

**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	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)	
Supportive Housing	P	P	P	P	P	
Transitional housing	P	P	P	P	P	

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

OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES

Offices - Administrative business professional	—	—	MC (10)	MC (10)	MC (10)	17.50.170
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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) Not used.
- (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) Not used.
- (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
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LAND USE (1)	PERMIT REQUIREMENT BY ZONE					Specific Use Standards
	RS (2)	RM-12	RM-16 (3)	RM-32	RM-48	

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 (10)	MC (10)	MC (10)	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
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TRANSPORTATION, COMMUNICATIONS & UTILITY USES

Utility, major	C (4)	C (4)	C (4)	C (4)	C (4)	
Utility, minor	P	P	P	P	P	

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) Not used.
- (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) Not used
- (10) Limited to buildings designated as a landmark or listed individually in the National Register of Historic Places.

**TABLE 2-5 - ALLOWED USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Specific Use Standards
	CO	CL, CL-2	CG	IG	

RESIDENTIAL USES

Boarding houses	—	P	—	—	
Caretaker quarters	P	P	P	MC	
Dormitories	—	P	—	—	
Fraternity/sorority housing	—	P	—	—	
Home occupations	P	P	—	—	17.50.110
Mixed-use projects	P (7, 8)	P (7, 8)	—	—	17.50.160
Multi-family housing	P	P	—	—	
Residential accessory uses and structures	P	P	—	—	17.50.210, 250
Residential care facilities, general	C (2)	C (2)	—	—	
Residential care facilities, limited	P	P	— (4)	—	
Single-room occupancy	—	—	P	—	17.50.300
Single-family housing	P (3)	P (3)	—	—	
Supportive housing	P	P	— (4)	—	
Transitional housing	P	P	— (4)	—	

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

Clubs, lodges, private meeting halls	C	C (5)	P	P	
Colleges - Nontraditional campus setting	P (8)	P (8)	P (8)	P (8)	
Colleges - Traditional campus setting	C (2)	C (2)	C (2)	—	
Commercial entertainment	—	E (8)	E (8)	E (8)	17.50.130
Commercial recreation - Indoor	—	—	C (8)	C (8)	17.50.130
Commercial recreation - Outdoor	—	—	C (8)	C (8)	17.50.130
Cultural institutions	P (2)	P (2)	P (2)	P (2)	
Electronic game centers	—	—	C (8)	C (8)	17.50.100
Internet access studios	—	—	C (8)	C (8)	17.50.100
Park and recreation facilities	C	C	C	C	

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) Allowed subject to the development standards of the RS-6 district, Section 17.22.040.
- (4) The use is permitted if it is located within a Single-Room Occupancy facility.
- (5) A club, lodge, or private meeting hall established prior to September 9, 1996, shall be a permitted (P) use
- (6) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use
- (7) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (8) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. of gross floor area. See Section 17.61.050.J for additional requirements.
- (9) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on a lot. This shall apply to new uses or uses which expand by more than 30 percent of gross floor area.

**TABLE 2-5 - ALLOWED USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Specific Use Standards
	CO	CL, CL-2	CG	IG	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES – (CONTINUED) (7, 9)

Religious facilities	C (2)	C (2)	MC (2, 6)	—	17.50.230
with columbarium	P (2)	P (2)	P (2)	—	17.50.230
with temporary homeless shelter	C	P	P	—	17.50.230
Schools - Specialized education and training	—	P (8)	P (8)	P (8)	
Schools - Public and private	—	C (2)	C (2)	—	17.50.270
Street fairs	P	P	P	P	
Tents	TUP	TUP	TUP	TUP	17.50.320

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

Automated teller machines (ATM)	P	P	P	P	17.50.060
Banks and financial services	P (8)	P (8)	P (8)	P (8)	
with walk-up services	P	P	P	P	17.50.060
Business support services	—	P (8)	P (8)	P (8)	
Offices - Accessory	P	P	P	P	
Offices - Administrative business professional	P (8)	P (8)	P (8)	P (8)	
Offices - Governmental	P (2)	P (2)	P (2)	C (2)	
Offices - Medical	P (8)	P (8)	P (8)	P (8)	
Research and development - Offices	P (8)	P (8)	P (8)	P (8)	17.50.240
Work/live units	—	—	C	—	17.50.370

RETAIL SALES (7, 9)

Alcohol sales - Beer and wine	C	C	C	C	17.50.040
Alcohol sales - Full alcohol sales	C	C	C	C	17.50.040

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) Allowed subject to the development standards of the RS-6 district, Section 17.22.040.
- (4) The use is permitted if it is located within a Single-Room Occupancy facility.
- (5) A club, lodge, or private meeting hall established prior to September 9, 1996, shall be a permitted (P) use.
- (6) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (7) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (8) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. of gross floor area. See Section 17.61.050.J for additional requirements.
- (9) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on a lot. This shall apply to new uses or uses which expand by more than 30 percent of gross floor area.

**TABLE 2-5 - ALLOWED USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Specific Use Standards
	CO	CL, CL-2	CG	IG	
RETAIL SALES - (CONTINUED) (7, 9)					
Animal services - retail sales	—	P (8)	P (8)	P (8)	
Bars or taverns	—	C (8)	C (8)	C (8)	17.50.040
with live entertainment	—	C	C	C	17.50.130
Building materials and supplies sales	—	—	P	P	
Commercial nurseries	C (8)	C (8)	P (8)	P (8)	17.50.180
Convenience stores	C	C	C	C	
Firearm sales	—	—	—	C (8)	
Food sales	P (8)	P (8)	P (8)	P (8)	
Internet vehicle sales	—	C (8)	C (8)	C (8)	
Liquor stores	C	C	C	C	17.50.070
Pawnshops	—	—	C (8)	C (8)	17.50.200
Restaurants	—	P (8)	P (8)	P (8)	17.50.260
Restaurants, fast food	—	P (8)	P (8)	P (8)	17.50.260
Restaurants, formula fast food	—	P (8)	P (8)	P (8)	17.50.260
Restaurants with limited live entertainment	—	P	P	P	
Restaurants with walk-up window	—	C	C	C	17.50.260
Retail sales	C (8)	P (8)	P (8)	P (8)	
Seasonal merchandise sales	P	P	P	P	17.50.180
Significant tobacco retailers	—	—	C (8)	C (8)	17.50.330
Swap meets	—	—	C (8)	C (8)	
Temporary Uses	TUP	TUP	TUP	TUP	
Vehicle services - Automobile rental	—	C (8)	P (8)	P (8)	
Vehicle services - Sales and leasing	—	—	P	P	17.50.360
Vehicle services - Sales and leasing - limited	—	—	P	P	17.50.360
Vehicle services - Service stations	—	C (8)	C (8)	C (8)	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) Allowed subject to the development standards of the RS-6 district, Section 17.22.040
- (4) The use is permitted if it is located within a Single-Room Occupancy facility.
- (5) A club, lodge, or private meeting hall established prior to September 9, 1996, shall be a permitted (P) use.
- (6) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (7) Use subject to limitations on hours of operation See Section 17.40.070 (Hours of Operation).
- (8) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. of gross floor area. See Section 17.61.050.J for additional requirements.
- (9) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on a lot. This 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 ZONE				Specific Use Standards
	CO	CL, CL-2	CG	IG	
SERVICES (7, 9)					
Adult day care, limited	P	P	P	—	
Adult day care, general	C (2)	C (2)	C (2)	C (2)	
Animal services - Boarding	—	—	P (8)	P (8)	
Animal services - Grooming	—	P (8)	P (8)	P (8)	
Animal services - Hospitals	—	—	P (8)	P (8)	17.50.050
Catering services	—	P (8)	P (8)	P (8)	
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	P	—	
Detention facilities	—	—	—	C (2)	
Drive-through business - Nonrestaurants	—	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 (8)	P (8)	P (8)	P (8)	
Life/care facilities	—	C	C	—	17.50.120
Lodging - Bed and breakfast inns	C (8)	C (8)	C (8)	—	17.50.140
Lodging - Hotels, motels	—	—	C (8)	C (8)	17.50.150
Maintenance and repair services	—	P (8)	P (8)	P (8)	
Massage establishment	—	—	C (8)	C (8)	17.50.155
Medical services - Extended care	C (2)	C (2)	—	—	
Medical services - Hospitals	—	—	C (2)	—	
Mortuaries, funeral homes	—	P (8)	P (8)	P (8)	

