

Introduced by: _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PASADENA AMENDING VARIOUS PROVISIONS OF TITLE 17 (ZONING CODE) OF THE PASADENA MUNICIPAL CODE TO REVISE THE CITY'S ACCESSORY DWELLING UNIT REGULATIONS

WHEREAS, in recent years, there have been considerable discussions throughout the State of California regarding the housing shortage, which is associated with rising housing costs and lack of affordable housing options; and

WHEREAS, the California State Legislature determined that accessory dwelling units (formerly termed second dwelling units) are an essential component of the state's housing supply, providing housing for family members, students, the elderly, in-home health care providers, the disabled, and others, at below-market prices within existing single-family neighborhoods while providing homeowners who create such units with increased financial security; and

WHEREAS, on September 27, 2016, Assembly Bill (AB) 2299 and Senate Bill (SB) 1069 that amended various sections of the State Government Code related to accessory (or second) dwelling unit regulations were signed into law, which included a provision that invalidates a local agency's existing accessory dwelling unit ordinance if it does not fully comply with all requirements of the newly amended state standards by the date in which these bills became effective (January 1, 2017); and

WHEREAS, the City's existing Accessory Dwelling Unit regulations provide type,

location, operational, and development standards; and

WHEREAS, the City's existing Accessory Dwelling Unit regulations were amended in January of 2017 to comply with such changes to state law, but the City Council requested public outreach and debate regarding the necessity for and public opinion of further changes to the regulations, the sum of which is reflected in this ordinance; and

WHEREAS, the proposed ordinance is consistent with the General Plan Goals and Policies related to housing choices, adequate and affordable housing, neighborhood character, and housing diversity.

NOW THEREFORE, the People of the City of Pasadena ordain as follows:

SECTION 1. This ordinance, due to its length and corresponding cost of publication, will be published by title and summary as permitted in Section 508 of the Pasadena City Charter. The approved summary of this ordinance is as follows:

"Summary

This proposed ordinance amends various provisions of Title 17 (Zoning Code) of the Pasadena Municipal Code to revise the City's Accessory Dwelling Unit regulations, which include a number of targeted changes to the existing regulations governing the construction of accessory dwelling units on properties zoned for single-family and multi-family development in order to further fulfill the intent of recently amended State Law (Assembly Bill 2299 and Senate Bill 1069), as well as subsequent revisions to State Law (AB 494 and SB 229). Any applications for accessory dwelling units submitted

after the effective date of this Ordinance, or applications that are in building permit review and do not yet have an issued building permit as of the effective date of this Ordinance, shall comply with these amendments.

Ordinance No. _____ shall take effect 30 days from its publication.”

SECTION 2. Any applications for accessory dwelling units submitted after the effective date of this Ordinance, or applications that are in building permit review and do not yet have an issued building permit as of the effective date of this Ordinance, shall comply with the Zoning Code as amended hereby.

SECTION 3. Pasadena Municipal Code, Title 17, Article 2, Chapter 17.22, Section 17.22.030, **TABLE 2-2 – ALLOWED USES AND PERMIT REQUIREMENTS FOR RESIDENTIAL ZONING DISTRICTS**; Chapter 17.24, Section 17.24.030, **TABLE 2-5 – ALLOWED USES AND PERMIT REQUIREMENTS FOR COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS**; Chapter 17.33, Section 17.30.030, **TABLE 3-1 – ALLOWED USES AND PERMIT REQUIREMENT FOR CD ZONING DISTRICTS**; Chapter 17.31, Section 17.31.040, **TABLE 3-3 – ALLOWED USES AND PERMIT REQUIREMENTS FOR ECSP ZONING DISTRICTS**; Chapter 17.32, Section 17.32.050, **TABLE 3-5 – ALLOWED USES AND PERMIT REQUIREMENTS EAST PASADENA SPECIFIC PLAN (EPSP) SUBAREA D1 DISTRICT AND TABLE 3-6 – ALLOWED USES AND PERMIT REQUIREMENTS EAST PASADENA SPECIFIC PLAN (EPSP) SUBAREA D2 AND D3 DISTRICTS**; Chapter 17.33, Section 17.33.040, **TABLE 3-13 – ALLOWED USES AND PERMIT REQUIREMENTS FAIR OAKS/ORANGE GROVE**

RM-16, RM-12, PS, AND OS DISTRICTS AND TABLE 3-14 – ALLOWED USES AND PERMIT REQUIREMENTS FAIR OAKS/ORANGE GROVE CL, C-2, AND C-3 DISTRICTS; Chapter 17.36, Section 17.36.050, **TABLE 3-16 ALLOWED USES AND PERMIT REQUIREMENTS FOR WGSP ZONING DISTRICTS;** Chapter 17.37, Section 17.37.040, **TABLE 3-18 – ALLOWED USES AND PERMIT REQUIREMENTS FOR LASP ZONING DISTRICTS** are amended as shown in Exhibit 1, attached hereto and incorporated by this reference.

