

Introduced by: \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF PASADENA AMENDING VARIOUS PROVISIONS OF PASADENA MUNICIPAL CODE TITLE 17 (ZONING CODE) TO ALLOW AFFORDABLE HOUSING ON RELIGIOUS FACILITY SITES**

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 will amend the official Zoning Code of the City of Pasadena to allow affordable housing projects to be developed on sites owned and operated by religious institutions within specified zones and establish development standards for such uses. Changes to the Zoning Code are shown as Exhibit 1, attached to the full text of the ordinance and on file in the City Clerk’s Office.

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

**SECTION 2.** Pasadena Municipal Code, Title 17, Article 5, Chapter 17.50, Section 17.50.230, Pasadena Municipal Code, Title 17, Article 6, Chapter 17.60, Section 17.60.040; Pasadena Municipal Code, Title 17, Article 2, Chapter 17.24, Section 17.24.030 **TABLE 2-5 - ALLOWED USES AND PERMIT REQUIREMENTS FOR COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS**, Pasadena Municipal Code, Title 17, Article 3, Chapter 17.30, Section 17.30.030.C – **LIMITATIONS ON HOUSING**, Pasadena Municipal Code, Title 17, Article 3, Chapter 17.30, Section 17.30.030 – **TABLE 3-1 – ALLOWED USES AND PERMIT REQUIREMENTS FOR CD ZONING DISTRICTS**, Pasadena Municipal Code, Title 17, Article 3, Chapter 17.38, Section 17.38.040 **TABLE 3-3 - ECSP DISTRICT LAND USES AND PERMIT REQUIREMENTS**, Pasadena Municipal Code, Title 17, Article 3, Chapter 17.38, Section 17.32.050 **TABLE 3-5 AND 3-6 EPSP DISTRICT LAND USES AND PERMIT REQUIREMENTS**, Pasadena Municipal Code, Title 17, Article 3, Chapter 17.33,

Section 17.33.040 **TABLE 3-14 - FGSP DISTRICT LAND USES AND PERMIT REQUIREMENTS, AND** Pasadena Municipal Code, Title 17, Article 3, Chapter 17.37, Section 17.37.040 **TABLE LASP-2 - ALLOWABLE LAND USES** are amended as shown in Exhibit 1, attached hereto and incorporated by this reference.

**SECTION 3.** The City Clerk shall certify the adoption of this ordinance and shall cause this ordinance to be published by title and summary.

**SECTION 4.** This ordinance shall take effect 30 days from its publication.

Signed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Victor M. Gordo  
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 \_\_\_\_\_ 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Date Published:

\_\_\_\_\_  
Mark Jomsky  
City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Theresa E. Fuentes  
Assistant City Attorney

**17.50.230 - Religious Facilities****A. Development standards.**

1. In residential zoning districts.
  - a. The development standards for religious assembly uses located in residential zoning districts shall be as specified in the Conditional Use Permit, issued in compliance with Section 17.61.050, except that the interior side setback shall be a minimum of 15 feet and the rear setback shall be a minimum of 25 feet.
  - b. The front and corner side setbacks shall be the same as that required for an allowed use.
2. In commercial zoning districts. The development standards for religious assembly uses located in commercial zoning districts shall be in compliance with the subject zoning district.

**B. Storefront windows and doors.** If the use is proposed to be located in an existing structure, any storefront windows and doors shall remain. All windows shall be transparent.

**C. Hours of operation for accessory uses.** Uses accessory to a religious assembly use in an R district other than temporary homeless shelters may only operate between 9:00 a.m. and 9:00 p.m. by right; and between 9:00 p.m. and 9:00 a.m. subject to a Conditional Use Permit issued in compliance with Section 17.61.050.

**D. Columbariums.** A columbarium in conjunction with a religious facility shall comply with the following requirements.

1. Location on site. The columbarium shall not project beyond the front foot of the building occupancy of the religious facility.
2. Enclosure required within residential zoning districts. A columbarium within a residential zoning district shall be located only within in a structure enclosed on all sides.
3. Standards for outdoor facilities. A columbarium located outside of a structure shall comply with the following requirements.
  - a. The columbarium shall be set back a minimum of 20 feet from each property line, but shall be set back 100 feet from any property line abutting a residential use or a residential zoning district.
  - b. The height of the columbarium shall not exceed eight feet.  
A masonry wall with a minimum height of six feet shall screen the columbarium from streets and adjacent lots.
  - c. Landscaping shall be provided at a ratio of two square feet of landscaping for each square foot of columbarium area.
4. Parking requirements. The religious facility shall provide the minimum number of parking spaces required in Chapter 17.36 (Parking and Loading).
5. Contact information. The name, address, and telephone number of the individual, owner, board of trustees, or designated caretaker responsible for the maintenance of the columbarium shall be kept on record in the office of the religious assembly use.
6. Relocation after closure of religious facility. Upon discontinuance of the religious assembly use, the columbarium shall be relocated in compliance with all applicable State laws.