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) Allowed subject to the development standards of the RS-6 district, Section 17.22.040.
- (4) The use is permitted if it is located within a Single-Room Occupancy facility.
- (5) A club, lodge, or private meeting hall established prior to September 9, 1996, shall be a permitted (P) use.
- (6) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (7) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (8) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. of gross floor area. See Section 17.61.050.J for additional requirements.
- (9) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on a lot. This shall apply to new uses or uses which expand by more than 30 percent of gross floor area.

**TABLE 2-5 - ALLOWED USES AND PERMIT REQUIREMENTS
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LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Specific Use Standards
	CO	CL, CL-2	CG	IG	
SERVICES - (CONTINUED) (7, 9)					
Personal improvement services	—	P (8)	P (8)	P (8)	
Personal services	—	P (8)	P (8)	P (8)	
Personal services, restricted	—	—	C (8)	C (8)	17.50.200
Printing and publishing	—	C (8)	P (8)	P (8)	
Printing and publishing, limited	C	P	P	P	
Public maintenance & service facilities	—	—	C (2)	C (2)	
Public safety facilities	C (2)	C (2)	C (2)	C (2)	
Sexually oriented business	—	—	P	—	17.50.295
Vehicle services - Vehicle equipment repair	—	—	C (8)	C (8)	17.50.360
Vehicle services - Washing and detailing	—	—	C (8)	C (8)	17.50.290
Vehicle services - Washing and detailing, small-scale	—	P	P	P	17.50.290

INDUSTRY, MANUFACTURING & PROCESSING USES (7, 9)

Commercial growing area	—	P	P	P	17.50.180
Industry, restricted	—	—	C (8)	C (8)	
Industry, restricted, small scale	—	P	P	P	
Industry, standard	—	—	—	P (8)	
Recycling centers - Small collection facilities	C	C	C	C	17.50.220
Recycling centers - Large facilities	—	—	C (8)	C (8)	17.50.220
Research and Development - Non-offices	C (8)	C (8)	P (8)	P (8)	17.50.240
Wholesaling, distribution, & storage	—	—	C (8)	P (8)	
Wholesaling, distribution, & storage, small-scale	—	—	P	P	

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) Allowed subject to the development standards of the RS-6 district, Section 17.22.040.
- (4) The use is permitted if it is located within a Single-Room Occupancy facility.
- (5) A club, lodge, or private meeting hall established prior to September 9, 1996, shall be a permitted (P) use.
- (6) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (7) Use subject to limitations on hours of operation See Section 17.40.070 (Hours of Operation).
- (8) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft of gross floor area. See Section 17.61.050.J for additional requirements.
- (9) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on a lot This shall apply to new uses or uses which expand by more than 30 percent of gross floor area.

**TABLE 2-5 - ALLOWED USES AND PERMIT REQUIREMENTS
FOR COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Specific Use Standards
	CO	CL, CL-2	CG	IG	

TRANSPORTATION, COMMUNICATIONS & UTILITY USES

Alternative fuel/recharging facilities (7, 8, 9)	—	C	C	C	
Accessory antenna array	P	P	P	P	
Communications facilities (7, 8, 9)	—	—	P	P	
Commercial off-street parking (7, 9)	C	C	C	C	
Heliports	—	—	C	C	
Transportation dispatch facility	—	—	C (8)	C (8)	
Transportation terminals	—	—	C	C	
Trucking terminals	—	—	—	C (6)	
Utility, major	C (2)	C (2)	C (2)	C (2)	
Utility, minor	P	P	P	P	
Vehicle storage (7, 8)	—	—	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

TRANSIT-ORIENTED DEVELOPMENT

Transit-oriented development (7, 8)	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) 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) Allowed subject to the development standards of the RS-6 district, Section 17.22.040.
- (4) The use is permitted if it is located within a Single-Room Occupancy facility.
- (5) A club, lodge, or private meeting hall established prior to September 9, 1996, shall be a permitted (P) use.
- (6) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (7) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation)
- (8) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. of gross floor area. See Section 17.61.050.J for additional requirements.
- (9) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on a lot. This shall apply to new uses or uses which expand by more than 30 percent of gross floor area.

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

LAND USE (1)	PERMIT REQUIREMENT BY ZONE		Specific Use Standards
	OS	PS, PS-1	
RESIDENTIAL USES			
Caretaker quarters	C (2)	C (2)	
Dormitories	—	C	
Fraternity/sorority housing	—	C	
Home occupations	—	P	17.50.110
Multi-family housing	—	C (2)	
Residential accessory uses and structures	C	C	17.50.210, 250
Residential care, limited	—	C (2)	
Residential care, general	—	C	
Senior affordable housing	—	C	17.50.280
Single-family housing	—	C (2)	
Supportive housing	—	C (2)	
Transitional housing	—	C (2)	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES			
Clubs, lodges, private meeting halls	C (3)	C (2)	
Colleges - Nontraditional campus setting	—	C	
Colleges - Traditional campus setting	—	C	
Commercial entertainment	E	—	17.50.130
Commercial recreation - Indoor	C	—	17.50.130
Commercial recreation - Outdoor	C	C	17.50.130
Conference centers	—	C (2)	
Cultural institutions	C (3)	C	
Electronic game centers	C	—	17.50.100
Park and recreation facilities	C	C	
Religious facilities	—	C	17.50.230
with columbarium	—	MC	17.50.230
with temporary homeless shelter	—	C	17.50.230
Schools - Public and private	—	C	17.50.270
Stadiums and arenas	C	—	
Tents	TUP	TUP	17.50.320

Notes:

- (1) See Section 17.80.020 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.

