

**TABLE 2-2 - ALLOWED USES AND PERMIT REQUIREMENTS
FOR RESIDENTIAL ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE					Specific Use Standards
	RS (2)	RM-12	RM-16 (3)	RM-32	RM-48	
RESIDENTIAL USES						
Boarding houses	—	—	—	P	P	
<u>Boarding houses</u>	—	—	—	P	P	17.50.065
Dormitories	—	—	—	P	P	
Fraternities, sororities	—	—	—	P	P	
Home occupations	P	P	P	P	P	17.50.110
Multi-family housing	—	P	P (7)	P (7)	P (7)	
Residential accessory uses and structures	P	P	P	P	P	17.50.210, 250
Residential care, limited	P	P	P	P	P	
Residential care, general	—	—	C (4)	C (4)	C (4)	
Second dwelling unit	P	—	—	—	—	17.50.275
Single-family housing	P (8)	P (6)	P (6)	P (6)	P (6)	
Transition housing	—	P (9)	P (9)	P (9)	P (9)	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES						
Clubs, lodges, private meeting halls	—	—	—	—	C (4)	
Cultural institutions	C (4)	C (4)	C (4)	C (4)	C (4)	
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	C	C	C	C	C	17.50.230
Schools - Public and private	—	C (4)	C (4)	C (4)	C (4)	17.50.270
Street fairs	P	P	P	P	P	
Tents	TUP	TUP	TUP	TUP	TUP	17.50.320

Notes:

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Includes the RS district with all suffixes (e.g., RS-1 through RS-6).
- (3) Includes the RM-16 districts with all suffixes (e.g., RM-16, RM-16-1).
- (4) Uses established after June 30, 1985, on sites greater than two acres shall require a zone change to PS (Public and Semi-Public).
- (5) Limited to facilities that are located on City-owned property or within a City-owned street such as a street light, utility pole, traffic signal or sign.
- (6) Allowed subject to the development standards of the RS-6 district, section 17.22.040.
- (7) Two units on a lot shall meet the development standards of the RM-12 district, section 17.22.040.
- (8) A lot with a single-family residence may rent a maximum of two bedrooms.
- (9) The maximum interior or exterior area in which support services are offered or located shall not exceed 250 sq. ft.
- (10) Limited to buildings designated as a landmark or listed individually in the National Register of Historic Places.

**TABLE 2-2 - ALLOWED USES AND PERMIT REQUIREMENTS
FOR RESIDENTIAL ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE					Specific Use Standards
	RS (2)	RM-12	RM-16 (3)	RM-32	RM-48	
OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES						
Offices—Administrative business professional	—	—	€	€	€	17.50.170
Offices - Administrative business professional	=	=	MC (10)	MC (10)	MC (10)	17.50.170
RETAIL SALES						
Personal property sales	P	P	P	P	P	17.50.190
Temporary uses	TUP	TUP	TUP	TUP	TUP	
SERVICES						
Adult day care, general	C (4)	C (4)	C (4)	C (4)	C (4)	
Adult day care, limited	P	P	P	P	P	
Lodging - Bed and breakfast inns	—	—	MC	MC	MC	17.50.140
Child day-care centers	C	C	C	C	C	17.50.080
Child day care, large, 9 to 14 persons	P	P	P	P	P	17.50.080
Child day care, small, 1 to 8 persons	P	P	P	P	P	
Filming, long-term	C	C	C	C	C	
Filming, short-term	P	P	P	P	P	
Medical services - Extended care	—	—	—	C (4)	C (4)	
Neighborhood garden	MC	MC	MC	MC	MC	
Public safety facilities	C (4)	C (4)	C (4)	C (4)	C (4)	
INDUSTRY, MANUFACTURING & PROCESSING USES						
Commercial growing area	C	C	C	C	C	17.50.180
TRANSPORTATION, COMMUNICATIONS & UTILITY USES						
Utility, major	C (4)	C (4)	C (4)	C (4)	C (4)	
Utility, minor	P	P	P	P	P	
Wireless telecommunications facilities, minor	MC (5)	MC (5)	MC (5)	MC (5)	MC (5)	17.50.310

Notes:

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Includes the RS district with all suffixes (e.g., RS-1 through RS-6).
- (3) Includes the RM-16 districts with all suffixes (e.g., RM-16, RM-16-1).
- (4) Uses established after June 30, 1985, on sites greater than two acres shall require a zone change to PS (Public and Semi-Public).
- (5) Limited to facilities that are located on City-owned property or within a City-owned street such as a street light, utility pole, traffic signal or sign.
- (6) Allowed subject to the development standards of the RS-6 district, section 17.22.040.
- (7) Two units on a lot shall meet the development standards of the RM-12 district, section 17.22.040.
- (8) A lot with a single-family residence may rent a maximum of two bedrooms.
- (9) The maximum interior or exterior area in which support services are offered or located shall not exceed 250 sq. ft.
- (10) Limited to buildings designated as a landmark or listed individually in the National Register of Historic Places.

TABLE 2-3 - RS AND RM-12 RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

Development feature	Requirement by Zoning District				
	RS-1	RS-2	RS-4	RS-6	RM-12
Minimum lot size	<i>Minimum area and width for new parcels.</i>				
Minimum area (1)	40,000 sf	20,000 sf	12,000 sf	7,200 sf	
Width (2)	100 ft	100 ft	75 ft	55 ft	
Maximum density	1 dwelling unit per lot				2 units per lot
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 - Main facade	See Section 17.22.050 <u>17.22.050.A</u>				
Front - Garage	See Section 17.22.050 <u>17.22.050.B</u>				
Sides	10% of lot width, with a minimum of 5 ft, and a maximum requirement of 10 ft, and consistent with Section 17.40.160 (Encroachment Plane).				
Corner side	10% of lot width, with a minimum of 10 ft, and a maximum requirement of 25 ft				
Rear	25 ft				10 ft
Building separation (4)	N.A.				10 ft
Maximum site coverage	No maximum on lots of 7,200 sf or less, 35 % otherwise.				
Maximum floor area (3)	<i>Maximum allowed gross floor area of all structures on the site.</i>				
Site less than 32,670 sf	30% of lot size plus 500 sf				35% of lot size plus 500 sf per unit
Site of 32,670 sf or more	30% of lot size plus 1,000 sf				
Height limit	<i>Maximum height of main structures at points noted. See 17.40.060 for height measurement, and exceptions to height limits. All structures shall also comply with the encroachment plane requirements of 17.40.160.</i>				
Site less than 20,000 sf	32 ft, and within the encroachment plane (Section 17.40.160)				
Site of 20,000 sf or more	36 ft, and within the encroachment plane (Section 17.40.160)				
Maximum top plate height	23 ft, and within the encroachment plane (Section 17.40.160)				
Accessory structures	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	Section 17.22.050 (RS and RM-12 District Additional Development Standards) Chapter 17.40 (General Property Development and Use Standards)				

Notes:

(1) See Chapter 17.43 regarding density bonus provisions.

- (2) See Section 17.40.030 regarding development on an undeveloped lot and section 17.40.040 regarding development on a substandard lot.
- (3) Habitable attic space that has a gross floor area that does not exceed 60 percent of the surface of the building footprint (including attached garages and porches) shall not be included in the calculation of maximum floor area.
- (4) A minimum separation of 10 feet (measured from wall to wall) shall be required between dwelling units located on the same site. Eaves may encroach into this building separation.

**TABLE 2-7 - ALLOWED USES AND PERMIT REQUIREMENTS
FOR SPECIAL PURPOSE ZONING DISTRICTS (Continued)**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE		Specific Use Standards
	OS	PS, PS-1	
INDUSTRY, MANUFACTURING & PROCESSING USES			
Commercial nurseries, limited	<u>C</u> (5)	—	
Commercial growing area	<u>C</u> (5)	—	
Recycling - Small collection facilities	MC	MC	17.50.220
TRANSPORTATION, COMMUNICATIONS & UTILITY USES			
Accessory antenna array	P	—	
Heliports	—	C	
Transportation terminals	—	C	
Utility, major	C	C	
Utility, minor	P	P	
Wireless telecommunications facilities, major	—	C	17.50.310
Wireless telecommunications facilities, minor	—	MC	17.50.310

Notes:

- (1) See Section 17.80.030 for definitions of the listed land uses.
- (2) Limited to accessory facilities of a principal use.
- (3) Limited to facilities accessory to an open space. An accessory use shall not occupy more than 5% of the open area.
- (4) Horticultural or nursery uses shall not replace a park, golf course, or recreational use.
- (5) Permanent structures prohibited.

