of 15 percent of the street frontage provided that the length of the pedestrian entry does not exceed 25 feet and the minimum length of the building frontage that is five feet from the street property line is not reduced to less than 25 feet. Except as provided under the driveway provision of this section and the parking provisions of Chapter 17.46, paving shall be provided throughout the corner yard. Asphalt shall not be used as a paving material.
 - c. **Encroachment plane.** Structures shall not be located within an encroachment plane sloping at a 45-degree angle commencing eight feet above the existing grade along a residential property line.
 - d. **Projections.** Building projections may encroach into required setbacks in compliance with Section 17.40.150 (Setback and Encroachment Plane Requirements and Exceptions).

2. **Height limits.** The height of buildings shall be as follows:
 - a. Except for the areas along Lake Avenue south of Villa Street, along the north side of Washington Boulevard west of Prime Court, along the south side of Washington Boulevard west of Hudson Avenue, and along both sides of Washington Boulevard east of Mentor Avenue, the maximum building height is 30 feet. Along Lake Avenue south of Villa Street, the maximum building height shall be 36 feet. Along the north side of Washington Boulevard west of Prime Court, along the south side of Washington Boulevard west of Hudson Avenue and along both sides of Washington Boulevard east of Mentor Avenue, the maximum building height is 25 feet.
 - b. The minimum building height is 15 feet.
 - c. Appurtenances shall meet the requirements of Section 17.40.060.D.
 3. **Driveways.** The maximum driveway width shall be equivalent to the minimum driveway width allowed in Chapter 17.46. A landscape area shall be provided along the side of the driveway in front or corner yards. The width of the landscape area shall be a minimum of two feet and a maximum of five feet. The maximum height of planting materials within this required landscape area shall not exceed 2½ feet.
- C. **SP-1b development standards.** The following standards apply only in the areas designated SP-1b on the Zoning Map.
1. **Setbacks.** Setbacks shall be provided as follows:
 - a. **Front.** A minimum front yard of 20 feet shall be provided. Parking is not permitted within a required front yard provided that driveways as permitted under these provisions may transverse a required front yard. Parking shall not be permitted in the front yard.
 - b. **Corner.** A minimum corner side yard setback of 15 feet shall be provided. Parking is not permitted within a required corner side yard.
 - c. **Side.** A minimum side yard of seven feet shall be provided.
 - d. **Rear.** For properties having a rear property line abutting the rear yard of a residential use, a minimum rear yard of 20 feet shall be provided. For properties having a rear property line abutting the side yard of a residential use, a minimum rear yard of seven feet shall be provided. For properties having a rear property line abutting an alley, a minimum rear yard of four feet shall be provided. On properties where none of these conditions occurs, a minimum rear yard shall not be required.
 - e. **Encroachment plane.** Structures shall not be located within an encroachment plane sloping at a 30-degree angle commencing eight feet above the existing grade along a residential property line.

- f. **Projections.** Building projections may encroach into a yard or encroachment plane in compliance with Section 17.40.150 (Setback and Encroachment Plane Requirements and Exceptions).
 - g. **Pavement between buildings and street.** Not more than 35 percent of the area between a street property line and a front building line may be paved. Unpaved areas must be planted and maintained with landscaping. Asphalt shall not be used as a paving material.
2. **Height limits.** Maximum building heights shall be as follows. See Section 17.40.060 (Height Requirements and Exceptions).
 - a. The maximum building height shall be 36 feet.
 - b. The maximum top plate height shall be 23 feet.
 3. **Driveways.** The maximum driveway width shall be equivalent to the minimum driveway width allowed in Chapter 17.46.
 4. **Fences and walls.** Fences and walls shall comply with the provisions of Section 17.40.160 (Walls and Fences) except as follows:
 - a. Between the front property line and the occupancy frontage, the maximum fence or wall height shall be four feet. In addition, the requirements of Municipal Code Chapter 12.12 relating to view obstruction at street intersections shall apply.
 - b. Fences and walls in corner yards shall be permitted as follows:
 - (1) The maximum height shall be six feet between the rear building line and the rear property line provided the fence or wall is located a minimum distance of five feet from the street property line.
 - (2) The maximum height within five feet of a street property line or between the occupancy frontage and the rear building line shall not exceed four feet.
 - (3) The maximum height shall be four feet within a triangular area extending at an angle of 45 degrees from the street property line to a point on the edge of the driveway ten feet from the street property line.