**E. Temporary homeless shelters.** Where allowed by the applicable zoning district, a religious assembly use may use the site for a temporary homeless shelter without having to obtain a Conditional Use Permit if the following requirements are met:

1. Within the residential zoning districts and the CO and PS zoning districts, the religious facility was authorized through Conditional Use Permit approval;
2. No rent or fees of any kind are charged for the service offered to homeless persons;
3. Except within commercial zoning districts, the facility that is used to house homeless persons accommodates a maximum of 10 persons at any one time. Within commercial zoning districts, there is no limitation on the number of homeless persons that can be accommodated;
4. Homeless persons reside at the facility a maximum of 60 days;
5. Occupancy by homeless persons at the facility commences upon the religious facility receiving a Certificate of Occupancy; and
6. The fee for a Certificate of Occupancy required by Municipal Code Chapters 14.37 and 17.16 shall not be required of a religious facility that seeks a Certificate of Occupancy for a temporary homeless shelter.

**F. Affordable Housing Units on Religious Facility sites.** Where allowed by the applicable zoning district, a site owned and operated by a religious assembly may develop affordable housing units, subject to the following standards and consistent with Chapter 17.43 (Density Bonus) and state law. Where the development standards of the zoning district conflict with this subsection, the standards outlined in this subsection shall control.

1. The religious facility is a nonprofit organization that has owned and operated all parcels proposed for development for a minimum of five years prior to the application date for a proposed affordable housing project. Eligible sites include:
  - a. Parcels developed with an existing religious facility use on-site, or
  - b. Parcels in commercial or RM zones that are adjacent to or contiguous with a parcel developed with an existing religious facility use.
2. The maximum residential density is 36 dwelling units per acre.
  - a. Affordable housing projects proposing no more than 75 total dwelling units are permitted.
  - b. Projects exceeding 75 total dwelling units may be permitted with approval of a Minor Conditional Use Permit, consistent with Section 17.61.050.
3. The development standards of the zoning district shall apply, with the following exceptions:
  - a. Community space shall be provided consistent with Section 17.50.160.H (Mixed-Use Projects).
  - b. Existing structures may be adaptively reused for affordable residential units without providing the required community space.
  - c. All projects shall utilize the encroachment plane requirements of Section 17.40.160.D.3 when abutting an RS-zoned parcel.
  - d. The number of existing parking spaces on-site for religious assembly use may be reduced by up to 50 percent to accommodate residential development. The remaining parking may be shared by the religious assembly use and residential use.
  - e. The required parking for residential uses shall be one vehicle space per unit, unless the parcel is located within one-half mile walking distance of public transit. "Public transit" means either a high-quality transit corridor as defined in subdivision (b) of Section 21155 of the Public Resources Code, or a major transit stop as defined in Section 21064.3 of the Public Resources Code.
4. Predevelopment Plan Review shall be required for all affordable housing projects proposed under this subsection, consistent with the requirements of Section 17.60.040.C.
5. Rental housing units developed under these provisions shall be subject to the following affordability requirements:



- a. A minimum of 80 percent of the units shall be rented to Low-Income households; the remaining units shall be rented to workforce income households (earning up to 150% of AMI); and
- b. Income-restricted units for rent shall be subject to an affordability covenant for the time limits described in Section 17.42.070.C (Inclusionary Housing Requirements).
- 6. For-sale housing units developed under these provisions shall be subject to the following affordability requirements:
  - a. A minimum of 80 percent of the total number of units in the project shall be sold to moderate-income households; the remaining units shall be sold to workforce income households (earning up to 150% of AMI); or
  - b. A minimum of 50 percent of the units shall be sold to low-income households; the remaining units shall be sold to workforce income households (earning up to 150 percent of AMI); and
  - c. Income-restricted units for sale shall be subject to an affordability covenant for the time limits described in Section 17.42.070.C (Inclusionary Housing Requirements).
- 7. Projects shall be reviewed to determine historic eligibility and contributing/noncontributing status (if applicable), consistent with Chapter 17.62 (Historic Preservation) and the Secretary of the Interior standards.

#### **17.60.040 - Application Preparation and Filing**

The preparation and filing of applications for land use permits, amendments (e.g., General Plan and Zoning Map), and other matters pertaining to this Zoning Code shall comply with the following requirements.

- A. **Standard procedures.** The standard procedures contained in this Section apply to all applications for discretionary permits required under this Zoning Code and under Municipal Code Title 16 (Subdivision Ordinance).
- B. **Compliance with procedures.** All permits shall be processed in compliance with the standard procedure, except as otherwise provided by this Zoning Code, or State or Federal law.
- C. **Predevelopment plan review.**
  - 1. **Purpose.** The purposes of a predevelopment plan review are to:
    - a. Achieve better projects through early consultation between City staff and applicants;
    - b. Coordinate reviews of projects among City staff and City departments;
    - c. Familiarize applicants for the projects with the regulations and procedures that apply to the projects;
    - d. Avoid significant investment in the design of a project without preliminary directions from City staff;
    - e. Identify issues that may arise during review of the projects (e.g., conformance with any applicable design guidelines, conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan, environmental requirements and possible recommended mitigation measures, possible recommended conditions of approval, requirements for public improvements, and possible concerns from adjoining neighborhoods);

- f. Provide opportunities for discussion about the projects and an exchange of information on potential issues between City staff and the applicants for the projects; and
- g. Inform the Council and the public of proposed development projects defined in the administrative guidelines to be of communitywide significance, by presenting the predevelopment plan review report at a Council meeting. This presentation shall only be for the purpose of informing the Council and the public of a proposed project, and not for the purpose of discussing the merits of the proposed project.