**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	P (12)	P (12)	P (12)	P (12)	P (12)	P (12)	
Single-family housing	— (6)	—	P	— (8)	—	—	
Single-room occupancy	C	C	C (11)	C	C	C	17.50.300
Supportive housing	P (12)	P (12)	P (12)	P (12)	P (12)	P (12)	
Transitional housing	P (12)	P (12)	P (12)	P (12)	P (12)	P (12)	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES							
Clubs, lodges, private meeting halls	C	C	C (11)	C	C	C	
Colleges - traditional campus setting	C	C	C (11)	C	C	C	

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) Not allowed in areas where residential uses are restricted per Figure 3-4 – Central District Housing/Ground Floor Map
 - (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 3-1 - 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	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES (Continued)							
Colleges - nontraditional campus setting (13)	P	P	C (11)	P	P	P	
Commercial entertainment*	E (13)	E (13)	—	E (13)	E (13)	E (13)	17.50.130
Commercial recreation - indoor*	C	C	C (11)	C	C	C	17.50.130
Commercial recreation - outdoor	C (13)	C (13)	—	C (13)	C (13)	C (13)	17.50.130
Conference centers	C (13)	C (13)	—	C (13)	C (13)	C (13)	
Cultural institutions*	P (13)	P (13)	C (13)	P (13)	C (13)	P (13)	
Electronic game centers	C (13)	C (13)	—	C (13)	C (13)	C (13)	17.50.100
Internet access studios	C (13)	C (13)	—	C (13)	C (13)	C (13)	17.50.100
Park and recreation facilities	C	C	C	C	C	C	
Religious facilities	P	P	MC	MC	MC	MC	17.50.230
with columbarium	P	P	MC	MC	MC	MC	17.50.230
with temporary homeless shelter	P	P	MC	MC	MC	MC	17.50.230
Schools - public and private	C	C	C	C	C	C	17.50.270
Schools - specialized education and training (13)	P	P	C (11)	P	P	P	
Street Fairs	P	P	P	P	P	P	
Tents	P	P	P	P	P	P	17.50.320

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) Not used.
 - (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 3-1 - 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	

OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES

Automated teller machines (ATM)*	P	P	P (11)	P	P	P	17.50.060
Banks, financial services* (13)	P	P	P (14)	P	P	P	
with walk up services*	P	P	P	P	P	P	17.50.060
Business support services	P (13)	P (13)	P (13)	P (13)	P (13)	P (13)	
Offices - accessory	P	P	P (14)	P	P	P	
Offices - administrative business professional (13)	P	P	P (14)	P	P	P	
Offices - government (13)	P	P	P(11)	P	P	P	
Offices - medical (13)	P	P	P (11)	P	P	P	
Research and development - offices	P (13)	P (13)	C (13)	P (13)	P (13)	P (13)	17.50.240
Work/live units (13)	P	P	MC	P	MC	P (10)	17.50.370

RETAIL SALES

Alcohol sales - beer and wine	C	C	C (11)	C	C	C	17.50.040
Alcohol sales - full alcohol sales	C	C	C (11)	C	C	C	17.50.040
Animal services - retail sales* (13)	P	P	P (11)	P	P	P	
Bars or taverns* (13)	C	C	C (11)	C	C	C	17.50.040

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) Not used.
 - (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 3-1 - 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	
RETAIL SALES (Continued)							
with live entertainment*	C	C	C (11)	C	C	C	17.50.130
Commercial nurseries	—	—	—	—	—	P (13)	
Convenience stores*	C	C	C (11)	C	C	C	
Food sales	P (13)	P (13)	P (13)	P (13)	P (13)	P (13)	
Internet vehicle sales	P (13)	P (13)	P (13)	P (13)	P (13)	P (13)	
Liquor stores* (13)	C	C	C (11)	C	C	C	
Pawnshops*	C (13)	C (13)	—	C (13)	C (13)	C (13)	17.50.200
Restaurants* (13)	P	P	P (11)	P	P	P	17.50.260
Restaurants, fast food* (13)	P	P	P (11)	P	P	P	17.50.260
Restaurants, formula fast food* (13)	P	P	P (11)	P	P	P	17.50.260
Restaurants with limited live entertainment* (13)	P	P	P (11)	P	P	P	
Restaurants with walk-up window*	C	C	C (11)	C	C	C	17.50.260
Retail sales* (13)	P	P	P (14)	P	P	P	
Seasonal merchandise sales	P	P	P (11)	P	P	P	17.50.180
Significant tobacco retailers* (13)	C	C	C (11)	C	C	C	17.50.330
Swap meets	—	—	—	—	—	C (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) Not used.
 - (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 3-1 - 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	

RETAIL SALES (Continued)

Temporary uses	TUP	TUP	TUP	TUP	TUP	TUP	
Vehicle services - automobile rental	C (13)	C (13)	—	C (13)	C (13)	C (13)	
Vehicle services - sales and leasing - limited*	MC	MC	—	MC	MC	MC	

SERVICES

Adult day-care, general	C	C	C	C	C	C	
Adult day-care, limited	P	P	P	P	P	P	
Ambulance services (13)	C	C	—	C	C	P	
Animal services - boarding (13)	—	—	—	—	—	C	
Animal services - grooming (13)	P	P	P (11)	P	P	P	
Animal services - hospitals (13)	—	—	—	—	—	C	17.50.050
Animal shelters	C (15)	—	—	—	—	C	
Catering services (13)	P	P	P (11)	P	P	P	
Charitable institutions	C	C	C (11)	C	C	C	
Child day-care centers	P	P	C (2)	P	P	P	17.50.080
Child day-care, large care homes, 9 to 14 persons	P	P	P	P	P	P	17.50.080

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) Not used.
 - (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 3-1 - 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	
Filming, long-term	C	C	C	C	C	C	
Emergency shelters, limited	—	—	—	—	—	P	17.50.105
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) Not used.
 - (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 3-1 - 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)

Printing and publishing, limited*	P	P	P (11)	P	P	P	
Public safety facilities	C	C	C	C	C	C	
Vehicle services - washing and detailing, small-scale	P	P	P (11)	P	P	P	17.50.290
Vehicle services - washing and detailing, temporary	P	P	P (11)	P	P	P	17.50.290

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	C	C	C (11)	C	C	C	17.50.220
Research and development - non-offices (13)	P	P	C (11)	P	P	P	17.50.240

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	

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) Not used
- (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 3-1 - 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	

TRANSPORTATION, COMMUNICATIONS, AND UTILITY USES (Continued)

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) In the Walnut Street Urban Village Precinct, this use is permitted only when within 140 feet north or south of Walnut Street.
 - (12) Not used.
 - (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 3-3 - 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	