17.34.050 - SP-1 Residential Development Standards

For the development of single-family uses, the development standards of the RS-6 district shall apply. For the development of two dwelling units on a lot, the development standards of the RM-12 district shall apply. For the development of three or more dwelling units on a lot, the development standards of the RM-32 (within the CL portions) or the RM-48 (within the CO portions) shall apply.

17.34.060 - SP-1 Development Incentives

The following development incentives shall apply:

- A. Mixed-use Projects.** For mixed-use projects in areas designated SP-1a, the permitted height may be increased by 12 feet if the floor area exceeding the height limit is used exclusively for residential uses.
- B. Edge repair.** For properties in areas designated SP-1a that were developed prior to November 23, 1997, and that exceed the required five-foot front and corner yard provisions, additions to the existing building shall be permitted provided the development standards of the base district are met and an edge repair is provided. An edge repair is an area along the street property line set aside for pedestrian amenities. The minimum depth of the edge repair shall be five feet from the street property line, and the minimum length shall be 40 percent of the length of the parking area along each street frontage. Portions of the edge repair at intersecting streets shall comply with the regulations of Chapter 12.12 of the Municipal Code. An edge repair must include the following three elements:
1. An element that provides shade or shelter;
 2. An element that provides an activity; and
 3. An element that provides a meeting place.

Examples of these elements may include a canopy tree providing shade or shelter, a newsstand that provides a sales activity and a park bench that provides a meeting place. The required three elements shall be approved by the planning director under the design review process required under this chapter.

- C. Residential Buildings in SP-1b.** Buildings originally constructed for residential use prior to November 23, 1997, may be reused for permitted or conditionally permitted nonresidential use. Such reuse shall comply with the provisions of 17.50.070.

17.34.070 - SP-1 Design Review Requirements

In addition to the reviews covered under Section 17.61.030 (Design Review), the following reviews shall apply within the overlay district:

- A. Bungalow Heaven Landmark District.** For the properties in a RM-12 district, the design review requirements and procedures in Section 17.61.030 and in the Bungalow Heaven Conservation Plan shall apply.
- B. Nonresidential uses.** For nonresidential uses, see section 17.61.030.

CHAPTER 17.35 - SOUTH FAIR OAKS SPECIFIC PLAN

Sections:

- 17.35.010 - Purpose of Chapter
- 17.35.020 - Purposes of SP-2 (South Fair Oaks Specific Plan) Zoning District
- 17.35.030 - SP-2 Allowable Land Uses and Permit Requirements
- 17.35.040 - SP-2 General Development Standards
- 17.35.050 - SP-2 Development Incentives

17.35.010 - Purpose of Chapter

This Chapter lists the land uses that may be allowed within the SP-2 (South Fair Oaks Specific Plan Overlay District) established by the South Fair Oaks Specific Plan, determines the type of land use permit/approval required for each use, and provides basic standards for site layout and building size.

17.35.020 - Purposes of SP-2 (South Fair Oaks Specific Plan) Zoning District

The purposes of the SP-2 South Fair Oaks Specific Plan overlay district, which implement the goals of the South Fair Oaks Specific Plan, are to:

- A. Create an attractive physical environment for businesses that commercialize emerging technologies;
- B. Integrate land use and transportation programs with the light-rail station site and Fillmore Street;
- C. Support the retention and enhancement of local businesses; and
- D. Mitigate related traffic impacts in the Specific Plan area and in adjacent residential neighborhoods.