SECTION 4. Pasadena Municipal Code, Title 17, Article 5, Section 17.50.275 (Accessory Dwelling Units) is amended as follows:

“17.50.275 - Accessory Dwelling Units

A. Applicability.

1. Any construction, establishment, alteration, enlargement, or modification of an accessory dwelling unit shall comply with the requirements of this section.
2. The Director or his designee shall review and approve, conditionally approve, or deny ministerial permits for accessory dwelling units conforming to the provisions of this section within the time limits specified by Government Code Section 65852.2 or successor provision.

B. Location standards.

1. **Permitted zones:** Accessory dwelling units are permitted in the following zoning districts:

a. One newly constructed accessory dwelling unit may be constructed on any legal parcel in a RS and RM zoning district that includes a proposed or existing single-family dwelling.

(1) **Exception.** Converted accessory dwelling units that meet all of the following criteria shall be permitted in all zoning districts that permit single-family residential uses:

a) The accessory dwelling unit is contained within a legally constructed existing space (i.e. a fully enclosed area, including a garage) of a primary single-family dwelling or structure accessory to a primary single-family dwelling.

b) There is an independent exterior access from the existing residence.

c) Side and rear setbacks are sufficient for fire safety.

d) All applicable building and safety codes are met.

e) Only one accessory dwelling unit will exist on the site.

2. **Minimum lot area**

a. **Converted accessory dwelling unit.** None

b. **Newly constructed accessory dwelling unit.**

(1) **RS zoning districts.** One accessory dwelling unit may be constructed on any legal parcel of 7,200 square feet or more in size.

(2) **RM zoning districts.** One accessory dwelling unit may be constructed on any legal parcel, regardless of lot size.

3. **Hillside Overlay District.** Newly constructed accessory dwelling units are prohibited on parcels within the Hillside Overlay District (e.g. HD, HD-1, HD-SR)

4. **Historic Districts.** Accessory dwelling units are prohibited in historic districts (e.g. National Register, Landmark, etc.) unless the accessory dwelling unit is one of the following:

a. A converted accessory dwelling unit, or

b. A newly constructed accessory dwelling unit that is not visible from the public right-of-way.

5. **Individually Designated Historic Properties.**

a. Newly constructed accessory dwelling units are prohibited on individually designated historic properties.

b. Converted accessory dwelling units are permitted on individually designated historic properties.

C. Operational standards.

1. Existing development. Accessory dwelling units shall only be built when there is an existing single-family residence (e.g. primary residence) on the site. If a site is vacant, an accessory dwelling unit may be constructed at the same time

as the primary residence. Existing single family structures shall not be demolished to allow for the construction of an accessory dwelling unit.

2. The property owner shall occupy one of the two units on the site as a primary residence.
3. Short-term rental prohibited. Any rental term of an accessory dwelling unit that is was legally created on or after January 1, 2017 shall be longer than 30 days.
4. Sale of units. The accessory dwelling unit may not be sold separately from the existing single-family home.
5. Recorded covenant. Prior to issuance of a building permit for the accessory dwelling unit, the owner shall record a covenant in a form approved by the city to notify subsequent owners of the requirements of this Section.

D. Development standards. Except as identified in this Subsection, accessory dwelling units shall comply with all of the development standards (e.g., encroachment plane, floor area, height, lot coverage, setbacks, etc.) that apply to the primary residence.

1. Converted Accessory Dwelling Units.

a. Unit size.

(1) Minimum unit size. None.

(2) Maximum unit size. None

b. Setback requirements. No setback shall be required for an existing structure, or portion thereof, that is converted to an accessory dwelling unit

unless it is required to provide sufficient fire safety as required by Section 17.50.275.B.1.a.(1c).

- c. Building separation.** No minimum building separation requirement.
- d. Separate access.** An accessory dwelling unit shall provide separate exterior access from the existing primary residence. Entry doors cannot be on the same façade as the entry door of the primary residence, unless this requirement prevents creation of the accessory dwelling unit.
- e. Windows and doors for historic properties.** Windows and doors (including opening and garage doors) for historic properties that are original to the structure are required to be retained, unless this requirement prevents creation of the accessory dwelling unit.

2. Newly Constructed Accessory Dwelling Units.

a. Unit size.

