

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

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

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES (7, 8, 9)

Adult Businesses	E (4)	E (4)	—	E (4)	E (4)	E (4)	E (4)	17.50.030
Clubs, lodges, private meeting halls (6)	P	P	MC (5)	P	P	P	—	
Colleges - Nontraditional campus setting	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Colleges - Traditional campus setting	—	C (6)	—	C (6)	C (6)	—	—	
Commercial entertainment	E (4)	E (4)	E (4)	E (4)	E (4)	E (4)	E (4)	17.50.130
Commercial recreation - Indoor	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.130
Commercial recreation - Outdoor	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.130
Cultural institutions	P (6)	P (6)	P (6)	P (6)	P (6)	P (6)	P (6)	
Electronic game centers	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.100
Internet access studio	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.100
Park and recreation facilities	C	C	C	C	C	P	C	
Religious facilities (5, 6)	€	€	€	€	€	€	€	17.50.230
<u>Religious facilities (6)</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>17.50.230</u>
with columbarium	MC	MC	MC	MC	MC	MC	MC	17.50.230
with temporary homeless shelter	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	17.50.230
Schools - Public and private	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	17.50.270
Schools - Specialized education and training	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Street fairs	P	P	P	P	P	P	P	
Tents	TUP	TUP	TUP	TUP	TUP	TUP	TUP	17.50.320

OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES (7, 8, 9)

Automated teller machines (ATM)	P	P	P	P	P	P	P	17.50.060
Banks and financial services	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
with walk-up services	P	P	P	P	P	P	P	17.50.060
Business support services	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Offices - Accessory	P	P	P	P	P	P	P	
Offices - Administrative business professional	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Offices - Government	P (6)	P (6)	P (6)	P (6)	P (6)	P (6)	P (6)	
Offices - Medical	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Research and development - Offices	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	17.50.240
Work/live units	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.370

Notes:

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

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

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

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

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

RETAIL SALES (3, 10, 11)

Alcohol sales - Beer and wine	C	C	C	—	17.50.040
Alcohol sales - Full alcohol sales	C	C	C	—	17.50.040
Animal services - Retail sales	—	—	P (4)	P (4)	
Bars or taverns	—	C (4)	C (4)	C (4)	17.50.040
with live entertainment	—	C	C	C	17.50.130
Building materials and supplies sales	—	—	P (4)	P (4)	
Commercial nurseries	—	C (4)	P (4)	—	17.50.180
Convenience stores	—	C (4)	C (4)	—	
Firearm sales	—	—	—	C (4)	
Food sales	P (4)	P (4)	P (4)	—	
Internet vehicle sales	—	P (4)	P (4)	P (4)	
Liquor stores	—	C (4)	C (4)	—	17.50.040

Notes:

- (1) See Chapter 17.80.020 for definitions of the listed land uses.
- (2) Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (3) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (4) Conditional Use Permit approval required for a nonresidential project or nonresidential portion of a mixed-use project exceeding 25,000 sq. ft. of gross floor area; except for a project with an approved master development plan, tenant improvements, or a project that is in the City's approved capital improvement budget.
- (5) Auto dismantling is not permitted.
- (6) Limited to accessory facilities of a principal use.
- (7) The maximum area (either interior or exterior) in which support services are offered or located shall not exceed 250 sq. ft.
- (8) A club or lodge established prior to September 9, 1996, is a permitted (P) use.
- (9) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (10) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each site. This restriction shall apply to new uses or uses which expand by more than 30 percent of gross floor.

Exhibit 15 – Zoning Code Corrections

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 17.40.160 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) (17.40.160) 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 17.40.150-17.40.160.</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.

Exhibit 16 – Zoning Code Corrections

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 17.40.160 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 (17.40.160) 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) (17.40.160) 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 17.40.160.</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 3-14 - 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	—	
Multi-family housing	—	P	—	— (12)	—	
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.
- (12) In C-3d multi-family housing is permitted.

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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.
- (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.
- (12) In C-3d multi-family housing is permitted.

**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).
- (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.
- (12) In C-3d multi-family housing is permitted.