17.35.030 - SP-2 Allowable Land Uses and Permit Requirements

All land uses allowed in the base zoning districts as permitted or conditional uses may be allowed in the SP-2 overlay district in compliance with the land use permit requirements of the applicable base zoning district, except as follows:

- A. **Permitted uses.** In addition to the uses permitted in the base district, the following uses shall be permitted within this overlay district on properties located west of Fair Oaks Avenue and south of Hurlbut Street:
 - 1. Life/care facilities;
 - 2. Medical services - extended care;

3. Multifamily residential, with a maximum density of 32 units per acre;
 4. Residential care, general.
- B. Conditional Use Permit uses.** The following uses that are permitted under the base districts shall require Conditional Use Permit approval in this overlay district:
1. Retail sales: Secondhand Appliance and Clothing Sales;
 2. Vehicle Services - Sales and Leasing; including Vehicle Services - Sales and Leasing – Limited;
 3. Vehicle Services - Vehicle Storage;
 4. Wholesaling, Distribution and Storage; and
 5. Wholesaling, Distribution and Storage - Small-Scale.
- C. Minor Conditional Use Permit uses.** Vehicle Services - Vehicle/Equipment Repair, are permitted with Minor Conditional Use Permit approval, except that new uses shall not be permitted on parcels within 700 feet, either north or south, from the center line of Fillmore Street.
- D. Prohibited uses.** The following uses that are permitted or require Conditional Use Permit approval under the base district but are prohibited under this overlay district:
1. Auto dismantling, which is included under the definition of Industry, Standard;
 2. Vehicle Washing and Detailing businesses except Small-Scale Vehicle Washing and Detailing businesses;
 3. Drive-Through Business; including restaurants and nonrestaurants;
 4. Swap Meets; and
 5. Temporary Swap Meets.
- E. Existing uses.** An existing use shall be deemed to constitute a permitted use if the use:
1. Was established prior to April 13, 1998; and
 2. Is classified as a use permitted by right in the IG base district but as a conditionally permitted use or a minor conditionally permitted use in the SP-2 Overlay District, whether or not within 700 feet from Fillmore Street; and
 3. If the total site area of the use on April 13, 1998, was less than 20,000 square feet.

17.35.040 - SP-2 General Development Standards

Proposed development and new land uses shall comply with the development standards of the base district except as follows.

- A. Residential and nonresidential projects.** Residential and nonresidential projects shall not meet the following requirements.
- 1. FAR.** The floor area ratio requirement of the base district shall not be applicable in this specific plan.
 - 2. Commercial Frontage and Facade Standards.** Section 17.24.050 (Commercial Frontage and Facade Standards) shall not be applicable.
- B. Nonresidential projects.** Nonresidential projects shall comply with the following.
- 1. Setbacks.** No front or corner yard setbacks are required, except for parcels fronting on Fillmore Street. A portion of a new building shall abut the front property line. Recessed pedestrian entries or landscaped areas may be provided. The minimum front or corner yard for parcels fronting on Fillmore Street shall be ten feet, and this yard shall be paved, and no permanent landscaping shall be permitted. Paving material and pattern within the minimum front yard shall be consistent with the material and pattern required by the City for the Fillmore Street sidewalk.
 - 2. Height limit.** The maximum height shall be that of the IG district, unless another maximum height is shown on the Zoning Map.
 - 3. Open space requirement.** There shall be an open space area of 300 square feet, which may be located anywhere on the site and may be arranged in a courtyard, small garden space, or other outdoor design. This open space area shall have a minimum dimension of at least 15 feet. It may be covered with a roof structure, but no portion of the required open space area may be enclosed.
 - 4. Parking and loading.** On-site parking and loading shall be located between the main building and the rear property line. For multi-frontage lots, including corner lots that abut Raymond Avenue or Fair Oaks Avenue, the rear property line shall be that property line perpendicular to Raymond Avenue or Fair Oaks Avenue. For all other multi-frontage lots, the zoning administrator shall determine which is the rear property line.
 - 5. Driveways.** A maximum of one driveway shall be permitted for sites with less than 200 feet of street frontage. There shall be no more than two driveways for sites with 200 feet or more of street frontage.