- (1) Minimum unit size. The accessory dwelling unit shall be no less than 150 square feet in size.
- (2) Maximum unit size.

- a) For parcels less than 10,000 square feet in size: 800 square feet or 50 percent of the proposed or existing primary dwelling living area (i.e. all fully enclosed area, excluding garages and detached structures), whichever is less.
- b) For parcels equal to or greater than 10,000 square feet in size: 1,200 square feet or 50 percent of the proposed or existing primary dwelling living area (i.e. all fully enclosed area, excluding garages and detached structures), whichever is less.
- c) Properties in RM zoning districts with an affordability covenant/agreement applicable to the ADU per the City's Inclusionary Housing Regulations:
 - i. For parcels less than 10,000 square feet in size: 800 square feet or 75 percent of the proposed or existing primary dwelling living area (i.e. all fully enclosed area, excluding garages and detached structures), whichever is less.
 - ii. For parcels equal to or greater than 10,000 square feet in size: 1,200 square feet or 75 percent of the proposed or existing primary dwelling living area (i.e. all fully enclosed area, excluding garages and detached structures), whichever is less.

- b. Site planning.** A detached accessory dwelling unit shall be located behind the rear building line of the primary residence, and be clearly subordinate by location and size.
- c. Setback requirements.** The minimum required setbacks shall comply with Section 17.22.040, except that the minimum rear yard setback shall be no less than 10 feet. A minimum setback of five feet from the side and rear property lines shall be required for an attached accessory dwelling unit that is constructed above an attached garage.
- d. Building separation.** A minimum building separation of six feet shall be maintained (eave to eave) between the primary residence and a detached accessory dwelling unit.
- e. Maximum height.** A newly constructed detached accessory dwelling unit shall be limited to a height of one story, not to exceed 12 feet to the top plate and 17 feet to the highest ridgeline.

 - (1) Exception. A newly constructed attached accessory dwelling unit may extend to a height of two stories, per the maximum allowed height in Section 17.22.040, if the existing primary residence is two stories in height.

E. Parking and circulation standards.

- 1. Required parking. One additional one parking space shall be provided on-site for the accessory dwelling unit. The on-site parking space required for the

accessory dwelling unit may be provided as covered, uncovered, or as tandem parking on an existing driveway.

a. Exception. No additional parking space is required for an accessory dwelling unit if it meets any of the following conditions:

- (1) The accessory dwelling unit is located within one-half mile of a public transit stop;
 - (2) The accessory dwelling unit is contained within legally constructed existing space (i.e. all fully enclosed area, including a garage) of the primary dwelling or accessory structure, as specified in Section 17.50.275.B.1.a.(1)
 - (3) When on-street parking permits are required per the City's Preferential Parking Permit District requirements but are not offered to the occupant of the accessory dwelling unit; or
 - (4) When there is a commercial car share vehicle pick-up and drop-off location located within one block of the accessory dwelling unit.
2. Replacement parking. If an existing garage or carport serving as the required parking for the primary dwelling unit is demolished in conjunction with the construction of an accessory dwelling unit, the required replacement parking spaces for the primary residence may be provided as covered, uncovered, or as tandem parking on an existing driveway.

3. Overnight parking permit. No overnight parking permits shall be issued for a property with an accessory dwelling unit approved under these provisions.
4. Driveway access. An accessory dwelling unit shall share the driveway with the existing primary residence on the site. A second driveway shall only be allowed from an alley, if there is an alley that serves the subject site.”

F. Mature trees.

1. Any “mature tree,” as defined by Section 8.52.020 of the Pasadena Municipal Code, in a protected zone shall be replaced at a one-for-one ratio if it is proposed to be removed in order to construct a Newly Constructed Accessory Dwelling Unit.

SECTION 5. Pasadena Municipal Code, Title 17, Article 5, Chapter 17.80 is amended by revising Subsections A and P. Definitions, “A” and “P” of Section 17.80.020 entitled, **Definitions** to read as follows:

“Definitions, A.

Accessory Dwelling Units (land use). A residential dwelling unit that provides complete independent living facilities for one or more persons on the same parcel as a proposed or existing legal single family residence. An accessory dwelling unit shall include permanent provisions that include, but are not limited to, living, sleeping, eating, cooking, and sanitation.

1. **Converted Accessory Dwelling Unit.** An accessory dwelling unit constructed through conversion of part of the existing floor area of a primary

single-family residence or an existing structure accessory to a primary single-family residence, such as a garage, a carriage house, a pool house, a rear yard studio, or similar enclosed structure.

