

**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	
SERVICES (Continued)							
Child day-care, small care homes, 1 to 8 persons	P	P	P	P	P	P	
Detention facilities	—	— (7)	—	—	—	C	
Emergency shelters	MC	MC	MC (11)	MC	MC	MC	
Emergency shelters, limited	=	=	=	=	=	P	17.50.105
Filming, long-term	C	C	C	C	C	C	
Filming, short-term	P	P	P	P	P	P	
Laboratories (13)	P	P	P (11)	P	P	P	
Life/care facilities	C	C	C	C	C	C	17.50.120
Lodging - bed and breakfast inns	P (13)	C (13)	C (13)	P (13)	C (13)	P (13)	17.50.140
Lodging - hotels, motels (13)	C	C	C (11)	C	C	C	17.50.150
Maintenance or repair services	P (13)	P (13)	P (13)	P (13)	P (13)	P (13)	
Massage establishments	C (13)	—	—	C (13)	—	C (13)	17.50.155
Medical services - hospital	—	—	—	—	—	C	
Mortuaries, funeral homes	—	—	—	—	—	C (13)	
Personal improvement services*	P (13)	P (13)	P (13)	P (13)	P (13)	P (13)	
Personal services *	P (13)	P (13)	P (13)	P (13)	P (13)	P (13)	
Personal services restricted	C (13)	—	—	C (13)	—	C (13)	17.50.200
Printing and publishing	C (13)	C (13)	—	C (13)	—	P (13)	

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) In the Walnut Street Urban Village Precinct, this use is permitted only when within 140 feet north or south of Walnut Street.
 - (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 construction exceeding 25,000 sq. ft. See Section 17.61.050.J for additional requirements. Projects within the Central District Transit-Oriented Development Area (Figure 3-5) shall meet the requirements of 17.50.340.
 - (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 3-5 - 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	

RESIDENTIAL USES

Boarding houses	—	P	—	—	
Caretaker quarters	P	P	P	MC	
Dormitories	—	P	—	—	
Fraternities, sororities	—	P	—	—	
Home occupations	—	P	P	P	17.50.110
Mixed-use projects (3, 4)	—	P	—	—	17.50.160
Multi-family housing	P	P	P	—	17.50.350
Residential accessory uses and structures	P	P	P	—	17.50.240
Residential care - general	C (2)	C (2)	—	—	
Residential care - limited	P	P	—	—	
Single-family housing	P	P	—	—	
Single room occupancy	—	—	P	—	
Transition housing	P	P (7)	—	—	

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

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

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 new construction exceeding 25,000 sq. ft. See Section 17.61.050.J for additional requirements.
- (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 area.
- (11) Emergency shelters, limited is not permitted on lots with frontage on Eloise Ave., south of Walnut St.

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

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

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
Schools - Specialized education and training (3, 4)	—	P (10)	P (10)	P (10)	
Street fairs	P	P	P	P	
Tents	TUP	TUP	TUP	TUP	17.50.320

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 (4)	P (4)	P (4)	P (4)	
Offices - Governmental	P	P	P	C	
Offices - Medical	P (4)	P (4)	P (4)	P (4)	
Research and development - Offices	P (4)	P (4)	P (4)	P (4)	17.50.240
Work/live units	—	C	C	C	17.50.370

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 new construction exceeding 25,000 sq. ft. See Section 17.61.050.J for additional requirements.
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- (8) A club or lodge established prior to September 9, 1996, is a permitted (P) use.
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LAND USE (1)	PERMIT REQUIREMENT BY D1 ZONE				Specific Use Standards
	CO	CL	CG	IG	
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
Pawnshops	—	—	C (4)	—	17.50.200
Restaurants	—	P (4)	P (4)	C (4)	17.50.260
Restaurants, fast food	—	P (4)	P (4)	P (4)	17.50.260
Restaurants - Formula fast food	—	P (4)	P (4)	P (4)	17.50.260
Restaurants with limited live entertainment	—	P	P	P	
Restaurants with take-out window	—	C	C	C	17.50.260
Retail sales	C (4)	P (4)	P (4)	P (6)	17.31.050
Seasonal merchandise sales	P	P	P	P	17.50.180
Significant tobacco retailers	—	—	C (4)	C (4)	17.50.330
Swap meets	—	—	C (4)	C (4)	
Temporary uses	TUP	TUP	TUP	TUP	