**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
<u>Commercial nurseries</u>	<u>C (3)</u>	<u>C (3)</u>	<u>C (3)</u>	<u>C (3)</u>	<u>C (3)</u>	<u>17.50.180</u>
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
<u>Restaurants, fast food</u>	<u>C (3)</u>	<u>C (3)</u>	<u>—</u>	<u>C (3)</u>	<u>C (3)</u>	<u>17.50.260</u>
Restaurants, formula fast food	P (3)	P (3)	—	P (3)	P (3)	17.50.260
<u>Restaurants, formula fast food</u>	<u>C (3)</u>	<u>C (3)</u>	<u>—</u>	<u>C (3)</u>	<u>C (3)</u>	<u>17.50.260</u>
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).
- (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.
- (12) In C-3d multi-family housing is permitted.

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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	

SERVICES (2, 9, 10)

Adult day-care, limited	—	P	—	P	—	
<u>Animal services - Boarding</u>	—	—	—	C	C	
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)	
<u>Charitable institution (2, 4)</u>	MC	MC	MC	MC	MC	
<u>Charitable institution (2, 4)</u>	C	C	C	C	C	
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
<u>Printing and publishing</u>	MC(3)	MC(3)	P(3)	P(3)	P(3)	
<u>Printing and publishing</u>	C(3)	C(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:

- (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.
- (12) In C-3d multi-family housing is permitted.

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

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

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

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
Research & development - Non-office	C	C	P	C	C	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.
- (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.
- (12) In B19C-3d multi-family housing is permitted.

Exhibit 18 – Zoning Code Corrections

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 17.40.160 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		N. A.		
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 17.40.160.</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	N.A.		
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.

Exhibit 18 – Zoning Code Corrections

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 17.40.160 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 for nonresidential	10 ft	5 ft
	Sides, corner side, rear	As required by Section 17.22.060 for residential; 5 ft elsewhere for nonresidential	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 17.40.160.</i>			
	Maximum height (2)	As required by Section 17.22.060 for residential; or residential in a mixed use project ; 36 ft elsewhere for nonresidential and mixed use projects	36 ft	40 ft and 3 stories for office structures in C-3a, b, and c on Fair Oaks Avenue; 36 ft in C-3d
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 standard lot.
- (2) In subdistrict C-3, the height of buildings with offices - administrative business professional and mixed use projects shall be measured to the top plate.

**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	—	
Mixed-use project	—	—	P	—	17.50.160
Multi-family housing	P	P	P	—	17.50.160
Multi-family housing	P	P	P	—	
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.

Exhibit 20 – Zoning Code Corrections

C. Signs allowed in the CD zoning district.

TABLE 4-20 – CD ZONING DISTRICT SIGN STANDARDS

Sign Class	Allowed Types	Sign	Maximum Number	Maximum Sign Area	Maximum Sign Height	Location Requirements	Lighting Allowed?	Additional Requirements
1. Business identification:	Wall, projecting, window and awning	Wall, projecting, and awning signs, in any combination of 2 signs max. per ground floor occupancy ⁽¹⁾ . One sign per basement occupancy. Second story, window, or awning signs only. ⁽²⁾	1.5 sq. ft. of sign per foot of building frontage total for any combination of wall and/or projecting signs. 20 sq. ft. max for projecting signs. Window signs, 25% max of each window area.	25 ft. or bottom of lowest second story window whichever is lower.	17.48.110.A, G, K, and L 17.48.110.A, B and C	Yes	See 17.48.100 for sign standards by sign type	
2. Business identification:	Monument	One sign for each 200 feet of property frontage.	0.5 sq. ft. of sign area per foot property frontage, 40 sq. ft. max	8 ft.	17.48.110.C	Yes	See 17.48.110 for sign standards by sign type	
3. Business identification:	Wall	One per property frontage	1 sq. ft. per foot of building frontage	20 ft. or bottom of second story windows: 5 ft. for monument		Yes	Limited to buildings greater than 75 feet in height. Now allowed in CD-1	
4. Business directory: multi-tenant buildings	Wall	One per frontage	8 sq. ft.			Yes	See 17.48.110.L	
5. Residential, public, and semi-public uses, see Table A above.								

⁽¹⁾ The aggregate total of business identification signs is two. Business identification signs include wall, projecting, and awning signs. All other signs (i.e., building identification, window, directory, and temporary signs) are not included in this restriction.