RESIDENTIAL USES

Boarding houses	—	—	P	—	—	—	—	
Caretaker quarters	P	P	P	P	P	P	P	
Dormitories	—	—	P	—	—	—	—	
Fraternities, sororities	—	—	P	—	—	—	—	
Home occupations	P	P	P	P	—	P	P	17.50.110
Mixed-use projects (4)	P	P	P	P (2)	—	P	P (2)	17.50.160
Multi-family housing	—	—	P	P (2)	—	—	P (2)	17.50.350
Residential accessory uses and structures	P	P	P	P	—	P	P	17.50.250
Residential care, general	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	
Residential care, limited	— (10)	— (10)	P	P (2)	—	—	P (2)	
Single-family housing	—	—	P	—	—	—	—	
Single-room occupancy	—	—	—	—	—	P	—	17.50.300
Supportive housing	— (10)	— (10)	P	P (2)	—	—	P (2)	
Transitional housing	— (10)	— (10)	P	P (2)	—	—	P (2)	

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

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

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) Not used.
- (4) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. See Section 17 61.050.J for additional requirements.
- (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 the gross floor area.
- (10) The use is permitted if it is located within a mixed-use project.

**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 (Continued) (7, 8, 9)

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)	
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) Not used.
- (4) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. See Section 17.61.050.J for additional requirements.
- (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 the gross floor area.
- (10) The use is permitted if it is located within a mixed-use project.

**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	
RETAIL SALES (7, 8, 9)								
Alcohol sales - Beer and wine	C	C	C	C	C	C	C	17.50.040
Alcohol sales - Full alcohol sales	C	C	C	C	C	C	C	17.50.040
Animal services - Retail sales	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Bars or taverns	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.040
with live entertainment	C	C	C	C	C	C	C	17.50.130
Building materials and supplies sales	—	—	P (4)	—	—	—	P (4)	
Commercial nurseries	—	—	C (4)	P (4)	P (4)	P (4)	P (4)	17.50.180
Convenience stores	C	C	C	C	C	C	C	
Food sales	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Internet vehicle sales	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Liquor stores	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.040
Pawnshops	C (4)	C (4)	C (4)	—	C (4)	C (4)	C (4)	17.50.200
Personal property sales	—	—	P	—	—	—	—	17.50.190
Restaurants	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	17.50.260
Restaurants, fast food	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	17.50.260
Restaurants, formula fast food	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	17.50.260
Restaurants with limited live entertainment	P	P	P	P	P	P	P	
Restaurants with walk-up window	C	C	C	C	C	C	C	17.50.260
Retail sales	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Seasonal merchandise sales	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	17.50.180
Significant tobacco retailers	C (4)	C (4)	—	C (4)	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	

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) Not used.
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- (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.
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**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	

RETAIL SALES CONTINUED (7, 8, 9)

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

SERVICES (7, 8, 9)

Adult day-care - General	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	
Adult day-care - Limited	—	P	P	—	—	C	—	
Ambulance services	—	—	—	P (4)	P (4)	—	P (4)	
Animal services - Grooming	—	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Animal services - Hospitals	—	—	—	P (4)	P (4)	—	P (4)	17.50.050
Catering services	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Charitable institutions	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	
Child day-care centers	P	—	—	P	P	P	—	17.50.080
Child day-care - Large care home, 9 to 14 persons	—	—	P	—	—	—	—	17.50.080
Child day-care - Small care home, 1 to 8 persons	—	—	P	—	—	—	—	
Drive-through business - Nonrestaurants	—	—	—	C	C	—	C	17.50.090
Drive-through business - Restaurants	—	—	—	C	C	—	C	17.50.090
Emergency shelters	MC	MC	—	MC	MC	MC	MC	
Filming, long-term	C	C	C	C	C	C	C	
Filming, short-term	P	P	P	P	P	P	P	

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) Not used.
- (4) Conditional Use Permit approval required for new construction exceeding 25,000 sq ft. See Section 17 61.050 J for additional requirements.
- (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).
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**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	

SERVICES - CONTINUED (7, 8, 9)

Laboratories	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Life/care facilities	C	C	C	C	C	C	C	17.50.120
Lodging - Bed and breakfast inns	—	—	C	—	—	—	—	17.50.140
Lodging - Hotels, motels	C (4)	C (4)	—	C (4)	C (4)	C (4)	C (4)	17.50.150
Maintenance or repair services	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Massage establishments	C (4)	C (4)	—	C (4)	C (4)	C (4)	C (4)	17.50.155
Medical services - Extended care	—	—	C (6)	—	—	C (6)	—	
Medical services - Hospitals	C (6)	C (6)	—	C (6)	C (6)	C (6)	C (6)	
Mortuaries, funeral homes	—	—	—	P (4)	P (4)	—	P (4)	
Personal improvement services	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Personal services	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Personal services, restricted	C (4)	C (4)	—	C (4)	C (4)	C (4)	C (4)	17.50.200
Printing and publishing	P (4)	P (4)	C (4)	P (4)	P (4)	P (4)	P (4)	
Printing and publishing, limited	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Public safety facilities	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	
Sexually oriented businesses	P	P	—	P	P	P	P	17.50.295
Vehicle services - Vehicle/equipment repair	C (4)	—	—	C (4)	C (4)	—	C (4)	17.50.360
Vehicle services - Washing and detailing	—	—	—	C (4)	C (4)	—	C (4)	17.50.290
Vehicle services - Washing/detailing, small-scale	—	—	P	P	P	—	P	17.50.290

INDUSTRY, MANUFACTURING & PROCESSING USES (7, 8, 9)

Industry, restricted	—	—	—	C (4)	C (4)	—	C (4)	
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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) Not used.
- (4) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. See Section 17.61.050.J for additional requirements.
- (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).
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**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	

INDUSTRY, MANUFACTURING & PROCESSING USES (Continued) (7, 8, 9)

Industry, restricted, small-scale	—	—	—	C	C	C	C	
Recycling - Small collection facility	—	C	C	C	C	C	C	17.50.220
Research and development - Non-offices	—	C (4)	C (4)	P (4)	P (4)	C (4)	P (4)	17.50.240
Wholesaling, distribution and storage	—	—	—	—	—	—	C (4)	
Wholesaling, distribution and storage, small scale	—	—	—	—	—	—	C	

TRANSPORTATION, COMMUNICATIONS & UTILITY USES

Alternative fuel/recharging facilities (4, 7, 8, 9)	C	C	C	C	C	C	C	
Accessory antenna arrays	P	P	P	P	P	P	P	
Communications facilities (4, 7, 8, 9)	C	C	—	C	C	C	C	
Commercial off-street parking (7, 9)	MC	MC	MC	MC	MC	MC	MC	
Heliports	C	—	—	—	—	—	—	
Transportation terminals	—	—	C	—	—	—	C	
Utility, major	C	C	C	C	C	C	C	
Utility, minor	P	P	P	P	P	P	P	
Vehicle storage (4, 7, 8)	—	—	—	—	—	—	C	
Wireless telecommunications facilities - Minor	MC	MC	MC	MC	MC	MC	MC	17.50.310
Wireless telecommunications facilities - Major	C	C	C	C	C	C	C	17.50.310
Wireless telecommunications facilities, SCL	P	P	P	P	P	P	P	17.50.310

TRANSIT-ORIENTED DEVELOPMENT

Transit-oriented development (4, 7)	—	—	P	—	—	—	P	17.50.340
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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) Not used.
- (4) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. See Section 17.61.050.J for additional requirements.
- (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).
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- (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 the gross floor area.
- (10) The use is permitted if it is located within a mixed-use project.