Figure 3-1 - Central District Zoning Districts

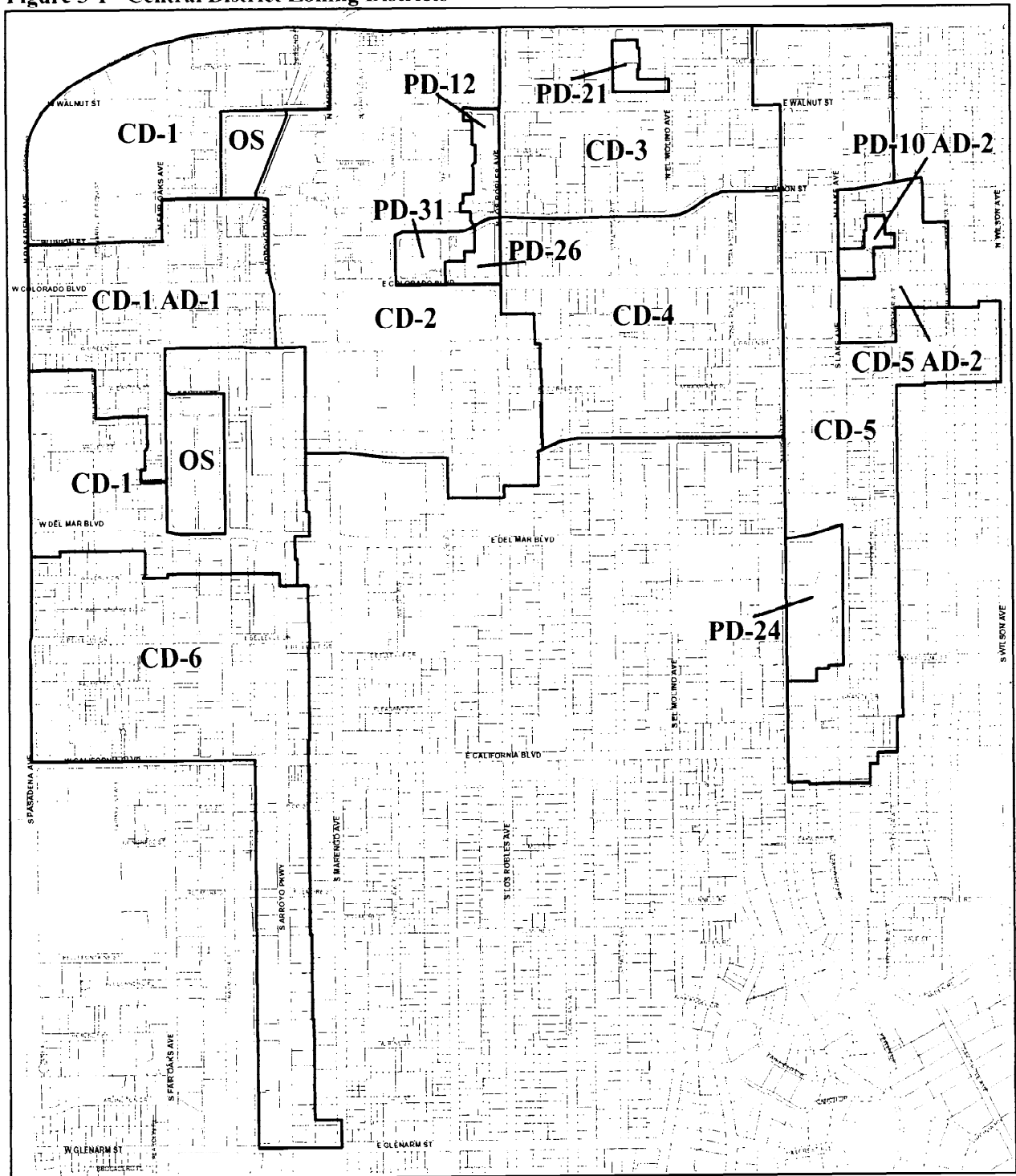


Figure 3-2 - Central District Zoning Precincts

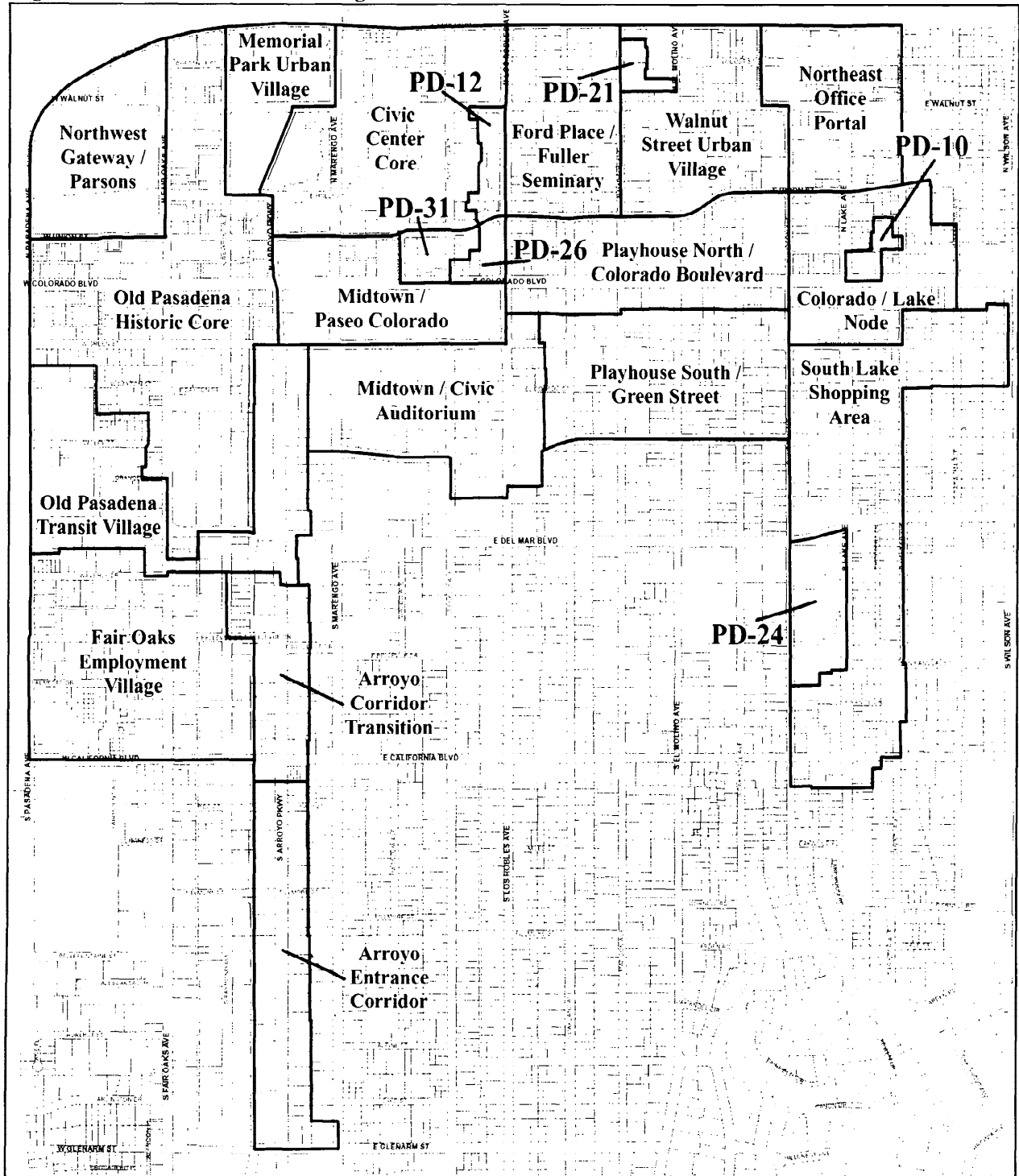


Figure 3-3 - Central District Pedestrian-Oriented Use Areas

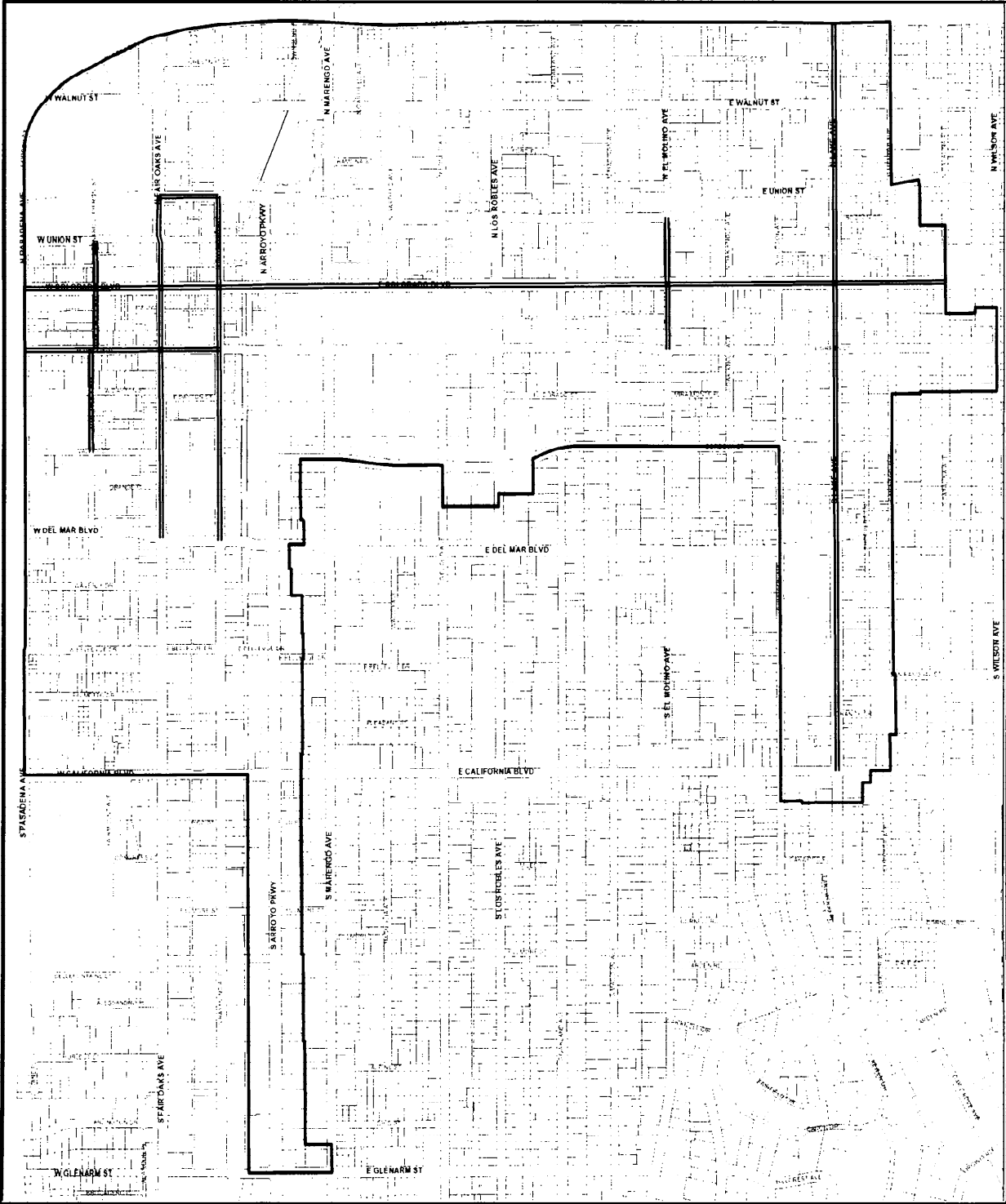