⁽²⁾ Wall signs shall be allowed for second-story occupancies with exterior entrances.

Exhibit 21 - Zoning Code Corrections

PD – 23 – SALVATION ARMY

The following development standards shall apply to the property reclassified as PD – 23:

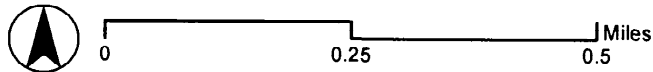
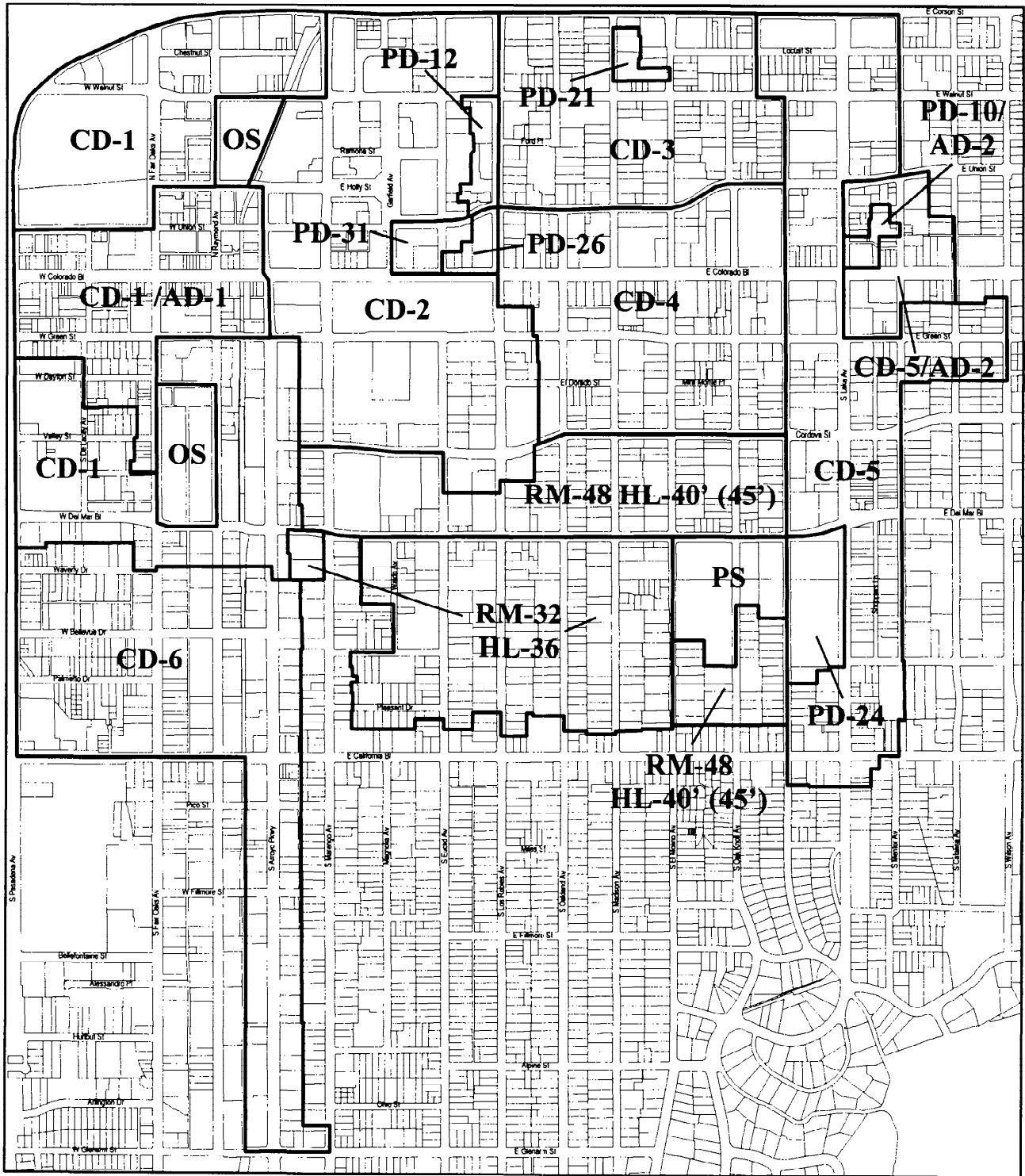
- A. The subject property shall be developed in conformance with the site plan hereto on file with the office of the Zoning Administrator as Exhibit 1 and incorporated herein by this reference. The site shall be limited to residential uses and other accessory uses as determined by the Zoning Administrator.
- B. A maximum of 75-units shall be provided for very low income senior citizens as defined in Pasadena Municipal Code Section 17.12.129 and handicapped senior citizens. The applicant or successor in interest shall submit a covenant in recordable form approved by the City Attorney's office to ensure that these units are made available to very low income senior citizens for thirty (30) years.
- C. Along the Catalina Avenue frontage, a minimum 15-foot front yard shall be established. A minimum side yard of 17 feet shall be provided adjacent to the northern property line of the northernmost lot which was classified RM-48 PK (Multi-family Residential 48 d.u./net acre with Parking Overlay) prior to the passage of this ordinance.
- D. The new building shall have a maximum height of two (2) stories or 24 feet within 55 feet of the Union Street frontage. At a point 55 feet from the Union Street frontage, the new building shall have a maximum height of four (4) stories or 45 feet (to match the height of the existing gymnasium building currently on the property). The total square footage shall not exceed 70,000 net square feet.
- E. Vehicular access to the new parking lot shall be provided solely from Union Street. A minimum of 41 parking spaces shall be provided for the residents on-site and all spaces shall be clearly marked and designated for residents and visitors to the apartment complex. No covered parking shall be required.
- F. A block wall with a maximum height of 6 feet shall be constructed on the northern property line of the northernmost lot which was classified RM-48 PK prior to the passage of this ordinance. The height of said wall shall not exceed 42 inches within 15 feet of Catalina Avenue. A block wall with a maximum height of 42 inches shall also be constructed on the Union Street frontage.
- G. The building frontages on Catalina Avenue shall remain open with no solid walls blocking views into the property. A front door shall be installed on Catalina Avenue to allow for pedestrian ingress and egress.
- H. The applicant or successor in interest shall offer the existing structures located at 147 and 153 North Catalina Avenue (that were determined to be structures of merit by the Cultural Heritage Commission) for relocation to another site. The applicant or successor in interest shall also advertise the availability of the buildings for relocation in a newspaper of widespread local or regional circulation for six (6) weeks; and shall make a concerted effort to find a recipient so that the structures are preserved on another site. If the buildings cannot be relocated, the applicant or successor in interest shall photo-document the buildings according to the requirements of Pasadena Municipal Code Section 2.75.210(D) (2).