- C. **Residential projects.** Multi-family residential projects shall comply with the standards of the applicable base zoning district, except as follows.
1. **Density.** The maximum density shall be 32 dwelling units per acre. In calculating permitted densities, fractional numbers of units are to be rounded up or down to the nearest whole number.
 2. **Setbacks.** No front yard or corner yard setbacks are required. A portion of a new building shall abut the front property line. Recessed pedestrian entries or landscaped areas may be provided.
 3. **Height limit.** The maximum height shall be that of the IG district, unless a different maximum height is shown on the Zoning Map.

17.35.050 - SP-2 Development Incentives

The following development incentives apply only to the following land uses: offices, business and professional; offices, medical; laboratories; and industry, restricted.

- A. **Projects over 25,000 square feet.** Projects exceeding 25,000 square feet of gross floor area need not comply with the Conditional Use Permit requirement of the IG zoning district for a Conditional Use Permit for projects over 25,000 square feet.
- B. **Height bonus.** For parcels that abut Fair Oaks Avenue south of Pico Street but do not abut a residential use, the maximum height shall not exceed 56 feet.

CHAPTER 17.36 - WEST GATEWAY SPECIFIC PLAN

Sections:

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17.36.010 - Purpose of Chapter

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

17.36.020 - Purpose of WGSP Zoning Districts

The purpose of the WGSP zoning districts is to implement the West Gateway Specific Plan by balancing and optimizing economic development, historic preservation, and the maintenance of local community culture, and to:

- A. Implement the purposes of the West Gateway Specific Plan;
- B. Balance the principles of economic development, historic preservation, and maintenance of local community culture in order to optimize each and thereby achieve the goal of implementing the General Plan in the West Gateway area of Pasadena;
- C. Preserve the high-quality atmosphere that is the hallmark of this area, through complementary, well-designed landscaping and buildings appropriately scaled to blend with the character of the adjacent areas yet taking into account the intended character of this area;
- D. Provide the flexibility needed to allow new development to respond to market demand;
- E. Protect, support, and preserve Old Pasadena by allowing complementary uses while avoiding a westward expansion of Old Pasadena's boundaries;
- F. Allow a broad mix of land uses, including retail businesses, (both community-serving and neighborhood-serving), office, hotel/conference center, senior housing, life/care facilities, and residential uses including market rate and affordable housing;
- G. Encourage and facilitate appropriate development by streamlining the development process in a manner consistent with the West Gateway Specific Plan;

- H. Encourage the linking of a new development with adjacent existing features such as Central Park, Old Pasadena and the proposed light rail station, and enhance the links between features within the Specific Plan area;
- I. Recognize the importance of preserving significant historic structures in the area while promoting the replacement of existing underutilized or deteriorating structures through redevelopment;
- J. Identify areas to preserve and protect;
- K. Preserve the significant historic buildings and gardens on the Worldwide Church of God property, including the Ambassador Auditorium;
- L. Plan traffic and parking patterns in order to minimize the negative effects on adjacent neighborhoods and existing businesses;
- M. Encourage development that supports and capitalizes on transit opportunities, such as the proposed light rail station at Raymond Avenue and Del Mar Boulevard, the ARTS Circulation buses, and all other means of public transportation, including bicycles and pedestrians;
- N. Recognize the cultural and educational attributes in this area; and
- O. Enhance the Orange Grove/Colorado intersection as the symbolic western gateway into Pasadena.

17.36.030 - Applicability

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

- A. **WGSP-1A.** The Ambassador College campus west of St. John Avenue.
- B. **WGSP-1B.** The Ambassador College campus east of Orange Grove Boulevard.
- C. **WGSP-1C.** The Colorado Boulevard area.
- D. **WGSP-2.** The Army Reserve Training Center site.