Figure 3-4 - Central District Housing/Ground Floor Map

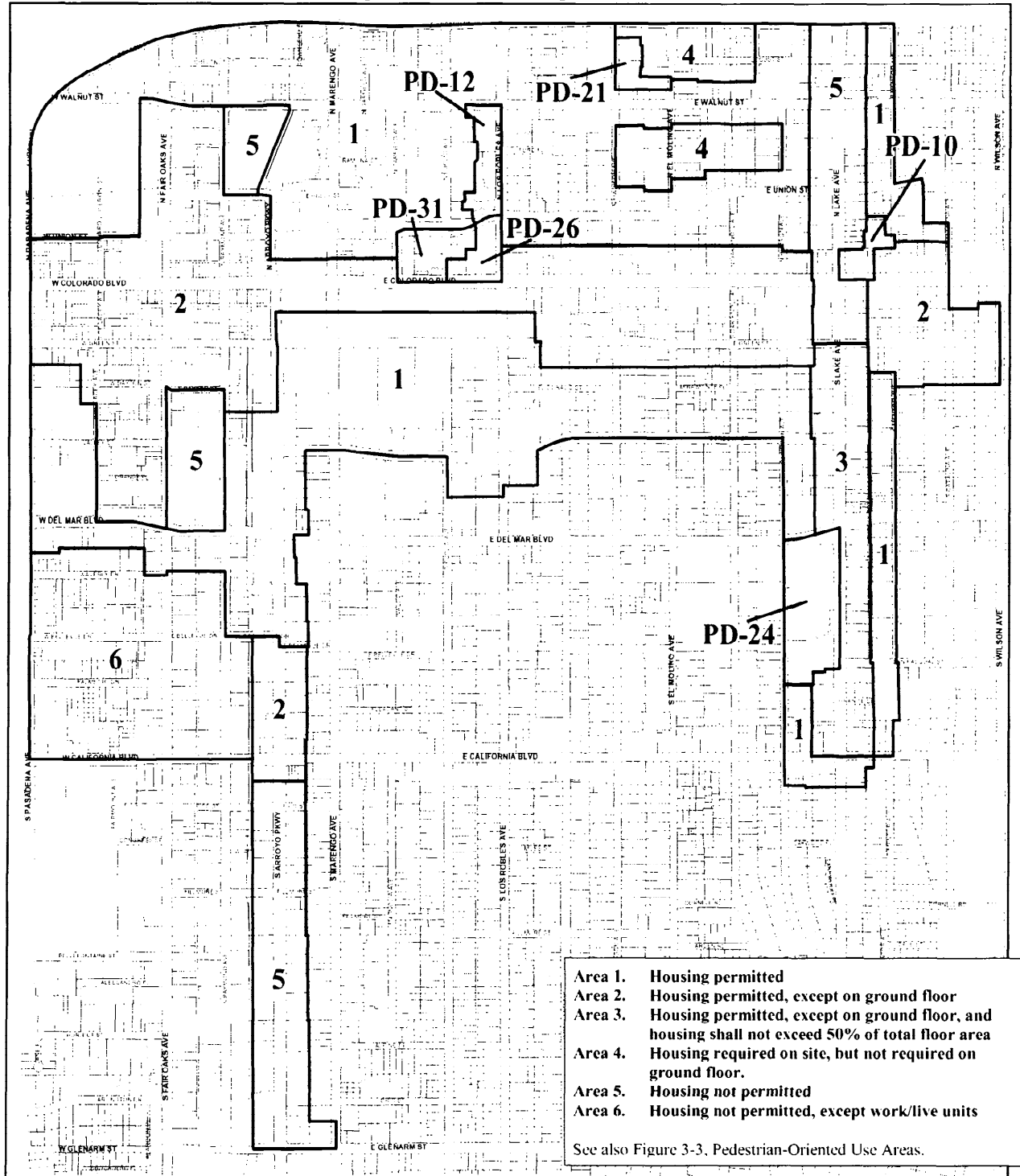


Figure 3-5 - Central District Transit Oriented Development Area

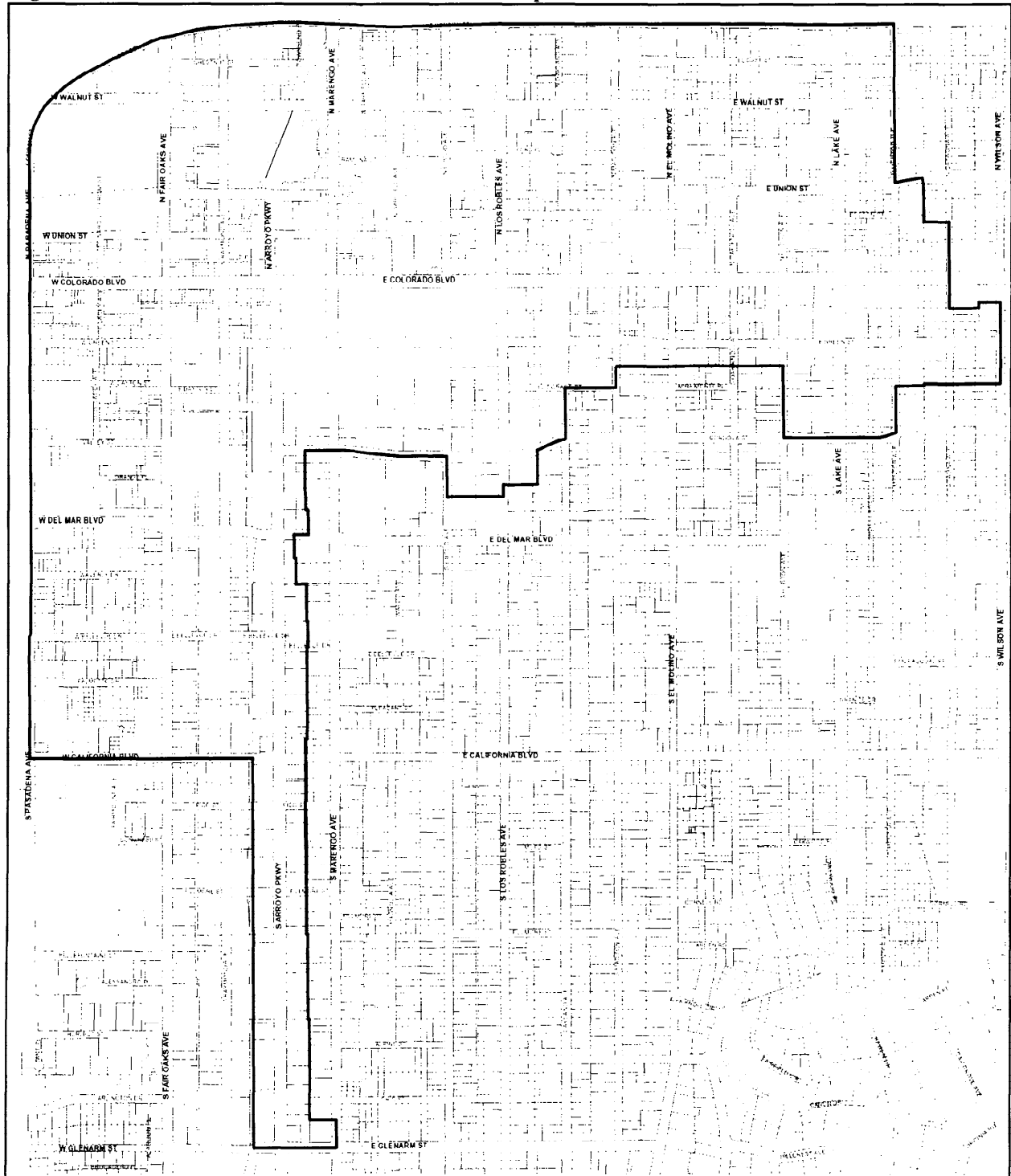


Figure 3-6 - Central District Maximum Residential Density (dwelling units/acre)