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 new construction exceeding 25,000 sq. ft. See Section 17.61.050.J for additional requirements.
- (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 area.
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LAND USE (1)	PERMIT REQUIREMENT BY D1 ZONE				Specific Use Standards
	CO	CL	CG	IG	

RETAIL SALES (Continued) (3, 10, 11)

Vehicle services - Automobile rentals	—	C (4)	C (4)	P (4)	
Vehicle services - Sales and leasing	—	—	P (4)	C (4)	17.50.360
Vehicle services - Sales and leasing - limited	—	C	C	P	17.50.360
Vehicle services - Service stations	—	C (4)	C (4)	C (4)	17.50.290

SERVICES (3, 10)

Adult day care - General	C (2)	C(2)	C(2)	C(2)	
Adult day care - Limited	P	P	—	—	
Ambulance services	—	—	P (4)	P (4)	
Animal services - Boarding	—	—	P (4)	P (4)	
Animal services - Grooming	—	P (4)	P (4)	P (4)	
Animal services - Hospitals	—	—	P (4)	P (4)	17.50.050
Catering services	—	P (4)	P (4)	P (4)	
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	
Emergency shelters, limited	—	—	—	P (11)	17.50.105
Filming, long-term	C	C	C	C	
Filming, short term	P	P	P	P	
Laboratories	C (4)	P (4)	P (4)	P (4)	

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- (8) A club or lodge established prior to September 9, 1996, is a permitted (P) use.
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LAND USE (1)	PERMIT REQUIREMENT BY D1 ZONE				Specific Use Standards
	CO	CL	CG	IG	

SERVICES (Continued) (3, 10)

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
Vehicle services - Washing/detailing, small scale	—	P	P	P	17.50.200

INDUSTRY, MANUFACTURING & PROCESSING USES (3, 10)

Commercial growing area	—	—	—	P	
Industry, restricted (4, 5)	—	—	C	P	
Industry, restricted, small-scale	—	P (5)	P (5)	P (5)	
Industry, standard (4, 5)	—	—	—	P	

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- (3) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (4) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. See Section 17.61.050.J for additional requirements.
- (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.
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LAND USE (1)	PERMIT REQUIREMENT BY D1 ZONE				Specific Use Standards
	CO	CL	CG	IG	

INDUSTRY, MANUFACTURING & PROCESSING USES (Continued) (3, 10)

Recycling - Small collection facilities	MC	MC	MC	MC	17.50.220
Recycling - Large collection facilities	—	—	C (4)	C (4)	17.50.220
Research & development - Non-office	C (4)	C (4)	P (4)	P (4)	17.50.240
Wholesaling, distribution, & storage	—	—	C (4)	P (4)	
Wholesaling, distribution, & storage, small-scale	—	—	P	P	

TRANSPORTATION, COMMUNICATIONS & UTILITY USES

Accessory antenna array	P	P	P	P	
Alternative fuel/recharging facilities (3, 4, 10)	—	C	C	C	
Commercial off-street parking (3)	C	C	C	C	
Communications facilities (3, 4, 10)	—	—	P	P	
Heliports	—	—	C	C	
Transportation terminals	—	—	C	C	
Utility major	C	C	C	C	
Utility minor	P	P	P	P	
Vehicle storage (3, 4, 10)	—	—	C	C	
Wireless telecommunications facilities, major	C	C	C	C	17.50.310
Wireless telecommunications facilities, minor	MC	MC	MC	MC	17.50.310
Wireless telecommunications facilities, SCL	P	P	P	P	17.50.310

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- (6) Limited to accessory facilities of a principal use.
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- (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.
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