**2. Applicability.**

a. **Mandatory review.** A predevelopment plan review shall be required for projects subject to one or more of the following approvals:

- 1) Master Plans or amendments to Master Plans;
- 2) Multi-family projects consisting of ten or more dwelling units;
- 3) New residential structures in the Hillside Development (HD) overlay districts that are located on lots with an average slope greater than 15 percent, and require a Hillside Development Permit in compliance with Section 17.61.050;
- 4) Projects involving new construction of more than 25,000 square feet of nonresidential gross floor area;
- 5) Projects that are located within the boundaries of a specific plan, if the review is required by the Director;
- 6) Projects that are defined in the administrative guidelines to be of communitywide significance;
- 7) Street vacations;
- 8) Subdivisions of land into five or more lots; ~~and~~
- 9) Subdivisions of land in the Hillside Development (HD) overlay districts; and
- 10) Projects utilizing the Affordable Housing Units on Religious Facility sites regulations in compliance with Section 17.50.230.F.

b. **Optional review.** The preapplication conference shall be conducted if requested by an applicant for a project that would require a discretionary land use entitlement or a Zoning Map amendment.

**3. Procedures.**

a. **Scheduling.** A predevelopment plan review shall be conducted before deeming an application complete, in compliance with Section 17.60.060 (Initial Application Review), below. However, the Director may authorize subsequent phases of a predevelopment plan review to be conducted after the application is deemed complete.

b. **Meeting.** The predevelopment plan review shall be conducted at a meeting in which the applicant for a project is invited and the applicable/responsible City department staff is in attendance.

c. **Applicable/responsible staff.** The City Manager, or designee, shall determine which City departments shall participate. The Director shall designate the staff person(s) to be responsible for scheduling and conducting the predevelopment plan review.

d. **Disclaimer.** Neither the predevelopment plan review nor information or pertinent policies provided by the City Departments shall be construed as a City recommendation for approval or disapproval of the application/project.

e. **Written report.** A written report containing the results of the predevelopment plan review and the staff comments on the project shall be provided to the applicant. For projects that are defined in the administrative guidelines to be of communitywide significance, the written report shall also be presented to the Council.

4. **Administrative guidelines.** The City Manager, or designee, shall issue administrative guidelines for implementation of the predevelopment plan review process.

D. **Application contents and fee.** The Director shall establish in writing the submittal requirements for permit applications required by this Zoning Code. All applications shall include the following submittal materials, as well as any additional materials identified by the Director:

1. A signed application form;
2. The application fee, if required, in compliance with the Council's Fee Resolution;
3. A completed environmental assessment form if the project is subject to the California Environmental Quality Act (CEQA), unless the form has been submitted with a previous application for the project; and
4. Where the application requires mailed a public notice in compliance with Chapter 17.76 (Public Hearings), a map showing the location and street address of the project and all lots within the required notice-mailing radius for the permit, and a mailing list, keyed to the map, containing the names and addresses of the record owners of each lot, as shown on the County's latest equalized property tax assessment roll, in compliance with Chapter 17.76 (Public Hearings).

E. **Eligibility, filing.** All land use permit and other applications required by this Zoning Code shall be filed with the Department. Applications may be made by:

1. The owner of the subject property; or
2. Any authorized agent or representative, with the written consent of the property owner.

F. **Filing date.** The filing date of an application shall be the date on which the Department receives the last submission, map, plan, or other material required as a part of that application by Subsection A., in compliance with Section 17.60.060 (Initial Application Review) and deemed complete by the Director.

G. **Revised materials.** Whenever an applicant desires/needs to file revised materials, the materials shall be submitted at least 10 days before a public hearing on the application. However, the Director may choose to accept revised materials after that time, upon determining that there is sufficient time to review them before the hearing date. In addition, the applicable review authority may continue an application until the next available meeting date in order to adequately evaluate materials received after the date of receipt of the application package.

**17.24.030 – Commercial and Industrial District Land Uses and Permit Requirements**

TABLE 2-5 – ALLOWED USES AND PERMIT REQUIREMENTS FOR COMMERCIAL AND INDUSTRIAL ZONES					
LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Specific Use Standards
	CO	CL, CL-2	CG	IG	
<b>RESIDENTIAL USES</b>					
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)	-	
<b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY USES (7,9)</b>					
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	
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
with affordable housing	<u>P</u>	<u>P</u>	<u>P</u>		<u>17.50.230</u>
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
<b>OFFICE, PROFESSIONAL &amp; BUSINESS SUPPORT USES (7,9)</b>					
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	17.50.160
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)	P (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
<b>RETAIL SALES (7,9)</b>					
Alcohol sales – Beer and wine	C	C	C	C	17.50.040
Alcohol sales – Full alcohol sales	C	C	C	C	17.50.040
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
<b>SERVICES (7,9)</b>					
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)	
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
<b>INDUSTRY, MANUFACTURING &amp; PROCESSING USES (7,9)</b>					
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	
<b>TRANSPORTATION, COMMUNICATIONS &amp; UTILITY USES</b>					
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
<b>TRANSIT-ORIENTED DEVELOPMENT</b>					
Transit-oriented development (7,8)	P	P	P	P	17.50.340
<b>Notes:</b>					
(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.