Exhibit 21 - Zoning Code Corrections

- I. The applicant or successor in interest shall file an application for a preliminary parcel map to consolidate the existing lots within six months of the issuance of building permits, but prior to receiving a Certificate of Occupancy. The final parcel map shall be recorded within one year of the issuance of the Certificate of Occupancy.
- J. The applicant or successor in interest shall comply with all conditions and requirements imposed by the Public Works and Transportation Department dated May 12, 1992, attached hereto as Exhibit C and incorporated herein by this reference, including requirements pertaining to installation and maintenance of street trees, installation of sewer and drainage systems, street lights, preparation of plans and specifications for public improvements, site maintenance, and construction staging plans, including the payment of deposits for these purposes.
- K. The applicant or successor in interest shall comply with all conditions and requirements of the Department of Water and Power dated May 12, 1992 and attached hereto as Exhibit D and incorporated herein by this reference, including requirements pertaining to installation of water supply lines, and backflow devices.
- L. The applicant or successor in interest shall comply with requirements of all City departments.
- M. The new construction built pursuant to this ordinance need not comply with the requirements of Pasadena Municipal Code Chapter 17.24 (RM – Multi-family Residential Districts), commonly referred to as City of Gardens. Except as expressly provided herein, the new construction shall comply with Pasadena Municipal Code Chapter 17.26 RM-48 Urban Residential standards.
- N. In cases of conflict between the provisions of this Planned Development ordinance and the provisions of Title 17, this ordinance shall control.



Proposed Central District Zoning Districts



April 8, 2005