**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	P	—	
Single-family housing	P	P	—	—	
Single room occupancy	—	—	P	—	
Supportive housing	P	P	P	—	
Transitional housing	P	P	P	—	
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) Not used.
- (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.

**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 (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).
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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.
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- (7) Not used.
- (8) A club or lodge established prior to September 9, 1996, is a permitted (P) use.
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**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	

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)	

Notes:

- (1) See Chapter 17.80.020 for definitions of the listed land uses.
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- (3) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
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**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)					
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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EAST PASADENA SPECIFIC PLAN (EPSP) SUBAREA D1 DISTRICTS**

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	C	C	C	C	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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**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	

RESIDENTIAL USES

Boarding houses	—	P	—	—	—	—	—	
Caretaker quarters	P	P	P	MC	C	P	P	
Dormitories	—	P	—	—	C (5)	—	—	
Fraternities, sororities	—	P	—	—	C	—	—	
Home occupations	P	P	P	—	—	P	P	17.50.110
Mixed-use projects (3, 4)	—	P	—	—	—	—	—	
Multi-family housing	P	P	P	—	C (5)	P	P	
Residential accessory uses and structures	P	P	P	—	MC	P	P	17.50.250
Residential care, general	C (2)	C (2)	—	—	C	C (2)	—	
Residential care, limited	P	P	P	—	C (5)	P	P	
Senior affordable housing	—	—	—	—	C	—	—	17.50.280
Single-family housing	P	P	—	—	C (5)	—	—	
Single-room occupancy	—	—	P	—	—	—	P	17.50.300
Supportive housing	P	P	P	—	C (5)	P	P	
Transitional housing	P	P	P	—	C (5)	P	P	

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

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

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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 (Continued) (3, 10)

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

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

Automated teller machines (ATM)	P	P	P	P	—	P	P	17.50.060
Banks and financial services	C (4)	P (4)	P (4)	P (4)	—	C (4)	P (4)	
with walk-up services	C	P	P	P	—	C	P	17.50.060
Business support services	C (4)	P (4)	P (4)	P (4)	—	—	P (4)	
Offices - Accessory to primary use	P	P	P	P	P	P	P	
Offices - Administrative business professional	P (4)	P (4)	P (4)	P (4)	C (5)	P (4)	P (4)	
Offices - Governmental	P	P	P	C	C	P	P	
Offices - Medical	P (4)	P (4)	P (4)	P (4)	C	P (4)	P (4)	

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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	

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

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

RETAIL SALES (3, 10)

Alcohol sales - Beer and wine	C	C	C	—	—	C	C	17.50.040
Alcohol sales - Full alcohol sales	C	C	C	—	—	C	C	17.50.040
Animal services - retail sales	—	P (4)	P (4)	P (4)	—	—	P (4)	
Bars or taverns	—	C (4)	C (4)	C (4)	C (5)	—	C (4)	17.50.040
with live entertainment	—	C	C	C	C	—	C	17.50.120
Building materials and supplies sales (3, 4)	—	—	P (9)	P	—	—	—	
Commercial nurseries	—	P (4)	P (4)	P (4)	—	—	P (4)	
Convenience stores	—	C	C	C	—	—	C	
Firearm sales	—	—	—	C (4)	—	—	—	
Food sales	P (4)	P (4)	P (4)	—	—	P (4)	P (4)	
Internet vehicle sales	C (4)	C (4)	C (4)	C (4)	—	C (4)	C (4)	
Liquor stores	C (4)	C (4)	C (4)	—	—	C (4)	C (4)	17.50.040
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

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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)

Retail sales	C (4)	P (4)	P (4)	P (4)	P (5)	C (4)	P (4)	
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)	
Charitable institutions	C(2)	C(2)	C(2)	C(2)	—	C(2)	C(2)	
Child day-care centers	P	P	P	P	C	P	P	17.50.080
Child day-care, large care homes, 9 to 14 persons	P	P	—	—	C	P	—	17.50.080

Notes:

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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)

Child day-care, small care homes, 1 to 8 persons	P	P	—	—	C	P	—	
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	—	C	C	C	—	—	C	17.50.120
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)	

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- (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)

Sexually oriented businesses	—	—	P	—	—	—	P	17.50.295
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

INDUSTRY, MANUFACTURING & PROCESSING USES (3, 10)

Commercial growing area	—	P	P	P	—	—	P	
Industry, restricted	—	—	C (4)	P (4)	—	—	C (4)	
Industry, restricted, small-scale	—	P	P	P	—	—	—	
Industry, standard	—	—	—	P (11)	—	—	—	
Recycling - Small collection facilities	C	C	C	C	—	C	C	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)	—	C (4)	—	17.50.240
Wholesaling, distribution & storage	—	—	C (4)	P (4)	—	—	C (4)	
Wholesaling, distribution & storage, small-scale	—	—	C	P	—	—	C	

TRANSPORTATION, COMMUNICATIONS & UTILITY USES

Accessory antenna array	P	P	P	P	—	P	P	
Alternative fuel/recharging facilities (3, 4, 10)	—	C	C	C	—	—	C	
Commercial off-street parking	C (3)	C (3)	C (3)	C (3)	—	C (3)	C (3)	
Heliports	—	—	C	C	C	—	C	

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 new construction exceeding 25,000 sq. ft. See Section 17.61.050.J for additional requirements.
- (5) Limited to accessory facilities of a principal use.
- (6) Not used.
- (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	

TRANSPORTATION, COMMUNICATIONS & UTILITY USES (Continued)

Transportation terminals	—	—	C (9)	C	C	—	C	
Utility, major	C	C	C	C	C	C	C	
Utility, minor	P	P	P	—	P	P	P	
Vehicle storage (3, 4, 10)	—	—	C	C	—	—	—	
Wireless telecommunications facilities, major	C	C	C	C	C	C	C	17.50.310
Wireless telecommunications facilities, minor	MC	MC	MC	MC	MC	MC	MC	17.50.310
Wireless telecommunications facilities, SCL	P	P	P	P	P	P	P	17.50.310