**17.30.030 - CD District Land Uses and Permit Requirements**

C. **Limitations on housing.** Residential development is limited in the following selected areas of the Central District, where a nonresidential character or existing shopping areas are to be emphasized and supported, or where high traffic volumes detract from housing compatibility. See Figure 3-4 (Central District Housing/Ground Floor Map). These limitations do not apply for affordable housing developments on religious facility sites proposed in compliance with Section 17.50.230.F.

**1. Housing prohibited.**

- a. **Arroyo Parkway.** Housing is prohibited along Arroyo Parkway from south of the California Boulevard intersection south to the 110 Freeway entrance ramp in the Arroyo Entrance Corridor Precinct.
- b. **Lake Avenue.** Housing is prohibited along Lake Avenue from Green Street north to the 210 Freeway.

**2. Housing prohibited on ground floor.**

- a. **Colorado Boulevard, Old Pasadena, and Playhouse Subdistrict.** In order to maintain retail continuity within principal shopping areas, ground floor housing is prohibited along Colorado Boulevard, and within those areas of the Old Pasadena Historic Core and Pasadena Playhouse Subdistrict shown on Figure 3-4 Central District Housing/Ground Floor Map).
- b. **Lake Avenue.** Ground-floor housing is prohibited, and housing shall not occupy more than 50 percent of total building floor area along Lake Avenue from Green Street south to California Boulevard, to maintain the commercial retail and service character of the South Lake Shopping Area. Housing is allowed on upper floors and adjacent parcels to stimulate and activate the area.

**3. Housing limited to work/live units - Fair Oaks Employment Village.** Housing is limited to work/live within the Fair Oaks Employment Village Precinct, where new employment activities are emphasized, especially arts, technology, and knowledge-based enterprises.

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	
<b>RESIDENTIAL USES</b>							
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	P	P	P (11)	P	P	P	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)	
<b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY USES</b>							
Clubs, lodges, private meeting halls	C	C	C (11)	C	C	C	
Colleges - traditional campus setting	C	C	C (11)	C	C	C	
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
with affordable housing					<u>P</u>	<u>P</u>	<u>17.50.230</u>
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
<b>OFFICE, PROFESSIONAL &amp; BUSINESS SUPPORT USES</b>							
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
<b>RETAIL SALES</b>							
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
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)	
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	MC	
<b>SERVICES</b>							
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)	—	P	P	P	P	P	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
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)	
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
<b>INDUSTRY, MANUFACTURING, AND PROCESSING USES</b>							
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
<b>TRANSPORTATION, COMMUNICATIONS, AND UTILITY USES</b>							
Alternative fuel/recharging facilities	C	C	C (11)	C	C	C	
Accessory antenna array	P	P	P	P	P	P	
Communications facility (13)	P	P	C (11)	P	P	P	
Commercial off-street parking	MC	MC	MC (11)	MC	MC	MC	
Heliport	—	C (5)	—	—	C (5)	—	
Transit terminal	C	C	C (11)	C	C	C	
Utility, major	C	C	C	C	C	P	
Utility, minor	P	P	P	P	P	P	
Wireless telecommunication facilities, minor	MC	MC	MC	MC	MC	MC	17.50.310
<b>TRANSIT-ORIENTED DEVELOPMENT</b>							
Transit-oriented development	P	P	P	P	P	P	17.50.340
<b>Notes:</b>							
<p>(1) See Section 17.80.020 for definitions of the listed land uses.</p> <p>(2) Permitted within the Ford Place/Fuller Seminary Precinct.</p> <p>(3) See Figure 3-4 - Central District Housing/Ground Floor Map for additional restrictions on residential uses.</p> <p>(4) Permitted within the Arroyo Corridor Transition Precinct.</p> <p>(5) Conditionally Permitted within 350 feet from the south curb line of Corson Street.</p> <p>(6) Conditionally Permitted within the West Downtown Transit Village Precinct.</p> <p>(7) Conditionally Permitted within the Civic Center Core Precinct.</p> <p>(8) Permitted within the Playhouse South/Green Street Precinct.</p> <p>(9) Conditionally Permitted within the Arroyo Entrance Corridor Precinct.</p> <p>(10) Not Permitted within the Arroyo Entrance Corridor Precinct.</p> <p>(11) In the Walnut Street Urban Village Precinct, this use is permitted only when within 140 feet north or south of Walnut Street.</p> <p>(12) Not allowed in areas where residential uses are restricted per Figure 3-4 - Central District Housing/Ground Floor Map.</p> <p>(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.</p> <p>(14) Allowed only as part of a mixed-use project when 140 feet south or north of Walnut Street.</p> <p>(15) Allowed only south of Green Street and west of Arroyo Parkway.</p>							