2. **Newly Constructed Accessory Dwelling Unit.** An accessory dwelling unit constructed as a new structure, or by addition to an existing structure, either attached to or detached from a primary single-family residence and located on the same lot.

Definitions, P.

Primary Residence. See "Structure, Main, Primary, or Principal."

SECTION 6. Pasadena Municipal Code, Title 17, Article 2, Chapter 17.26 is amended by revising Subsection 17.26.020.C.3.e, to read as follows:

e. PD Plan

- (1) A PD plan shall be defined as the ordinance adopting the PD zoning district as well as the accompanying conditions established by the Commission.
- (2) A PD plan shall be effective on the same date as the effective date of the ordinance enacting the PD zoning district for which it was approved and shall expire two years after the effective date or upon expiration of a tentative tract map, unless a Building Permit has been issued and construction diligently pursued to completion.
- (3) An approved PD plan may specify a phased development program

exceeding two years.

- (4) The Commission may renew a PD plan if it finds the renewal consistent with the purposes of this Subsection.
- (5) Application for renewal shall be filed in writing with the Department not less than 30 days and not more than 60 days before expiration of the PD plan.
- (6) An application for approval of a new PD plan or for a revision of a PD plan shall be considered by the Commission at a public hearing with notice given as identified for a Conditional Use Permit in compliance with Chapter 17.76 (Public Hearings).
- (7) Notwithstanding the provisions of this Subsection, converted accessory dwelling units, as defined in Section 17.80.020 and meeting the requirements of Section 17.50.275., are permitted in PD zoning districts that allow single-family residential uses.

SECTION 7. The City Clerk shall certify the adoption of this ordinance and shall cause this ordinance to be published by title and summary.

SECTION 8. This ordinance shall take effect 30 days from its publication.

Signed and approved this _____ day of _____, 2018.

Terry Tornek
Mayor of the City of Pasadena

I HEREBY CERTIFY that the foregoing ordinance was adopted by the City Council of the City of Pasadena at its meeting held this _____ day of _____ 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Date Published:

Mark Jomsky
City Clerk

Approved as to form:



Theresa E. Fuentes
Assistant City Attorney

**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-43	
RESIDENTIAL USES						
Accessory dwelling unit	P	P(6)	P(6)	P(6)	P(6)	17.50.275
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)	
Single-family housing	P (8)	P (6)	P (6)	P (6)	P (6)	
Transition housing	—	P (9)	P (9)	P (9)	P (9)	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES						
Clubs, lodges, private meeting halls	—	—	—	—	C (4)	
Cultural institutions	C (4)	C (4)	C (4)	C (4)	C (4)	
Park and recreation facilities	C	C	C	C	C	
Religious facilities	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.230
with columbarium	MC (4)	MC (4)	MC (4)	MC (4)	MC (4)	17.50.230
with temporary homeless shelter	C	C	C	C	C	17.50.230
Schools - Public and private	—	C (4)	C (4)	C (4)	C (4)	17.50.270
Street fairs	P	P	P	P	P	
Tents	TUP	TUP	TUP	TUP	TUP	17.50.320
OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES						
Offices - Administrative business professional	—	—	MC (10)	MC (10)	MC (10)	17.50.170

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) The maximum interior or exterior area in which support services are offered or located shall not exceed 250 sq. ft.
- (10) Limited to buildings designated as a landmark or listed individually in the National Register of Historic Places.

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

LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Specific Use Standards
	CO	CI(2)	CG	IG	
RESIDENTIAL USES					
Accessory dwelling unit	P	P	-	-	17.50.275
Boarding houses	-	P	-	-	
Caretakers 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, 17.50.250
Residential care facilities, general	C(2)	C(2)	-	-	
Residential care facilities, limited	P	P	-	-	
Single-room occupancy	-	-	P	-	17.50.300
Single-family housing	P(3)	P(3)	-	-	
Supportive housing	P	P	-(4)	-	
Transitional housing	P	P	-(4)	-	

Notes:

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (3) 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. 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 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							
Accessory dwelling unit	P	-	P	P	-	-	17.50.275
Boarding houses	P	P	P	P	P	P	
Caretakers quarters	P	P	P	P	P	P	
Dormitories	C	C	C(2)	C	C	C	
Fraternity/sorority housing	C	C	C(2)	C	C	C	
Home occupations	P	P	P	P	P	P	17.50.110
Mixed-use projects	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 facilities, general	C	C	C	C	C	C	
Residential care facilities, 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)	

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 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.