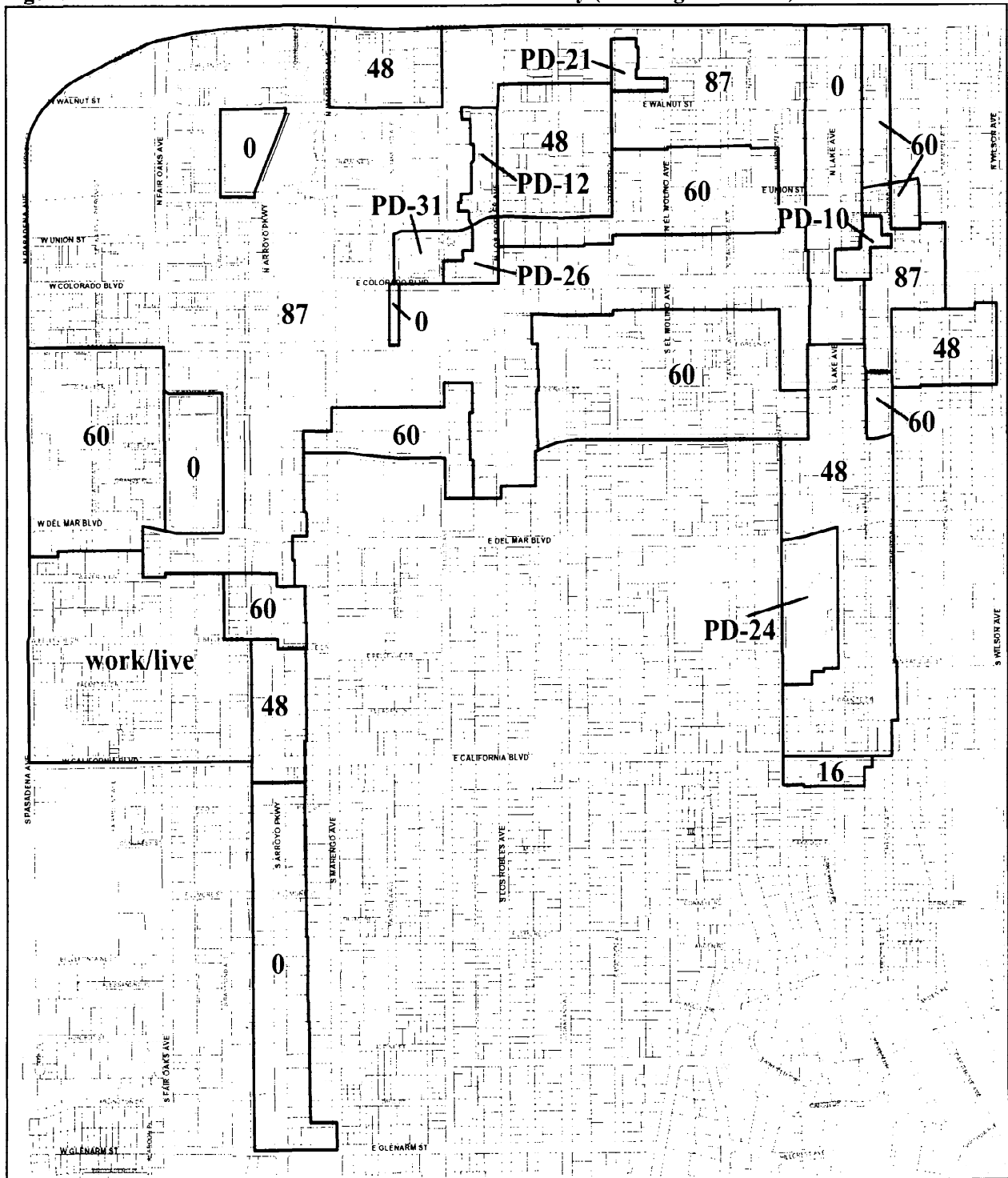


Figure 3-7 - Central District Required Setbacks

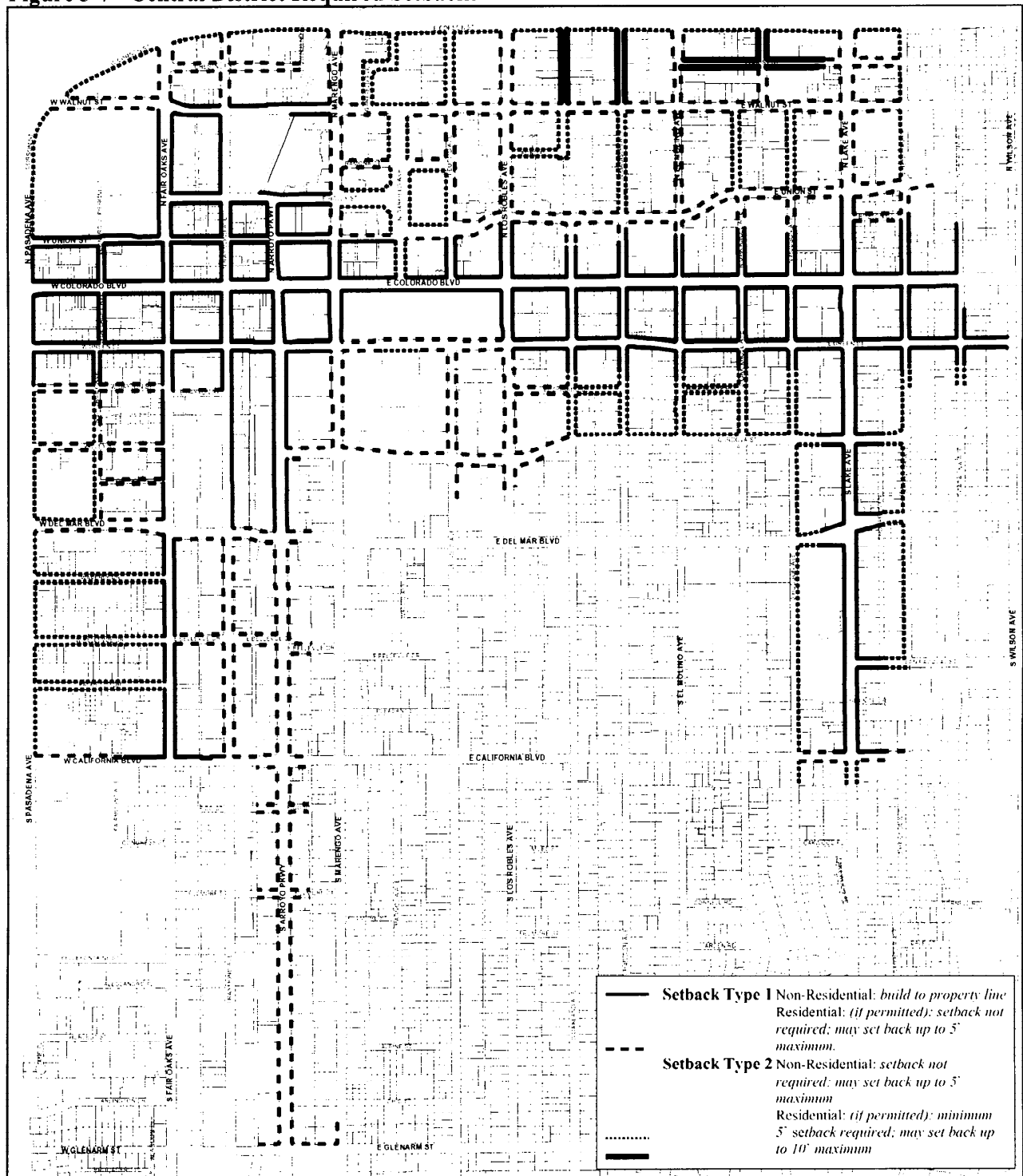
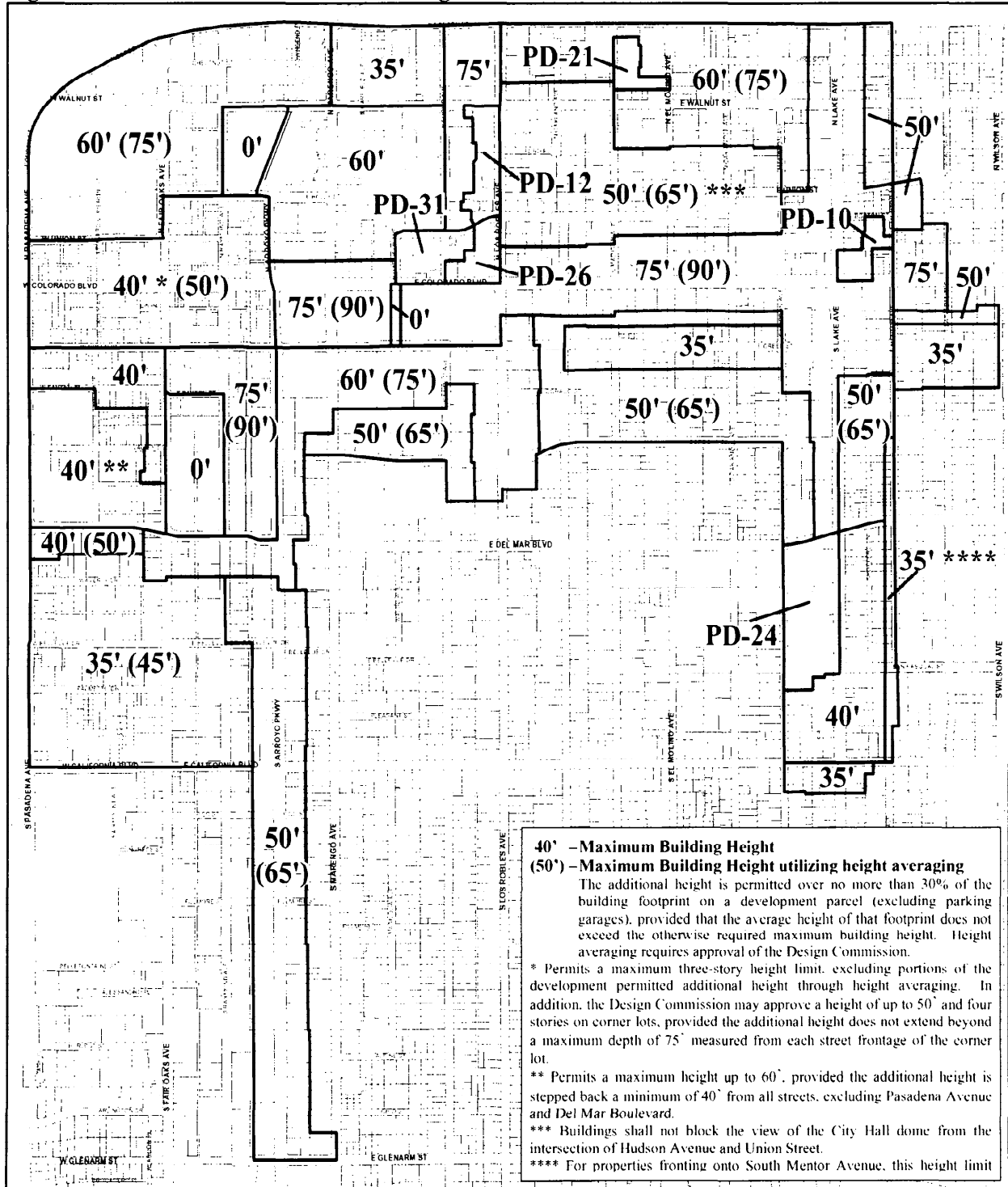


Figure 3-8 - Central District Maximum Height



40' – Maximum Building Height
(50') – Maximum Building Height utilizing height averaging
 The additional height is permitted over no more than 30% of the building footprint on a development parcel (excluding parking garages), provided that the average height of that footprint does not exceed the otherwise required maximum building height. Height averaging requires approval of the Design Commission.

* Permits a maximum three-story height limit, excluding portions of the development permitted additional height through height averaging. In addition, the Design Commission may approve a height of up to 50' and four stories on corner lots, provided the additional height does not extend beyond a maximum depth of 75' measured from each street frontage of the corner lot.

** Permits a maximum height up to 60', provided the additional height is stepped back a minimum of 40' from all streets, excluding Pasadena Avenue and Del Mar Boulevard.