**17.38.040 - ECSP District Land Uses and Permit Requirements**

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	
<b>RESIDENTIAL USES</b>								
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)	
<b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY USES (7, 8, 9)</b>								
Clubs, lodges, private meeting halls (6)	P	P	MC (5)	P	P	P	—	
Colleges - Nontraditional campus setting	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Colleges - Traditional campus setting	—	C (6)	—	C (6)	C (6)	—	—	
Commercial entertainment	E (4)	E (4)	E (4)	E (4)	E (4)	E (4)	E (4)	17.50.130
Commercial recreation - Indoor	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.130
Commercial recreation - Outdoor	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.130
Cultural institutions	P (6)	P (6)	P (6)	P (6)	P (6)	P (6)	P (6)	
Electronic game centers	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.100
Internet access studio	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.100
Park and recreation facilities	C	C	C	C	C	P	C	
Religious facilities (6)	C	C	C	C	C	C	C	17.50.230
with columbarium	MC	MC	MC	MC	MC	MC	MC	17.50.230
with temporary homeless shelter	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	17.50.230
with affordable housing	-	-	-	-	-	<u>P</u>	<u>P</u>	<u>17.50.230</u>
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

<b>OFFICE, PROFESSIONAL &amp; BUSINESS SUPPORT USES (7, 8, 9)</b>								
Automated teller machines (ATM)	P	P	P	P	P	P	P	17.50.060
Banks and financial services with walk-up services	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	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
<b>RETAIL SALES (7, 8, 9)</b>								
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 with live entertainment	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.040
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	
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
<b>SERVICES (7, 8, 9)</b>								
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	
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
<b>INDUSTRY, MANUFACTURING &amp; PROCESING USES (7, 8, 9)</b>								
Industry, restricted	—	—	—	C (4)	C (4)	—	C (4)	
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

**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.



**17.32.050 - EPSP District Land Uses and Permit Requirements**

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	CG	IG	
<b>RESIDENTIAL USES</b>					
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	—	
<b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY USES (3, 10)</b>					
Clubs, lodges, private meeting halls	C (2)	C (2) (8)	P (2)	C (2)	
Colleges - Nontraditional campus setting	C (4)	P (4)	P (4)	P (4)	
Colleges - Traditional campus setting	C (2)	C (2)	C (2)	—	
Commercial entertainment (3, 4)	—	—	E	—	17.50.130
Commercial recreation - Indoor	—	C (4)	C (4)	—	17.50.130
Commercial recreation - Outdoor	—	C (4)	C (4)	—	17.50.130
Cultural institutions (2, 3)	C (2)	C (2)	P (2)	C (2)	
Electronic game centers	—	C (4)	C (4)	—	17.50.100
Internet access studios	—	C (4)	C (4)	—	17.50.100
Park and recreation facilities	C	C	C	C	
Religious facilities (2, 9)	C	MC	MC	—	17.50.230
with columbarium	P	P	P	—	17.50.230
with temporary homeless shelter	C	P	P	—	17.50.230
with affordable housing				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
<b>OFFICE, PROFESSIONAL &amp; BUSINESS SUPPORT USES (3, 10)</b>					
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
<b>RETAIL SALES (3, 10, 11)</b>					
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	
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
<b>SERVICES (3, 10)</b>					
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)	

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
<b>INDUSTRY, MANUFACTURING &amp; PROCESSING USES (3, 10)</b>					
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	
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	
<b>TRANSPORTATION, COMMUNICATIONS &amp; UTILITY USES</b>					
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

**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.

**17.32.050 - EPSP District Land Uses and Permit Requirements**

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	
<b>RESIDENTIAL USES</b>								
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	P	—	C (5)	P	P	
Transitional housing	P	P	P	—	C (5)	P	P	
<b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY USES (3, 10)</b>								
Clubs, lodges, private meeting halls	C (2)	C (2, 7)	P (2)	C (2)	C	C (2)	P (2)	
Colleges - Nontraditional campus setting	P (4)	P (4)	P (4)	P (4)	C	P (4)	P (4)	
Colleges - Traditional campus setting	C (2)	C (2)	C (2)	—	C	C (2)	C (2)	
Commercial entertainment	—	E (4)	E (4)	E (4)	—	—	E (4)	17.50.130
Commercial recreation - Indoor	—	C (4)	C (4)	C (4)	—	—	C (4)	17.50.130
Commercial recreation - Outdoor	—	C (4)	C (4)	C (4)	—	—	C (4)	17.50.130
Cultural institutions	P (2)	P (2)	P (2)	C (2)	C	P (2)	P (2)	
Electronic game centers	—	C (4)	C (4)	C (4)	—	—	C (4)	17.50.100
Internet access studios	—	C (4)	C (4)	C (4)	—	—	C (4)	17.50.100
Park and recreation facilities	C	C	C	C	C	C	C	
Religious facilities (2)	C	MC (8)	MC (8)	—	C	C	MC (8)	17.50.230
with columbarium	C (2)	P (2)	P (2)	—	MC	P (2)	P (2)	17.50.230
with temporary homeless shelter	C (2)	P (2)	P (2)	—	C	C (2)	P (2)	17.50.230
with affordable housing	<u>P</u>	<u>P</u>	<u>P</u>			<u>P</u>	<u>P</u>	<u>17.50.230</u>
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
<b>OFFICE, PROFESSIONAL &amp; BUSINESS SUPPORT USES (3, 10)</b>								