**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 GL-3	ECSP CC-3	ECSP CG-4	ECSP CG-5	ECSP CG-6	
RESIDENTIAL USES								
Accessory dwelling unit	-	-	P	-	-	-	-	17.50.275
Boarding houses	-	-	P	-	-	-	-	
Caretakers quarters	P	P	P	P	P	P	P	
Dormitories	-	-	P	-	-	-	-	
Fraternity/sorority housing	-	-	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 facilities, general	C(6)	C(6)	C(6)	C(6)	C(6)	C(6)	C(6)	
Residential care facilities, 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)	

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

LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Specific Use Standards
	CO	CL	CC	IG	
RESIDENTIAL USES					
Accessory dwelling unit	P	P	-	-	17.50.275
Boarding houses	-	P	-	-	
Caretakers quarters	P	P	P	MC	
Dormitories	-	P	-	-	
Fraternity/sorority housing	-	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 facilities, general	C(2)	C(2)	-	-	
Residential care facilities, limited	P	P	P	-	
Single-family housing	P	P	-	-	
Single-room occupancy	-	-	P	-	
Supportive housing	P	P	P	-	
Transitional housing	P	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) 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 the gross floor area.
- (11) Emergency shelters, limited is not permitted on lots with frontage on Eloise Ave., South of Walnut St.

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

LAND USE (I)	PERMIT REQUIREMENT BY ZONE							Specific Use Standards
	Subarea d2					Subarea d3		
	CO	CL	CG	IG	PS	CO	CG	
RESIDENTIAL USES								
Accessory dwelling unit	P	P	-	-	-	-	-	17.50.275
Boarding houses	-	P	-	-	-	-	-	
Caretakers quarters	P	P	P	MC	C	P	P	
Dormitories	-	P	-	-	C(5)	-	-	
Fraternity/sorority housing	-	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 facilities, general	C(2)	C(2)	-	-	C	C(2)	-	
Residential care facilities, 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	-	-	C(5)	P	P	
Transitional housing	P(6)	P(6)	-	-	C(5)	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) 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	FGSP RM-16	FGSP PS	FGSP OS	
RESIDENTIAL USES					
Accessory dwelling unit	P	P	-	-	17.50.275
Caretakers quarters	-	-	C	C	
Dormitories	-	-	C	-	
Fraternity/sorority housing	-	-	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 facilities, limited (5,6)	P	P	C(3)	-	
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)	-	

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) 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 districts, 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 or listed 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 FGSP					Specific Use Standards
	CL-1a	CL-1b	C-2	C-3a,b,d	C-3e	
RESIDENTIAL USES						
Accessory dwelling unit	-	P	-	P	-	17.50.275
Caretakers quarters	-	P	-	P	-	
Dormitories	-	P	-	P	-	
Fraternity/sorority housing	-	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 facilities, limited (14,15)	-	P	-	P	-	
Single-family housing (15)	-	P(14)	-	P	-	
Supportive housing (14,15)	-	P	-	P	-	
Transitional housing (5,6)	-	P	-	P	-	
Work/live units	-	-	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 gross floor.
- (11) The residential component of a work/live unit shall be counted as part of the allowable density.
- (12) In C-3d multi-family housing is permitted.
- (13) Fair Oaks Avenue: allowed on the westside, south of Orange Grove Boulevard and allowed on both sides, north of Orange Grove Boulevard. Orange Grove Boulevard: allowed on both sides, west of Fair Oaks Avenue. 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					
Accessory dwelling unit	P	P	-	P	17.50.275
Caretakers quarters	P	P	P	P	
Dormitories	C	C	C	-	
Fraternity/sorority housing	C	C	C	-	
Home occupations	P	P	P	P	17.50.110
Mixed-use projects	-	-	P	-	17.50.160
Multi-family housing	P	P	P	-	
Residential accessory uses and structures	P	P	P	C	17.50.250
Residential care facilities, 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	

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. 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
FOR LASP ZONING DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE- LASP					Specific Use Standards
	RM-16	CL	CG-1	CG-2	PS	
RESIDENTIAL USES						
Accessory dwelling unit	P(4)	P(4)	-	-	-	17.50.275
Caretakers quarters	-	P	P	P	-	
Home occupations	P	P	-	-	-	17.50.110
Mixed-use projects	-	P(2)	-	-	-	17.37.080
Multi-family housing	P(3)	P(3)	-	-	-	17.37.090
Residential accessory uses and structures	P	P	-	-	-	17.50.210,250
Residential care facilities, limited	P	P	-	-	-	
Single-family housing	P(4)	P(4)	-	-	-	
Supportive housing	P	P	-	-	-	
Transitional housing	P	P	-	-	-	

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.
- (14) In LASP-CG-2, laboratories are not permitted on the ground floor of a building.

Scored language deleted, underlined language added