17.36.040 - Definitions

The following definitions shall apply in this Chapter. Words and phrases not defined here shall be as defined in Article 8 (Glossary of Specialized Terms and Land Use Types).

- A. **Conversion Formula.** The formula for converting new or replacement residential uses to non-residential uses, and vice-versa. Under this formula, one dwelling unit shall be equivalent to 850 square feet of non-residential development and 850 square feet of nonresidential development shall be equivalent to one dwelling unit.

- B. Density.** The number of new dwelling units, or in the case of non-residential projects, the amount of floor area in square feet, which may be developed in relation to the size of the property to be developed as expressed in dwelling units or square feet per acre, as the case may be; provided, however, that when an existing building is demolished, the number of dwelling units or floor area of the existing building, as the case may be, shall be subtracted from the number of dwelling units or floor area of the new building in determining the total "new" floor area on the site, regardless of use. The density of independent living units within a senior life/care facility shall mean the number of new dwelling units in relation to size of the property to be developed. The reuse of an existing building without the addition of floor area or dwelling units does not result in "new" floor area or additional density on the site. Parking structures shall be exempt from any building density standards.

17.36.050 - WGSP District Land Uses and Permit Requirements

- A. Allowable land uses and permit requirements.** Table 3-16 identifies the uses of land allowed by this Zoning Code in each residential 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 3-16 - 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	

RESIDENTIAL USES

Caretaker quarters	P	P	P	P	
Dormitories	C	C	C	—	
Fraternities, sororities	C	C	C	—	
Home occupations	P	P	P	P	17.50.110
Mixed-use project	—	—	P	—	
Multi-family housing	P	P	P	—	17.50.160
Residential accessory uses and structures	P	P	P	C	17.50.250
Residential care, limited	P	P	P	P	
Single-family housing	P	P	—	P	
Single-room occupancy	—	—	—	C	17.50.300

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Charitable institutions	C	C	C	—	
Clubs, lodges, private meeting halls	C	C	C	—	
Colleges - Nontraditional campus setting	C (3)	C (3, 4)	C (3)	C (3)	
Colleges - Traditional campus setting	C	C	C	C	
Commercial entertainment	E (3)	—	—	—	17.50.130
Cultural institutions	P	P	P	C	
Park and recreation facilities	C	C	C	C	
Religious facilities	C	C	C	C	17.50.230
with columbarium	C	C	C	C	17.50.230
with temporary homeless shelter	C	C	C	C	17.50.230
Schools - Public and private	C	C	C	C	17.50.270
Schools - Specialized education and training	C (3)	C (3)	C (3)	C (3)	
Street fairs	P	P	P	P	
Tents	P	P	P	P	17.50.320

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 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) 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 3-16 - ALLOWED USES AND PERMIT REQUIREMENTS
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LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Specific Use Standards
	WGSP -1A	WGSP -1B	WGSP -1C	WGSP -2	

OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES

Automated teller machines (ATM)	—	—	P	—	17.50.060
Banks and financial services	—	—	P (3)	—	
with walk-up services	—	—	P (3)	—	17.50.060
Business support services	—	—	P (3)	—	
Offices - Administrative business professional	P	C (4)	P (3)	C	
Offices - Accessory	P	—	P (3)	—	
Offices - Governmental	P	P (4)	P (3)	C	
Research and development - Offices	P	C	P (3)	C	17.50.240

RETAIL SALES

Alcohol sales - Beer and wine	—	—	C	—	17.50.040
Alcohol sales - Full alcohol sales	—	—	C	—	17.50.040
Food sales	—	—	P (3) (5)	—	
Personal property sales	P	P	P	P	17.50.190
Restaurants	—	—	P (3)	—	17.50.260
with live entertainment	—	—	P (3)	—	
Restaurants, fast food	—	—	P (3)	—	17.50.260
Restaurants, formula fast food	—	—	P (3)	—	17.50.260
Temporary uses	TUP	TUP	TUP	TUP	
Vehicle services - Sales and leasing	—	—	C (3) (6)	—	17.50.360