*** Buildings shall not block the view of the City Hall dome from the intersection of Hudson Avenue and Union Street.

**** For properties fronting onto South Mentor Avenue, this height limit

Figure 3-9 - Central District Maximum Floor Area Ratio

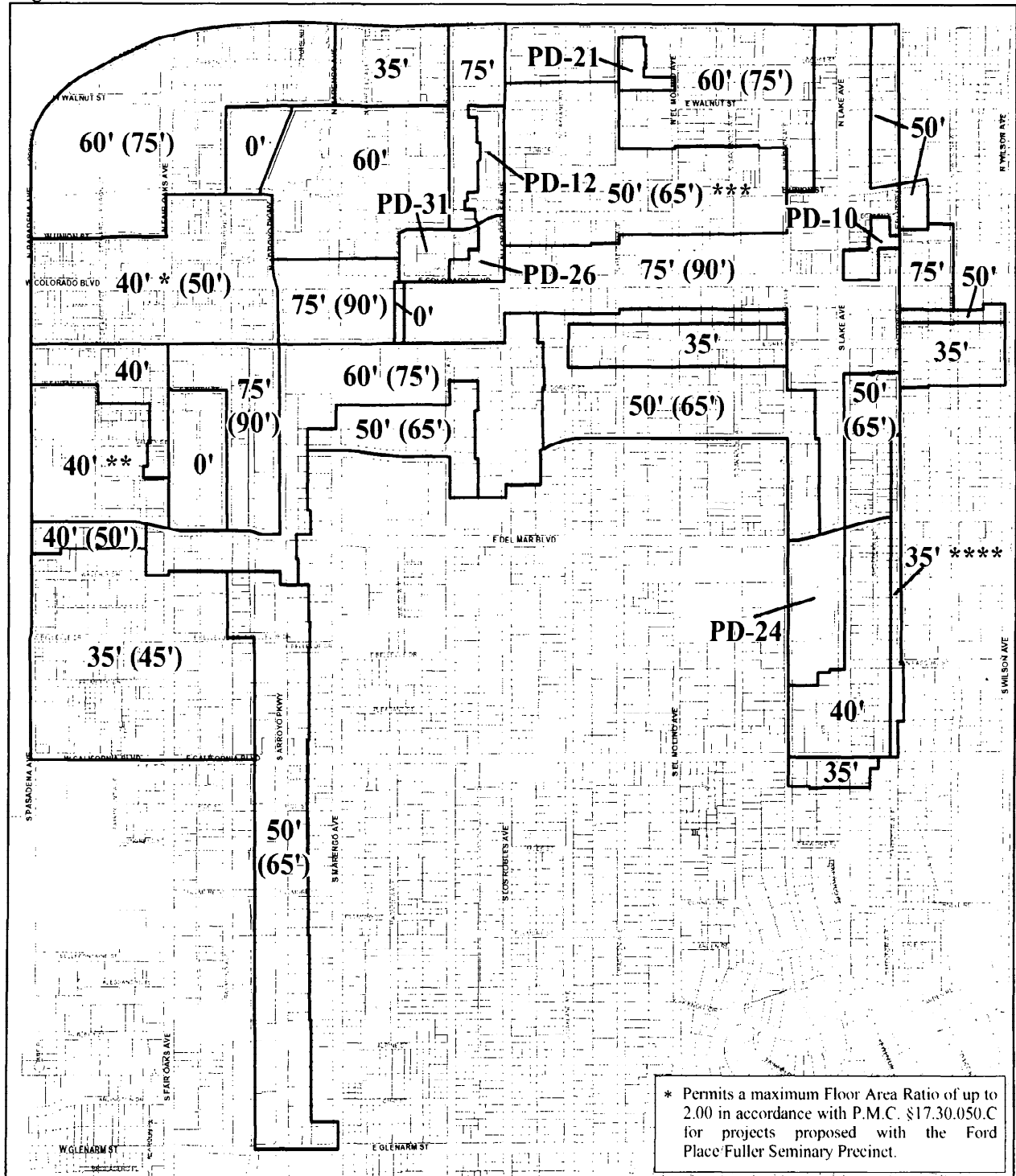
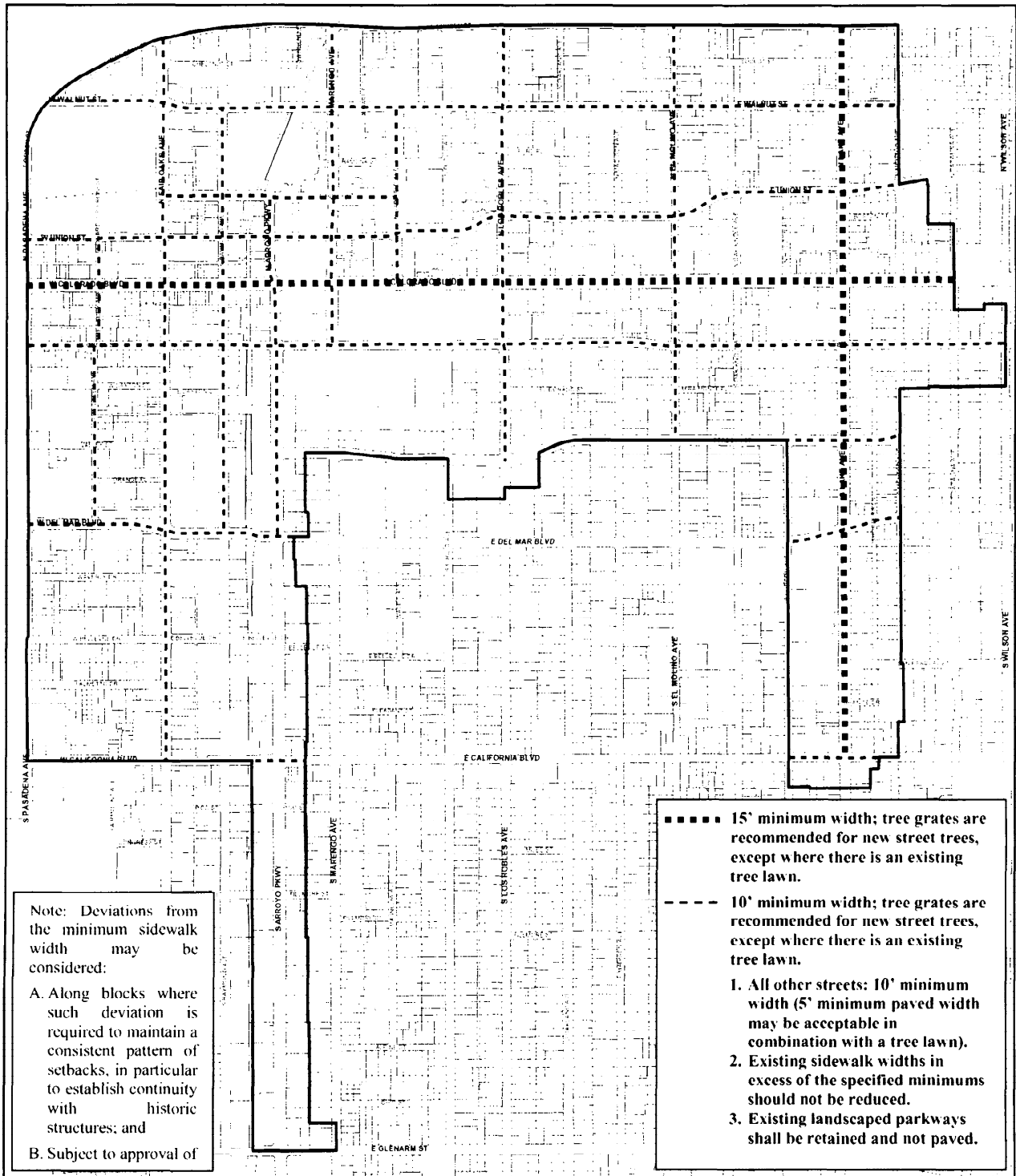


Figure 3-10 - Central District Sidewalk Width Requirements



**TABLE 3-1 - ALLOWED USES AND PERMIT REQUIREMENTS
FOR CD ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE						Specific Use Standards
	CD-1	CD-2	CD-3	CD-4	CD-5	CD-6	
RESIDENTIAL USES							
Boarding houses	P	P	P	P	P	P	
Caretaker quarters	P	P	P	P	P	P	
Dormitories	C	C	C (2)	C	C	C	
Fraternities, sororities	C	C	C (2)	C	C	C	
Home occupations	P	P	P	P	P	P	17.50.110
Mixed-use projects (13)	P (3)	P (3)	P (3)	P (3)	P (3)	— (3)(4)	17.50.160
Multi-family housing/urban housing	P (3)	P (3)	P (3)	P (3)	P (3)	— (3)(4)	17.50.350
Residential accessory uses and structures	P (3)	P (3)	P (3)	P (3)	P (3)	— (3)(4)	17.50.210, 250
Residential care, general	C	C	C	C	C	C	
Residential care, limited	— (6)	—	P	— (8)	—	—	
Single-family housing	— (6)	—	P	— (8)	—	—	
Single-room occupancy	C	C	C (11)	C	C	C	17.50.300
Transition housing	P (12)	P (12)	P (12)	P (12)	P (12)	P (12)	

Notes:

- (1) See Section 17.80.020 for definitions of the listed land uses.
 - (2) Permitted within the Ford Place/Fuller Seminary Precinct.
 - (3) See Figure 3-4 - Central District Housing/Ground Floor Map for additional restrictions on residential uses.
 - (4) Permitted within the Arroyo Corridor Transition Precinct.
 - (5) Conditionally Permitted within 350 feet from the south curb line of Corson Street.
 - (6) Conditionally Permitted within the West Downtown Transit Village Precinct.
 - (7) Conditionally Permitted within the Civic Center Core Precinct.
 - (8) Permitted within the Playhouse South/Green Street Precinct.
 - (9) Conditionally Permitted within the Arroyo Entrance Corridor Precinct.
 - (10) Not Permitted within the Arroyo Entrance Corridor Precinct.
 - (11) Not permitted 140 feet north or south of Walnut Street in the Walnut Street Urban Village Precinct.
 - (12) The maximum area (either interior or exterior) in which support services are offered or located shall not exceed 250 sq. ft.
 - (13) Conditional Use Permit approval required for new nonresidential projects and nonresidential portions of mixed-use projects exceeding 25,000 sq.ft. of gross floor area. Projects within the Central District Transit-Oriented Development Area (Figure 3-5) shall meet the requirements of 17.50.340. This requirement does not apply to a project with an approved master development plan, government offices, tenant improvements, or projects in the City's approved capital improvement budget.
 - (14) Allowed only as part of a mixed-use project when 140 feet south or north of Walnut Street.
 - (15) Allowed only south of Green Street and west of Arroyo Parkway.
- * Qualifies as a pedestrian-oriented use.