TRANSIT-ORIENTED DEVELOPMENT

Transit-oriented development (3, 4)	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) 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) Limited to accessory facilities of a principal use.
- (6) Not used.
- (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 3-13 - ALLOWED USES AND PERMIT REQUIREMENTS
FAIR OAKS/ORANGE GROVE RM-16, RM-12, PS, AND OS DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Specific Use Standards
	FGSP -				
	RM-12	RM-16	PS	OS	

RESIDENTIAL USES

Caretaker quarters	—	—	C	C	
Dormitories	—	—	C	—	
Fraternities, sororities	—	—	C	—	
Home occupations	P	P	—	—	17.50.110
Multi-family housing	P (5)	P (5)	C (3)	—	
Residential accessory uses and structures	P	P	C	—	17.50.250
Residential care, limited (5)(6)	P	P	C (3)	—	
Senior affordable housing	—	—	C	—	17.50.280
Single-family housing	P (6)	P (6)	C (3)	—	
Supportive housing (5)(6)	P	P	C (3)	—	
Transitional housing (5)(6)	P	P	C (3)	—	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Clubs, lodges, private meeting halls	—	—	MC	MC	
Colleges - Nontraditional campus setting	—	—	C	—	
Colleges - Traditional campus setting	—	—	C	—	
Commercial recreation - Indoor	—	—	—	C	17.50.130
Commercial recreation - Outdoor	—	—	C	C	17.50.130
Conference Centers	—	—	C (3)	—	
Cultural institutions	C (2)	C (2)	C	C	
Electronic game centers	—	—	—	C	17.50.100
Park and recreation facilities	C	C	C	C	
Religious facilities	C (2)	C (2)	C	—	17.50.230
with columbarium	MC (2)	MC (2)	MC	—	17.50.230
with temporary homeless shelter	C (2)	C (2)	C	—	17.50.230
Schools - Public and private	C (2)	C (2)	C	C	17.50.270
Stadiums and arenas	—	—	—	C	
Street fairs	P	P	P	P	
Tents	TUP	TUP	TUP	TUP	17.50.320

Notes:

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Uses on a site greater than two acres that was established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (3) Limited to accessory facilities of a principal use.
- (4) A horticultural or nursery use shall not replace a park or outdoor commercial recreation use.
- (5) Two units on a lot shall meet the development standards of the RM-12 district, Section 17.22.040, except as shown in Table 3-15.
- (6) A single-family use shall meet the development standards of the RS-6 district, Section 17.22.040, except as shown in Table 3-15.
- (7) Limited to buildings designated as a landmark or listed individually in the National Register of Historic Places.

**TABLE 3-13 - ALLOWED USES AND PERMIT REQUIREMENTS
FAIR OAKS/ORANGE GROVE RM-16, RM-12, PS, AND OS DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Specific Use Standards
	FGSP -				
	RM-12	RM-16	PS	OS	

OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES

Offices - Administrative business professional	MC (7)	MC (7)	C (3)	—	17.50.170
Offices - Government	—	—	C	—	
Offices - Medical	—	—	C	—	

RETAIL SALES

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

SERVICES

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

Notes:

- (1) See Section 17.80 020 for definitions of the listed land uses.
- (2) Uses on a site greater than two acres that was established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (3) Limited to accessory facilities of a principal use.
- (4) A horticultural or nursery use shall not replace a park or outdoor commercial recreation use.
- (5) Two units on a lot shall meet the development standards of the RM-12 district, Section 17.22 040, except as shown in Table 3-15.
- (6) A single-family use shall meet the development standards of the RS-6 district, Section 17.22.040, except as shown in Table 3-15
- (7) Limited to buildings designated as a landmark or listed individually in the National Register of Historic Places.

**TABLE 3-13 - ALLOWED USES AND PERMIT REQUIREMENTS
FAIR OAKS/ORANGE GROVE RM-16, RM-12, PS, AND OS DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Specific Use Standards
	FGSP -				
	RM-12	RM-16	PS	OS	

INDUSTRY, MANUFACTURING & PROCESSING USES

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

TRANSPORTATION, COMMUNICATIONS & UTILITY USES

Accessory antenna array	—	—	—	P	
Utility, major	C(2)	C(2)	C	C	
Utility, minor	P	P	P	P	
Wireless telecommunications facilities, major	—	—	C	—	17.50.310
Wireless telecommunications facilities, minor	MC	MC	MC	—	17.50.310
Wireless telecommunications facilities, SCL	—	—	P	—	17.50.310

Notes:

- (1) See Section 17.80.020 for definitions of the listed land uses
- (2) Uses on a site greater than two acres that was established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (3) Limited to accessory facilities of a principal use.
- (4) A horticultural or nursery use shall not replace a park or outdoor commercial recreation use.
- (5) Two units on a lot shall meet the development standards of the RM-12 district, Section 17.22.040, except as shown in Table 3-15.
- (6) A single-family use shall meet the development standards of the RS-6 district, Section 17.22.040, except as shown in Table 3-15.
- (7) Limited to buildings designated as a landmark or listed individually in the National Register of Historic Places.

**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)	—	17.33.050.E
Multi-family housing (14)	—	P	—	— (12)	—	
Residential accessory uses and structures	—	P	—	P	—	17.50.250
Residential care, limited (14)(15)	—	P	—	P	—	
Single-family housing (15)	—	P (14)	—	P	—	
Supportive housing (14)(15)	—	P	—	P	—	
Transitional housing (14)(15)	—	P	—	P	—	
Work/live unit	—	—	C (11)	C (11)	C (11)	17.50.370

Notes:

- (1) See Section 17.80.020 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 required for new construction exceeding 25,000 sq. ft. See Section 17.61.050.J for additional requirements.
- (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 the gross floor area.
- (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.
- (13) Fair Oaks Ave: allowed on the west side, south of Orange Grove Bl and allowed on both sides, north of Orange Grove Bl., Orange Grove Bl.: allowed on both sides, west of Fair Oaks Ave. Incidental maintenance is not allowed.
- (14) Two units on a lot shall meet the development standards of the RM-12 district, Section 17.22.040, except as shown in Table 3-15.
- (15) A single-family use shall meet the development standards of the RS-6 district, Section 17.22.040, except as shown in Table 3-15.

**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	—	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
Supportive housing	P	P	P	P	
Transitional housing	P	P	P	P	

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)	

Notes:

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Not used.
- (3) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. of gross floor area. See Section 17.61.050.J for additional requirements.
- (4) Use shall not be located more than 120 feet from the Green Street property line.
- (5) Food sales are limited to the block bounded by Colorado Boulevard, St. John, Green Street, and Terrace Drive.
- (6) Vehicle services - sales and leasing is allowed with Conditional Use Permit approval only in the portion of this Subdistrict north of Colorado Boulevard. Vehicle services - vehicle/equipment repair is permitted only when accessory to vehicle/equipment sales and leasing.
- (7) Lodging uses are not allowed south of Colorado Boulevard and east of Terrace Drive.