Notes:

- (1) See Section 17.80.020 for definitions of the listed land uses.
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- (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) 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 3-16 - 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

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 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) 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 3-16 - 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	

INDUSTRY, MANUFACTURING & PROCESSING USES

Recycling - Small collection facilities	—	—	MC	—	17.50.220
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TRANSPORTATION, COMMUNICATIONS & UTILITY USES

Communications facilities	—	—	C	—	
Commercial off-street parking	C	—	—	—	
Utility, major	—	C	C	C	
Utility, minor	P	P	P	P	
Wireless telecommunications facilities - Minor	MC	MC	MC	—	17.50.310
Wireless telecommunications facilities - Major	C	C	C	—	17.50.310

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 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) 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.

17.36.060 - WGSP 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 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.

A. Amount of permitted development and allocation of density.

1. **Development allocation.** Each site in the WGSP-1A, WGSP-1B, WGSP-1C and WGSP-2 zoning districts shall receive an equal allocation of new nonresidential development of 17,500 square feet for each acre or pro rata or fraction thereof. The allocation shall be pro-rated for sites of less than one acre. This allocation pertains only to new development proposed after the effective date of the West Gateway Specific Plan. This allocation may be converted to residential units at a ratio of 850 square feet to one unit.
2. **Replacement of existing development.** In addition to the allocation of new development provided in Subsection A.1, existing dwelling units or nonresidential floor area may be replaced on a one-for-one basis.
 - a. Existing dwelling units may be replaced with nonresidential floor area, and existing nonresidential floor area may be replaced with dwelling units. In these cases, one dwelling unit shall be considered equivalent to 850 square feet of nonresidential floor area, and 850 square feet of nonresidential floor area shall be considered equivalent to one dwelling unit.
 - b. The replacement dwelling units or floor area shall be subtracted from the floor area of the new building in determining the allowable density and/or floor area of new residential and nonresidential development on the site.
 - c. When an existing building is demolished, the number of dwelling units or nonresidential floor area of the existing building shall be subtracted from the number of dwelling units or floor area of the new building in determining the total "new" floor area allowed on the site regardless of use.
 - d. The density of independent living units within a life/care use shall mean the number of new dwelling units in relation to the size of the property to be developed.
 - e. The reuse of an existing building without the addition of floor area or dwelling units does not result in "new" floor area or additional density on the site.
 - f. Parking structures are exempt from the floor area limitations of this Section.
 - g. The allocation of new dwelling units or new nonresidential floor area shall take place on the earlier of:

- (1) The property owner's receipt of a valid building permit for the project; or
- (2) The approval of a development agreement for the project by the Council.

B. Transfer of development rights (TDR). With the written consent of both the donor and receiver site owner, any property owner within the specific plan area may transfer development rights from one parcel under its ownership (the "donor site") to any other parcel, whether contiguous or noncontiguous, within the specific plan area (the "receiver site").

1. Nonresidential floor area on a donor site may be converted to dwelling units on a receiver site, and dwelling units converted to nonresidential floor area, using the conversion formula.
2. A TDR application shall be administratively reviewed and approved by the Zoning Administrator with appeals and calls for review in compliance with Chapter 17.72 (Appeals), if the proposed development for the receiver site, including the TDR, complies with the height, setback, and other requirements of this Chapter (except for the maximum density).
3. Any development rights transferred from a donor site shall be deducted from the additional density otherwise allowed on the parcel by this Section.
4. The owner of a donor site shall be required to record a covenant acceptable to the City Attorney memorializing the transfer of density.
5. The Department shall maintain records of all transfers and the current density allocations, if any, of all of the properties within the specific plan area.