TABLE 3-1 - ALLOWED USES AND PERMIT REQUIREMENTS FOR CD ZONING DISTRICTS

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

INDUSTRY, MANUFACTURING AND PROCESSING USES

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

TRANSPORTATION, COMMUNICATIONS, AND UTILITY USES

Alternative fuel/recharging facilities	C	C	C (11)	C	C	C	
Accessory antenna array	P	P	P	P	P	P	
Communications facility (13)	P	P	C (11)	P	P	P	
Commercial off-street parking	MC	MC	MC (11)	MC	MC	MC	
Heliport	—	C (5)	—	—	C (5)	—	
Transit terminal	C	C	C (11)	C	C	C	
Utility, major	C	C	C	C	C	P	
Utility, minor	P	P	P	P	P	P	
Wireless telecommunication facilities, minor	MC	MC	MC	MC	MC	MC	17.50.310

TRANSIT-ORIENTED DEVELOPMENT

Transit-oriented development	P	P	P	P	P	P	17.50.340
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Notes:

- (1) See Section 17.80.020 for definitions of the listed land uses.
 - (2) Permitted within the Ford Place/Fuller Seminary Precinct.
 - (3) See Figure 3-4 - Central District Housing/Ground Floor Map for additional restrictions on residential uses.
 - (4) Permitted within the Arroyo Corridor Transition Precinct.
 - (5) Conditionally Permitted within 350 feet from the south curb line of Corson Street.
 - (6) Conditionally Permitted within the West Downtown Transit Village Precinct.
 - (7) Conditionally Permitted within the Civic Center Core Precinct.
 - (8) Permitted within the Playhouse South/Green Street Precinct.
 - (9) Conditionally Permitted within the Arroyo Entrance Corridor Precinct.
 - (10) Not Permitted within the Arroyo Entrance Corridor Precinct.
 - (11) Not permitted 140 feet north or south of Walnut Street in the Walnut Street Urban Village Precinct.
 - (12) The maximum area (either interior or exterior) in which support services are offered or located shall not exceed 250 sq. ft.
 - (13) Conditional Use Permit approval required for new nonresidential projects and nonresidential portions of mixed-use projects exceeding 25,000 sq.ft. of gross floor area. Projects within the Central District Transit-Oriented Development Area (Figure 3-5) shall meet the requirements of 17.50.340. This requirement does not apply to a project with an approved master development plan, government offices, tenant improvements, or projects in the City's approved capital improvement budget.
 - (14) Allowed only as part of a mixed-use project when 140 feet south or north of Walnut Street.
 - (15) Allowed only south of Green Street and west of Arroyo Parkway.
- * Qualifies as a pedestrian-oriented use.

TABLE 3-2 - CD DISTRICT GENERAL DEVELOPMENT STANDARDS

Development Feature	CD Zoning District Requirement
Minimum lot size (1) Minimum area, width	<i>Minimum area and width for new lots.</i> Determined through subdivision process, consistent with General Plan
Residential uses Maximum density	<i>Standards applicable to residential uses where allowed in nonresidential districts.</i> As determined by Figure 3-6 (Central District Maximum Residential Density). See also Section 17.30.030.C (Limitations on Housing) and Chapter 17.43 (Density Bonus, Waivers and Incentives).
Residential Standards	Single-family uses comply with the RS-6 standards; two units on a lot comply with the RM-12 standards; 3 or more units comply with the Urban Housing Standards of 17.50.350.
Setbacks Front Sides Corner Rear	<i>Minimum and maximum setbacks required. See Section 17.40.160 for setback measurement, allowed projections into setbacks, and exceptions to setbacks.</i> As determined by Figure 3-7 (Central District - Required Setbacks), except as provided in Section 17.30.050.A (Setback exceptions). Residential - See Section 17.50.350 (Urban Housing); Nonresidential - none required. As determined by Figure 3-7 (Central District - Required Setbacks), except as provided in Section 17.30.050.A (Setback exceptions). Residential - See Section 17.50.350 (Urban Housing); Nonresidential - none required.
Height limit Maximum height	<i>Maximum allowed height of structures. See Section 17.40.060 for height measurement, and exceptions to height limits.</i> As determined by Figure 3-8 (Central District - Maximum Height), except as provided by Section 17.30.050.B (Height limit exceptions).

(The remainder of this table remains unchanged.)

**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 (6)	C	C	C	C	C	C	C	17.50.230
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)	

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 3-3 - 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	
<u>Drive-through business - Nonrestaurants</u>	—	—	—	C	C	—	C	17.50.090
<u>Drive-through business - Restaurants</u>	—	—	—	C	C	—	C	17.50.090
<u>Emergency shelters</u>	MC	MC	—	MC	MC	MC	MC	
<u>Filming, long-term</u>	C	C	C	C	C	C	C	
<u>Filming, short-term</u>	P	P	P	P	P	P	P	
<u>Laboratories</u>	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
<u>Life/care facilities</u>	C	C	C	C	C	C	C	17.50.120
<u>Lodging - Bed and breakfast inns</u>	—	—	C	—	—	—	—	17.50.140
<u>Lodging - Hotels, motels</u>	C (4)	C (4)	—	C (4)	C (4)	C (4)	C (4)	17.50.150
<u>Maintenance or repair services</u>	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
<u>Massage establishments</u>	C (4)	C (4)	—	C (4)	C (4)	C (4)	C (4)	17.50.155
<u>Medical services - Extended care</u>	—	—	C (6)	—	—	C (6)	—	
<u>Medical services - Hospitals</u>	C (6)	C (6)	—	C (6)	C (6)	C (6)	C (6)	
<u>Mortuaries, funeral homes</u>	—	—	—	P (4)	P (4)	—	P (4)	
<u>Personal improvement services</u>	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
<u>Personal services</u>	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
<u>Personal services, restricted</u>	C (4)	C (4)	—	C (4)	C (4)	C (4)	C (4)	17.50.200
<u>Printing and publishing</u>	P (4)	P (4)	C (4)	P (4)	P (4)	P (4)	P (4)	
<u>Printing and publishing, limited</u>	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
<u>Public safety facilities</u>	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	
<u>Sexually oriented businesses</u>	<u>P</u>	<u>P</u>	—	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>17.50.295</u>
<u>Vehicle services - Vehicle/equipment repair</u>	C (4)	—	—	C (4)	C (4)	—	C (4)	17.50.360
<u>Vehicle services - Washing and detailing</u>	—	—	—	C (4)	C (4)	—	C (4)	17.50.290
<u>Vehicle services - Washing/detailing, small-scale</u>	—	—	P	P	P	—	P	17.50.290

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	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES (3, 10)					
Adult businesses	—	—	E	—	17.50.030
Clubs, lodges, private meeting halls	C (2)	C (2) (8)	P (2)	C(2)	
Colleges - Nontraditional campus setting	C (4)	P (4)	P (4)	P (4)	
Colleges - Traditional campus setting	C (2)	C (2)	C (2)	—	
Commercial entertainment (3, 4)	—	—	E	—	17.50.130
Commercial recreation - Indoor	—	C (4)	C (4)	—	17.50.130
Commercial recreation - Outdoor	—	C (4)	C (4)	—	17.50.130
Cultural institutions (2, 3)	C (2)	C (2)	P (2)	C (2)	
Electronic game centers	—	C (4)	C (4)	—	17.50.100
Internet access studios	—	C (4)	C (4)	—	17.50.100
Park and recreation facilities	C	C	C	C	
Religious facilities (2, 9)	C	MC	MC	—	17.50.230
with columbarium	P	P	P	—	17.50.230
with temporary homeless shelter	C	P	P	—	17.50.230
Schools - Public and private	—	C (2)	C (2)	—	17.50.270
<u>Schools - Specialized education and training (3, 4)</u>	—	<u>P (10, 11)</u>	<u>P (10, 11)</u>	<u>P (10, 11)</u>	
<u>Schools - Specialized education and training (3, 4)</u>	—	<u>P (10)</u>	<u>P (10)</u>	<u>P (10)</u>	
Street fairs	P	P	P	P	
Tents	TUP	TUP	TUP	TUP	17.50.320

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

**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	
SERVICES - CONTINUED (3, 10)					
Charitable institutions	C (2)	C (2)	C (2)	C (2)	
Child day-care centers	P	P	P	C	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	—	—	
Detention facilities	—	—	—	C (2)	
Drive-through business - Non-restaurants	—	C	C	C	17.50.090
Drive-through business - Restaurants	—	C	C	C	17.50.090
Emergency shelters	—	—	MC	MC	
Filming, long-term	C	C	C	C	
Filming, short term	P	P	P	P	
Laboratories	C (4)	P (4)	P (4)	P (4)	
Life/care facilities	C	C	C	—	17.50.120
Lodging - Hotel, motel	—	—	C (4)	—	17.50.150
Maintenance and repair services	—	—	C (4)	C (4)	
Massage establishments	—	—	C (4)	—	17.50.155
Medical services - Extended care	—	C (2)	—	—	
Medical services - Hospitals	—	—	C (2)	—	
Mortuaries, funeral homes	—	P	P (4)	P (4)	
Personal improvement services	—	P (4)	P (4)	P (4)	
Personal services	—	P (4)	P (4)	P (4)	
Personal services - Restricted	—	—	C (4)	—	17.50.200
Printing and publishing	—	C (2)	P (4)	P (4)	
Printing and publishing - Limited	C	P	P	—	
Public maintenance & service facilities	—	—	C (4)	C (4)	
Public safety facilities	C	C (2)	C (2)	C (2)	
Sexually oriented business	—	—	P	—	17.50.295
Vehicle services - Vehicle/equipment repair	—	C (4)	C (4)	C (4)	
Vehicle services - Washing/detailing	—	—	C (4)	C (4)	17.50.290
<u>Vehicle services - Washing/detailing, small scale</u>	—	P	P	P	<u>17.50.200</u>
Vehicle services - Washing/detailing, small scale	—	P	P	P	17.50.290

Notes:

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (3) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (4) Conditional Use Permit approval required for 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.