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)	
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
<b>RETAIL SALES (3, 10)</b>								
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
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
<b>SERVICES (3, 10)</b>								
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
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)	
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
<b>INDUSTRY, MANUFACTURING &amp; PROCESING USES (3, 10)</b>								
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	
<b>TRANSPORTATION, COMMUNICATIONS &amp; UTILITY USES</b>								
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	
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
<b>TRANSIT-ORIENTED DEVELOPMENT</b>								
Transit-oriented development (3, 4)	P	P	P	P	—	P	P	17.50.340
<b>Notes:</b>								
(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.								

**17.33.040 - FGSP District Land Uses and Permit Requirements**

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	
<b>RESIDENTIAL USES</b>						
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 (14, 15)	—	P	—	P	—	
Work/live units	—	—	C (11)	C (11)	C (11)	17.50.370
<b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY USES (2, 9, 10)</b>						
Clubs, lodges, private meeting halls (4, 5)	MC	MC	MC	MC	MC	
Colleges - Nontraditional campus setting	P (3)	P (3)	P (3)	P (3)	P (3)	
Colleges - Traditional campus setting	C (4)	C (4)	C (4)	C (4)	C (4)	
Commercial entertainment	E (3)	E (3)	E (3)	E (3)	E (3)	17.50.130
Commercial recreation - Indoor	C (3)	C (3)	C (3)	C (3)	C (3)	17.50.130
Commercial recreation - Outdoor	C	C	C	C	C	17.50.130
Cultural institutions	P (4)	P (4)	P (4)	P (4)	P (4)	
Electronic game centers	C (3)	C (3)	C (3)	C (3)	C (3)	17.50.100
Internet access studios	C (3)	C (3)	C (3)	C (3)	C (3)	17.50.100
Park and recreation facilities	C	C	C	C	C	
Religious facilities	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.230
with columbarium	MC (4)	MC (4)	MC (4)	MC (4)	MC (4)	17.50.230
with temporary homeless shelter	P	P	P	P	P	17.50.230
with affordable housing	P	P	P	P (16)	P	17.50.230
Schools - Public and private	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.270
Schools - Specialized education and training	P (3)	P (3)	P (3)	P (3)	P (3)	
Street fairs	P	P	P	P	P	
Tents	TUP	TUP	TUP	TUP	TUP	17.50.320
<b>OFFICE, PROFESSIONAL &amp; BUSINESS SUPPORT USES (2, 9, 10)</b>						
Automated teller machines (ATM)	P	P	P	P	P	17.50.060
Banks and financial services	P (3)	P (3)	P (3)	P (3)	P (3)	
with walk-up service	P	P	P	P	P	17.50.060
Business support services	P (3)	P (3)	P (3)	P (3)	P (3)	
Offices - Accessory	P	P	P	P	P	
Offices - Administrative business professional	P (3)	P (3)	P (3)	P (3)	P (3)	
Offices - Government	P	P	P	P	P	