C. Demolition permits. Notwithstanding any contrary provision in the Municipal Code, an owner of property within a WGSP zoning district may obtain a demolition permit and commence demolition of an existing structure without having obtained a building permit for a replacement project on the site; provided that the property owner has entered into a development agreement with the City covering the property.

E. Table 3-17 standards. The standards in Table 3-17 apply to residential projects, non-residential projects, and all projects, as noted, within a WGSP zoning district. In the event of a conflict between the standards in Subsections 1. or 2. of the Table, and those in Subsection 3., the requirements of Subsections 1., or 2. control as applicable to the type of project.

TABLE 3-17 - WEST GATEWAY SPECIFIC PLAN DEVELOPMENT STANDARDS

Development feature	Requirement by Zoning District			
	WGSP-1A	WGSP-1B	WGSP-1C	WGSP-2

1. RESIDENTIAL PROJECT DEVELOPMENT STANDARDS

Applicability to residential projects	<i>Determines whether a residential project shall comply with the Residential Project Development Standards and Standards for All Projects in this Table, or instead are subject to the standards of a specified zoning district.</i>			
Applicable standards	This Table	RM-16-1 (17.22.060)	17.50.330	RS-6 (17.22.040)
Residential density	<i>Maximum number of dwelling units allowed on a single site. See Section 17.50.040.A for allocation of density. See Chapter 17.42 for density bonus provisions.</i>			
Maximum density	48 units/acre	14 units/acre	48 units/acre	6 units/acre
Minimum lot area per unit for a multi-family project	910 sq.ft.	3,000 sq.ft.	910 sq.ft.	N.A.
with density bonus	See 17.42	See 17.42	See 17.42	See 17.42

2. NONRESIDENTIAL PROJECT DEVELOPMENT STANDARDS

Applicability to non-residential projects	<i>Determines whether a nonresidential project shall comply with the Standards for All Projects in this Table, or instead are subject to the standards of a specified zoning district. In the event of any conflict between the applicability requirements of this Subsection and the Standards for All Projects in Subsection 3., the standards in Subsection 3. control.</i>			
Applicable standards	CO (17.24.040)	Determined by CUP	CL (17.24.040)	Determined by CUP

TABLE 3-17 - WEST GATEWAY SPECIFIC PLAN DEVELOPMENT STANDARDS

Development feature	Requirement by Zoning District			
	WGSP-1A	WGSP-1B	WGSP-1C	WGSP-2
3. STANDARDS FOR ALL PROJECTS				
Minimum lot size (1)	<i>Minimum area and width for new lots.</i>			
	As required by CO zone (17.24.040)	As required by RM-16-1 (17.22.060)	Determined through subdivision process	As required by RS-6 (17.22.040)
Setbacks Minimum setbacks	<i>Minimum setbacks required. See Section 17.40.150 for setback measurement, allowed projections and encroachments into setbacks, and exceptions to setbacks.</i>			
	As required by CO zone (17.24.040)	As required by RM-16-1 (17.22.060)	As determined by Figure 3-14 (WGSP Height Limit and Yard Requirements Map).	As required by RS-6 (17.22.040)
Site coverage Maximum coverage	<i>Maximum percentage of gross site area that may be covered by all structures on the site.</i>			
	N.A.	As required by RM-16-1 (17.22.060)	N.A.	As required by RS-6 (17.22.040)
Height limit Maximum height	<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>			
	72 ft.	As required by RM-16-1 (17.22.060)	As determined by Figure 3-14 (WGSP Height Limit and Yard Requirements Map).	32 ft.
Accessory structures	See Section 17.50.250 (Residential Accessory Uses and Structures)			
Landscaping	Chapter 17.44 (Landscaping)			
Parking	As required by Chapter 17.46 (Parking and Loading).			
Signs	Chapter 17.48 (Signs)			
Other applicable standards	Chapter 17.40 (General Property Development and Use Standards)			

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 3-14 – West Gateway Specific Plan
Area 1-C (Height Limits and Yard Requirements)**