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

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

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES (3, 10)

Adult businesses-	—	—	E (4)	—	—	—	E (4)	17.50.030
Clubs, lodges, private meeting halls	C (2)	C (2, 7)	P (2)	C (2)	C	C (2)	P (2)	
Colleges - Nontraditional campus setting	P (4)	P (4)	P (4)	P (4)	C	P (4)	P (4)	
Colleges - Traditional campus setting	C (2)	C (2)	C (2)	—	C	C (2)	C (2)	
Commercial entertainment	—	E (4)	E (4)	E (4)	—	—	E (4)	17.50.130
Commercial recreation - Indoor	—	C (4)	C (4)	C (4)	—	—	C (4)	17.50.130
Commercial recreation - Outdoor	—	C (4)	C (4)	C (4)	—	—	C (4)	17.50.130
Cultural institutions	P (2)	P (2)	P (2)	C (2)	C	P (2)	P (2)	
Electronic game centers	—	C (4)	C (4)	C (4)	—	—	C (4)	17.50.100
Internet access studios	—	C (4)	C (4)	C (4)	—	—	C (4)	17.50.100
Park and recreation facilities	C	C	C	C	C	C	C	
Religious facilities (2)	C	MC (8)	MC (8)	—	C	C	MC (8)	17.50.230
with columbarium	C (2)	P (2)	P (2)	—	MC	P (2)	P (2)	17.50.230
with temporary homeless shelter	C (2)	P (2)	P (2)	—	C	C (2)	P (2)	17.50.230
Schools - Public and private	—	C (2)	C (2)	—	C	—	C (2)	17.50.270
Schools - Specialized education and training	MC (4)	P (4)	P (4)	P (4)	—	—	P (4)	
Street fairs	P	P	P	P	—	P	P	
Tents	TUP	TUP	TUP	TUP	TUP	TUP	TUP	17.50.320

Notes:

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (3) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (4) Conditional Use Permit approval required for 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) Limited to accessory facilities of a principal use.
- (6) The maximum area (either interior or exterior) in which support services are offered or located shall not exceed 250 sq. ft.
- (7) A club or lodge established prior to September 9, 1996, is a permitted (P) use.
- (8) A Minor Conditional Use Permit is required to establish a new use. An existing use is a permitted (P) use.
- (9) Limited to sites south of Foothill Boulevard.
- (10) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each site. This restriction shall apply to new uses or uses which expand by more than 30 percent of gross floor.
- (11) Auto dismantling is not permitted.

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

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

RETAIL SALES - CONTINUED (3, 10)

Pawnshops	—	—	C (4)	—	—	—	C (4)	17.50.200
Restaurants	C (4)	P (4)	P (4)	P (4)	C (5)	—	P (4)	17.50.260
Restaurants, fast food	—	P (4)	P (4)	P (4)	C (5)	—	P (4)	17.50.260
Restaurants, formula fast food	—	P (4)	P (4)	P (4)	C (5)	—	P (4)	17.50.260
Restaurants with limited live entertainment	—	P (4)	P (4)	P (4)	P (5)	—	P (4)	
Restaurants with walk-up window	C	C	C	C	C	—	C	17.50.260
<u>Retail sales</u>	<u>C (4)</u>	<u>P (4)</u>	<u>P (4)</u>	<u>P (4)</u>	<u>P (5)</u>	<u>C (4)</u>	<u>C (4)</u>	
<u>Retail sales</u>	<u>C (4)</u>	<u>P (4)</u>	<u>P (4)</u>	<u>P (4)</u>	<u>P (5)</u>	<u>C (4)</u>	<u>P (4)</u>	
Seasonal merchandise sales	P	P	P	P	—	P	P	17.50.180
Significant tobacco retailers	—	—	C (4)	C (4)	—	—	C (4)	17.50.330
Swap meets	—	—	C (4)	C (4)	—	—	C (4)	
Temporary uses	TUP	TUP	TUP	TUP	TUP	TUP	TUP	
Vehicle services - Automobile rental	—	C (4)	C (4)	C (4)	—	—	C (4)	
Vehicle services - Sales and leasing	—	—	—	C (4)	—	—	—	17.50.360
Vehicle services - Sales and leasing - limited	—	—	—	C (4)	—	—	—	17.50.360
Vehicle services - Service station	—	C (4)	C (4)	C (4)	—	—	C (4)	17.50.290

SERVICES (3, 10)

Adult day-care - General	C (2)	C (2)	C (2)	C (2)	C (2)	C (2)	C (2)	
Adult day-care - Limited	P	P	—	—	—	P	—	
Ambulance services	—	—	P (4)	P (4)	—	—	P (4)	
Animal services - Boarding	—	—	—	P	—	—	—	
Animal services - Grooming	—	P (4)	P (4)	P (4)	—	—	P (4)	
Animal services - Hospitals	—	—	—	P (4)	—	—	—	17.50.050
Catering services	—	P (4)	P (4)	P (4)	—	—	P (4)	

Notes:

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (3) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (4) Conditional Use Permit approval required for 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) Limited to accessory facilities of a principal use.
- (6) The maximum area (either interior or exterior) in which support services are offered or located shall not exceed 250 sq. ft.
- (7) A club or lodge established prior to September 9, 1996, is a permitted (P) use.
- (8) A Minor Conditional Use Permit is required to establish a new use. An existing use is a permitted (P) use.
- (9) Limited to sites south of Foothill Boulevard.
- (10) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each site. This restriction shall apply to new uses or uses which expand by more than 30 percent of gross floor.
- (11) Auto dismantling is not permitted.

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

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

SERVICES - CONTINUED (3, 10)

Drive-through business - Non-restaurants	—	C	C	C	—	—	C	17.50.090
Drive-through business - Restaurant	—	C	C	C	—	—	C	17.50.090
Emergency shelters	—	—	MC	MC	—	—	MC	
Filming, long-term	C	C	C	C	C	C	C	
Filming, short-term	P	P	P	P	P	P	P	
Laboratories	P (4)	P (4)	P (4)	P (4)	—	C (4)	P (4)	
Life/care facilities	—	€	€	€	—	—	€	<u>17.50.130</u>
Life/care facilities	—	C	C	C	—	—	C	<u>17.50.120</u>
Lodging - Bed and breakfast inns	C (4)	C (4)	—	—	—	C (4)	—	17.50.140
Lodging - Hotels, motels	—	—	C (4)	C (4)	—	—	C (4)	17.50.150
Massage establishments	—	—	C (4)	C (4)	—	—	C (4)	17.50.155
Medical services - Extended care	C (2)	C (2)	—	—	C	C (2)	—	
Medical services - Hospitals	—	—	C (2)	—	C	—	C (2)	
Mortuaries, funeral homes	—	P	C (4)	—	—	—	C (4)	
Personal improvement services	MC (4)	P (4)	P (4)	P (4)	—	—	P (4)	
Personal services	MC (4)	P (4)	P (4)	P (4)	—	—	P (4)	
Personal services - restricted	—	—	C (4)	C (4)	—	—	C (4)	17.50.200
Printing and publishing	—	P (4)	P (4)	P (4)	—	—	P (4)	
Printing and publishing - Limited	C	P	P	—	—	—	P	
Public maintenance & service facilities	C	P	P	—	C (5)	—	P	
Public safety facilities	C (2)	C (2)	C (2)	C (2)	C (2)	C (2)	C (2)	
<u>Sexually oriented businesses</u>	—	—	P	—	—	—	—	<u>17.50.295</u>
Vehicle services - Washing/detailing	—	C (4)	C (4)	C (4)	—	—	—	17.50.290
Vehicle services - Washing/detailing, small scale	—	P	P	P	P	—	P	17.50.290

Notes:

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (3) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (4) Conditional Use Permit approval required for 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) Limited to accessory facilities of a principal use.
- (6) The maximum area (either interior or exterior) in which support services are offered or located shall not exceed 250 sq. ft.
- (7) A club or lodge established prior to September 9, 1996, is a permitted (P) use.
- (8) A Minor Conditional Use Permit is required to establish a new use. An existing use is a permitted (P) use.
- (9) Limited to sites south of Foothill Boulevard.
- (10) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each site. This restriction shall apply to new uses or uses which expand by more than 30 percent of gross floor.
- (11) Auto dismantling is not permitted.