**TABLE 3-16 - ALLOWED USES AND PERMIT REQUIREMENTS
FOR WGSP ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Specific Use Standards
	WGSP -1A	WGSP -1B	WGSP -1C	WGSP -2	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES

Street fairs	P	P	P	P	
Tents	P	P	P	P	17.50.320

OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES

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

RETAIL SALES

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

Notes:

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Not used.
- (3) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. of gross floor area. See Section 17.61.050.J for additional requirements.
- (4) Use shall not be located more than 120 feet from the Green Street property line.
- (5) Food sales are limited to the block bounded by Colorado Boulevard, St. John, Green Street, and Terrace Drive.
- (6) Vehicle services - sales and leasing is allowed with Conditional Use Permit approval only in the portion of this Subdistrict north of Colorado Boulevard. Vehicle services - vehicle/equipment repair is permitted only when accessory to vehicle/equipment sales and leasing.
- (7) Lodging uses are not allowed south of Colorado Boulevard and east of Terrace Drive.

**TABLE 3-16 - ALLOWED USES AND PERMIT REQUIREMENTS
FOR WGSP ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Specific Use Standards
	WGSP -1A	WGSP -1B	WGSP -1C	WGSP -2	
SERVICES					
Adult Day-Care - General	C	C	C	—	
Adult Day-Care - Limited	P	P	P	P	
Charitable institutions	C	C	C	—	
Child day-care centers	P	P	P	—	17.50.080
Child day-care - Large care home, 9 to 14 persons	P	P	P	P	17.50.080
Child day-care - Small care home, 1 to 8 persons	P	P	P	P	
Filming, long-term	C	C	C	C	
Filming, short-term	P	P	P	P	
Life/care facilities	C	C	C	C	17.50.120
Laboratories	C	—	C	—	
Lodging - Bed and breakfast inns	C	C (4)	C (3) (7)	—	17.50.140
Lodging - Hotels, motels	C	C (4)	C (3) (7)	—	17.50.150
Medical services - Extended care	C	C	C	—	
Personal improvement services	—	—	P (3)	—	
Personal services	—	—	P (3)	—	
Printing and publishing, limited	—	—	P	—	
Public safety facilities	C	C	C	C	
Vehicle services - Washing and detailing, small-scale	—	—	P	—	17.50.290
INDUSTRY, MANUFACTURING & PROCESSING USES					
Recycling - Small collection facilities	—	—	C	—	17.50.220

Notes:

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Not used.
- (3) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. of gross floor area. See Section 17.61.050.J for additional requirements.
- (4) Use shall not be located more than 120 feet from the Green Street property line.
- (5) Food sales are limited to the block bounded by Colorado Boulevard, St. John, Green Street, and Terrace Drive.
- (6) Vehicle services - sales and leasing is allowed with Conditional Use Permit approval only in the portion of this Subdistrict north of Colorado Boulevard. Vehicle services - vehicle/equipment repair is permitted only when accessory to vehicle/equipment sales and leasing.
- (7) Lodging uses are not allowed south of Colorado Boulevard and east of Terrace Drive.

**TABLE 3-16 - ALLOWED USES AND PERMIT REQUIREMENTS
FOR WGSP ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Specific Use Standards
	WGSP -1A	WGSP -1B	WGSP -1C	WGSP -2	

TRANSPORTATION, COMMUNICATIONS & UTILITY USES

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

Notes:

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Not used.
- (3) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. of gross floor area. See Section 17.61.050.J for additional requirements.
- (4) Use shall not be located more than 120 feet from the Green Street property line.
- (5) Food sales are limited to the block bounded by Colorado Boulevard, St. John, Green Street, and Terrace Drive.
- (6) Vehicle services - sales and leasing is allowed with Conditional Use Permit approval only in the portion of this Subdistrict north of Colorado Boulevard. Vehicle services - vehicle/equipment repair is permitted only when accessory to vehicle/equipment sales and leasing.
- (7) Lodging uses are not allowed south of Colorado Boulevard and east of Terrace Drive.

**TABLE 3-18 - ALLOWED USES AND PERMIT REQUIREMENTS
LASP ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE					Specific Use Standards
	LASP -					
	RM-16	CL	CG-1	CG-2	PS	
RESIDENTIAL USES						
Caretaker quarters	—	P	P	P	—	
Home occupations	P	P	—	—	—	17.50.110
Mixed-use projects	—	P (2)	—	—	—	17.37.080
Multi-family residential	P (3)	P (3)	—	—	—	17.37.090
Residential accessory uses and structures	P	P	—	—	—	17.50.210, 250
Residential care, limited	P	P	—	—	—	
Single-family housing	P (4)	P (4)	—	—	—	
Supportive housing	P	P	—	—	—	
Transitional housing	P	P	—	—	—	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES (5, 6)						
Clubs, lodges, private meeting halls	—	C (8)	C (8)	C (8)	C (8)	
Commercial entertainment	—	E (2)	E (2)	E (2)	—	17.50.130
Commercial recreation - Indoor	—	—	C (2)	C (2)	C	17.50.130
Commercial recreation - Outdoor	—	—	C	C	C	17.50.130
Cultural institutions	C (7)	P (7)	P (7)	P (7)	C	
Internet access studios	—	MC (2)	MC (2)	MC (2)	—	
Park and recreation facilities	C	C	C	C	C	
Religious facilities	C (7)	C (7)	C (7)	C (7)	C	17.50.230
with columbarium	MC (7)	MC (7)	MC (7)	MC (7)	MC	17.50.230
with temporary homeless shelter	C	C	C	C	C	17.50.230
Schools - Public and private	C (7)	—	MC (7)	—	C	17.50.270

Notes:

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Conditional Use Permit approval required for new construction exceeding 25,000 sq ft. See Section 17.61.050.J for additional requirements.
- (3) Two units on a lot shall meet the development standards of the RM-12 district, Section 17.22.040.
- (4) A single-family use shall meet the development standards of the RS-6 district.
- (5) Uses subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation)
- (6) No more than two 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 the gross floor area.
- (7) 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).
- (8) A club or lodge established prior to September 9, 1996 is a permitted (P) use.
- (9) This use is permitted only when accessory to another use and located within a building.
- (10) A minor conditional use permit is required to establish this use on the ground floor.
- (11) See 17.37.050 for restrictions on retail sales.
- (12) Allowed only as an accessory use to restaurants (excluding fast food and formula fast food restaurants) and food sales. Food sales uses shall be a minimum of 30,000 sq ft., and the alcohol sales area shall occupy no more than 2.5% of the gross floor area.
- (13) Not used.
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**TABLE 3-18 - ALLOWED USES AND PERMIT REQUIREMENTS
LASP ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE					Specific Use Standards
	LASP -					
	RM-16	CL	CG-1	CG-2	PS	

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES (Continued) (5, 6)

Schools - Specialized education and training	—	MC (2)	—	—	C	
Street fairs	P	P	P	P	P	
Tents	TUP	TUP	TUP	TUP	TUP	17.50.320

OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES (5, 6)

Automated teller machines (ATM)	—	P (9)	P (9)	P (9)	—	17.50.060
Banks and financial services	—	P (2)	P (2)	P (2)	—	
with walk-up service	—	P	P	P	—	17.50.060
Business support services	—	P (2)	P (2)	P (2)	—	
Offices - Accessory	—	P	P	P (10)	—	
Offices - Administrative business professional	—	P (2)	P (2)	P (2, 10)	C	
Offices - Government	—	P	P	P (10)	C	
Offices - Medical	—	P (2)	P (2)	P (2, 10)	C	
Research and development - Offices	—	P (2)	P (2)	P (2, 10)	C	17.50.240
Work/live units	—	P	C	C	—	17.50.370

RETAIL SALES (5, 6, 11)

Alcohol sales - Beer and wine	—	C (12)	C (12)	C (12)	—	17.50.040
Alcohol sales - Full alcohol sales	—	C (12)	C (12)	C (12)	—	17.50.040
Animal Services - retail sales	—	P (2)	P (2)	P (2)	—	

Notes:

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LASP ZONING DISTRICTS**

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	LASP-					
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RETAIL SALES (Continued) (5, 6, 11)

Commercial nurseries	—	—	C (2)	—	C	17.50.180
Convenience stores	—	C	C	C	—	
Food sales	—	P (2)	P (2)	P (2)	—	
Internet vehicle sales	—	MC (2)	MC (2)	MC (2)	—	
Personal property sales	P	P	—	—	—	17.50.190
Restaurants	—	P (2)	P (2)	P (2)	—	17.50.260
Restaurants, fast food	—	P (2)	P (2)	P (2)	—	17.50.260
Restaurants, formula fast food	—	P (2)	P (2)	P (2)	—	
Restaurants with limited live entertainment	—	P	P	P	—	
Restaurants with walk-up window		C	C	C	—	17.50.260
Retail sales	—	P (2)	P (2)	P (2)	—	
Seasonal merchandise sales	—	P	P	P	TUP	17.50.180
Significant tobacco retailers	—	—	C (2)	C (2)	—	17.50.330
Temporary uses	TUP	TUP	TUP	TUP	TUP	
Vehicle services - Service stations	—	C (2)	C (2)	C (2)	—	17.50.290

SERVICES (3, 8)

Adult day-care, limited	P	P	P	P	—	
Animal services - Grooming	—	P (2)	P (2)	P (2)	—	
Catering services	—	MC (2)	MC (2)	MC (2)	—	

Notes:

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**TABLE 3-18 - ALLOWED USES AND PERMIT REQUIREMENTS
LASP ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE					Specific Use Standards
	LASP -					
	RM-16	CL	CG-1	CG-2	PS	

SERVICES (Continued) (3, 8)

Charitable institution (3, 4)	—	C	C	C	—	
Child day-care centers	C	C	C	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	—	—	—	
Filming, long-term	C	C	C	C	C	
Filming, short-term	P	P	P	P	P	
Laboratories	—	MC (2)	P (2)	P (2) (14)	—	
Lodging - Bed and breakfast inns	—	C	C	C	—	17.50.140
Neighborhood garden	MC	—	—	—	—	
Maintenance and repair services	—	P	P	P	P	
Personal improvement services	—	P (2)	P (2)	P (2)	—	
Personal services	—	P (2)	P (2)	P (2)	—	
Printing and publishing	—	C (2)	C (2)	C (2)	—	
Printing and publishing, limited	—	P (2)	P (2)	P (2)	—	
Public safety facilities	C (7)	C (7)	C (7)	C (7)	C	

INDUSTRY, MANUFACTURING & PROCESSING USES (5, 6)

Industry, restricted	—	—	—	C	—	
Industry, restricted, small scale	—	—	—	C	—	

Notes:

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INDUSTRY, MANUFACTURING & PROCESSING USES (Continued) (5, 6)

Recycling - Small collection facility	—	C	C	C	—	17.50.220
Research & development - Non-office	—	C	C	P	—	17.50.240

TRANSPORTATION, COMMUNICATIONS & UTILITY USES

Alternative fuel/recharging facilities	—	—	—	—	C	—
Accessory antenna array	—	P	P	P	—	
Communications facility (2, 5)	—	—	—	C	C	
Commercial off-street parking	—	C	C	C	—	
Utility, major	C	C	C	C	C	
Utility, minor	P	P	P	P	P	
Vehicle storage	—	—	—	—	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

Notes:

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TABLE 4-6 - OFF-STREET PARKING SPACE REQUIREMENTS

Use Classification	Minimum Parking
Residential Uses	
Boarding Houses	1 covered space for each 3 habitable rooms provided in the facility.
Caretaker Quarters	1 space.
Dormitories	1 covered space for each 3 habitable rooms provided in the facility.
Fraternity Sorority Housing	1 covered space for each 3 habitable rooms provided in the facility.
Mixed-Use Developments	Combination of individual residential and commercial parking requirements.
Multi-Family Residential	
CD (Central District)	Parking shall be provided in compliance with Section 17.50.340 (Transit-Oriented Development) for those areas within the Central District Transit-Oriented Area (Figure 3-5). Outside the transit district, parking shall be 1 space for units less than 650 sq. ft. and 1.5 spaces for units 650 sq. ft. or greater. Developments with 10 units or more shall also provide 1 guest parking space for each 10 units. The guest spaces shall be clearly marked for "Guest Parking Only."
Multi-family Dwelling Units	2 covered spaces per unit 650 sq. ft. or larger; 1 covered space per unit less than 650 sq. ft. of net floor area. Developments with 10 units or more shall also provide 1 guest parking space for each 10 units. The guest spaces shall be clearly marked for "Guest Parking Only."
Senior Citizen Housing	Subject to approval of a Conditional Use Permit and making findings required in Section 17.46.070 (Reduced Parking in Senior Citizens' Housing Developments); no less than .50 spaces per unit. For density bonus projects, further reductions shall be through the concessions and other incentives process. Projects with 10 units or more shall provide 1 guest parking space for each 10 units. The guest spaces shall be clearly marked for "Guest Parking Only."
Residential Care Facilities, General	As specified by Conditional Use Permit.
Residential Care Facilities, Limited	Subject to the same parking requirement applicable to the residential dwelling unit of the same type in the same zone that the use occupies.
Single-Room Occupancy-Affordable	1 space per 4 units; plus 2 spaces for the resident manager.
Single-Room Occupancy Market Rate (or not guaranteed affordable)	1 space per unit; plus 2 spaces for the resident manager.
Single-Family Dwelling Units	2 covered spaces per unit within a garage or carport.
Supportive Housing	Subject to the same parking requirement applicable to the residential dwelling unit of the same type in the same zone that the use occupies.
Transitional Housing	Subject to the same parking requirement applicable to the residential dwelling unit of the same type in the same zone that the use occupies.