Offices - Medical	P (3)	P (3)	P (3)	P (3)	P (3)	
Research and development - Offices	P (3)	P (3)	P (3)	P (3)	P (3)	17.50.240
<b>RETAIL SALES (2, 9, 10)</b>						
Alcohol sales - Beer and wine	C (6)	C (6)	—	C (6)	C (6)	
Alcohol sales - Full alcohol sales	C (6)	C (6)	—	C (6)	C (6)	
Building materials and supplies sales	—	—	—	C (3)	C (3)	
Commercial nurseries	C (3)	C (3)	C (3)	C (3)	C (3)	17.50.180
Convenience stores	C	C	—	C	C	
Food sales	P (3)	P (3)	—	P (3)	P (3)	
Internet vehicle sales	P (3)	P (3)	P (3)	P (3)	P (3)	
Personal property sales	—	—	—	P	P	17.50.190
Restaurants	P (3)	P (3)	—	P (3)	P (3)	17.50.260
Restaurants, fast food	C (3)	C (3)	—	C (3)	C (3)	17.50.260
Restaurants, formula fast food	C (3)	C (3)	—	C (3)	C (3)	17.50.260
Restaurants with limited live entertainment	P	P	—	P	P	
Retail sales	P (3)	P (3)	—	P (3)	P (3)	
Seasonal merchandise sales	P	P	P	P	P	17.50.180
Significant tobacco retailers	C (3)	C (3)	C (3)	C (3)	C (3)	17.50.330
Temporary uses	TUP	TUP	TUP	TUP	TUP	
Vehicle services - Automobile rental (3)	—	—	C (13)	C (13)	C (13)	
Vehicle services - Service stations (3, 7)	—	—	C	C	C	17.50.290
<b>SERVICES (2, 9, 10)</b>						
Adult day-care, limited	—	P	—	P	—	
Animal services - Boarding	—	—	—	C	C	
Animal services - Grooming	C (3)	C (3)	P (3)	P (3)	P (3)	
Catering services	P (3)	P (3)	P (3)	P (3)	P (3)	
Charitable institution (2, 4)	C	C	C	C	C	
Child day-care centers	P	P	P	P	P	17.50.080
Child day-care, large care homes, 9 to 14 persons	—	P	—	P	—	17.50.080
Child day-care, small care homes, 1 to 8 persons	—	P	—	P	—	
Drive-through business - nonrestaurants	C	C	C	C	C	17.50.090
Drive-through business - restaurants	C	C	C	C	C	17.50.090
Laboratories	P (3)	P (3)	P (3)	P (3)	P (3)	
Maintenance or repair services	P (3)	P (3)	P (3)	P (3)	P (3)	
Massage establishments	C (3)	C (3)	C (3)	C (3)	C (3)	17.50.155
Personal improvement services	P (3)	P (3)	P (3)	P (3)	P (3)	
Personal services	P (3)	P (3)	P (3)	P (3)	P (3)	
Personal services - Restricted	C (3)	C (3)	C (3)	C (3)	C (3)	17.50.200
Printing and publishing	C (3)	C (3)	P (3)	P (3)	P (3)	
Printing and publishing, limited	P (3)	P (3)	P (3)	P (3)	P (3)	
Public safety facilities	C (4)	C (4)	C (4)	C (4)	C (4)	
Vehicle services - Washing/detailing, small scale	P	P	P	P	P	17.50.290
<b>INDUSTRY, MANUFACTURING &amp; PROCESSING USES (2, 9, 10)</b>						
Commercial growing grounds	P (3)	P (3)	P (3)	P (3)	P (3)	17.50.180
Industry, restricted (3, 8)	—	—	C	C	C	
Industry, restricted, small scale (3, 8)	P	P	P	P	P	
Industry, standard (3)	—	—	— (8)	—	—	
Recycling - Small collection facility	C	C	C	C	C	17.50.220
Research & development - Non-office	C (8)	C (8)	P	C (8)	C (8)	17.50.240

Wholesaling, distribution, & storage (3)	—	—	C	—	—	
Wholesaling, distribution, & storage, small-scale	P	P	P	P	P	
<b>TRANSPORTATION, COMMUNICATIONS &amp; UTILITY USES</b>						
Accessory antenna array	P	P	P	P	P	
Communications facility (2, 3, 9, 10)	—	—	P	P	P	
Commercial off-street parking (2, 10)	C	C	C	C	C	
Utility, major	C	C	C	C	C	
Utility, minor	P	P	P	P	P	
Wireless telecommunications facilities, major	C	C	C	C	C	17.50.310
Wireless telecommunications facilities, minor	MC	MC	MC	MC	MC	17.50.310
Wireless telecommunications facilities, SCL	P	P	P	P	P	17.50.310

**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 Boulevard and allowed on both sides, north of Orange Grove Boulevard. Orange Grove Boulevard: 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.
- (16) (Not permitted in FGSP-C-3d zone)

17.37.040 – Allowable Land Uses

Table LASP-2: Allowable Land Uses

Symbol	Description	Section
P	Permitted use, Code Compliance Certificate required.	17.61.020
MC	Conditional use, Minor Conditional Use Permit required.	17.61.050
C	Conditional use, Conditional Use Permit required.	
E	Conditional use, Expressive Use Permit required.	17.61.060
TUP	Temporary use, Temporary Use Permit required.	17.61.040
-	Use not allowed.	

ZONING DISTRICT LAND USES AND PERMIT REQUIREMENTS						
Land Use <sup>1</sup>	Permit Requirement					Section/Notes
	LA-CG	LA-CL	LA-CF	LA-MU-N	LA-RM-16	
<b>RESIDENTIAL USES</b>						
Accessory Dwelling Unit	—	—	—	P	P	17.50.275
Home Occupations	—	—	—	P	P	17.50.110
Mixed-Use Projects	—	—	—	P	—	
Multi-Family Housing	—	—	—	P	P	
Residential Accessory Uses and Structures	—	—	—	P	P	17.50.250
Residential Care, Limited	—	—	—	P	P	
Supportive Housing	—	—	—	P	P	
Transitional Housing <sup>2</sup>	—	—	—	P	P	
<b>COMMERCIAL USES</b>						
<b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY USES</b>						
Clubs, Lodges, Private Meeting Halls	C	C	C	C	C	
Colleges, Nontraditional Campus Setting	P	P	P	P	—	
Commercial Entertainment	E	—	E	E	—	17.50.130
Commercial Recreation, Indoor	P	—	P	P	—	
Commercial Recreation, Outdoor	C	—	C	—	—	
Cultural Institutions	P	P	P	P	C	
Electronic Game Centers	C	—	C	C	—	17.50.100
Park and Recreation Facilities	P	P	P	P	P	
Religious Facilities	C	C	C	C	C	17.50.230
with Columbarium	MC	MC	MC	MC	—	
with Temporary Homeless Shelter	C	C	C	C	—	
with affordable housing	P	P	P			17.50.230
Schools, Public and Private	C	C	C	C	C	17.50.270
Schools, Specialized Education and Training	P	P	P	P	-	

OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES						
Automated Teller Machines (ATMs)	P	P	P	P	—	17.50.060
Banks and Financial Services with Walk-Up Services	P	P	P	P	P	
Business Support Services	P	P	P	P	—	17.50.060
Offices, Accessory	P	P	P	P	—	
Offices, Administrative Business Professional	P	P	P	P	—	
Offices, Government	P	P	P	P	—	
Offices, Medical	P	P	P	P	—	
Offices, Research and Development	P	P	P	P	—	17.50.240
Work/Live Units	P	—	P	P	—	17.50.370
RETAIL SALES						
Alcohol Sales, Beer and Wine	C	C	C	C	—	17.37.040.E, 17.50.040
Alcohol Sales, Full Alcohol	C	C	C	C	—	
Animal Retail Sales	P	—	—	—	—	
Commercial Nurseries	C	C	C	C	—	17.50.180
Convenience Stores	C	C	C	C	—	
Food Sales	P	—	P	P	—	
Restaurants, Fast Food	P	—	P	P	—	17.50.260
Restaurants, Formula Fast Food	P	—	P	P	—	
Restaurants	P	P	P	P	—	
with Limited Live Entertainment	P	—	P	P	—	
with Walk-Up Window	MC	MC	MC	MC	—	
Retail Sales	P	P	P	P	—	Retail stores shall not exceed 40,000 square feet in size.
Service Stations	C	—	—	—	—	17.50.290
SERVICES						
Adult Day Care, Limited	P	P	P	P	P	
Animal Services, Grooming	P	P	P	P	—	
Catering Services	P	P	P	P	—	
Charitable Institutions	P	P	P	P	—	
Child Day Care Centers	C	C	C	C	C	17.50.080
Child Day Care, Large	—	P	—	P	P	
Child Day Care, Small	—	P	—	P	P	
Laboratories	P	MC	P	MC	—	
Maintenance and Repair Services	P	—	P	P	—	
Massage Establishments	C	—	—	C	—	17.50.155
Mortuaries/Funeral Homes	C	—	C	—	—	
Neighborhood Gardens	P	P	P	P	P	
Personal Improvement Services	P	P	P	P	—	
Personal Services	P	P	P	P	—	
Printing and Publishing, Limited	P	P	P	P	—	
Public Safety Facilities	C	C	C	C	C	
INDUSTRY, MANUFACTURING & PROCESSING						
Alcohol Beverage Manufacturing <sup>3</sup>	—	—	C	—	—	17.37.040.E, 17.50.040
with Accessory Tasting Room <sup>4</sup>	—	—	C	—	—	

Custom Manufacturing/Artisan Production <sup>5</sup>	—	—	P	—	—	
Recycling Centers, Small	—	—	MC	—	—	17.50.220
Research and Development, Non-Offices	C	C	P	—	—	17.50.240
<b>TRANSPORTATION, COMMUNICATIONS &amp; UTILITY USES</b>						
Accessory Antenna Arrays	P	P	P	P	—	
Commercial Off-Street Parking	C	C	C	—	—	
Communications Facilities	C	C	C	C	—	
Transportation Terminals	C	C	C	C	—	
Utilities, Major	C	C	C	C	C	
Utilities, Minor	P	P	P	P	P	
Wireless Telecom Facilities, Major	C	C	C	C	—	17.50.310
Wireless Telecom Facilities, Minor	MC	MC	MC	MC	—	
Wireless Telecom Facilities, SCL	P	P	P	P	—	
<b>TEMPORARY USES</b>						
Filming, Long-term	C	C	C	C	C	
Filming, Short-term	P	P	P	P	P	
Personal Property Sales	—	—	—	P	P	17.50.190
Seasonal Merchandise Sales	P	P	P	P	—	17.50.180, 17.61.050.J
Street Fairs	P	P	P	P	P	
Tents	TUP	TUP	TUP	TUP	TUP	17.50.320
Other Temporary Uses	TUP	TUP	TUP	TUP	TUP	
<b>Notes:</b>						
<sup>1</sup> See Section 17.80.020 for definition of the listed land uses, except those listed in footnotes.						
<sup>2</sup> The maximum interior or exterior area in which support services are offered or located shall not exceed 250 square feet.						
<sup>3</sup> <b>Alcohol Beverage Manufacturing</b> is defined as a use where manufacturing of beer, wine, or other alcohol beverages are produced and prepared. Sale for off-site consumption permitted.						
<sup>4</sup> <b>Accessory Tasting Room</b> is defined as the sale of beverages manufactured on the premises for on-site or off-site consumption. It includes establishments such as breweries, wineries, and distilleries that offer tastings and sales of alcohol beverages in accordance with a license issued by the California Department of Alcoholic Beverage Control.						
<sup>5</sup> <b>Custom Manufacturing/Artisan Production</b> is defined as a small-scale use limited to a maximum gross floor area of 15,000 square feet that involves the assembly, compounding, design, development, evaluation, manufacturing, processing, packaging, or treatment of components into products and conducted within enclosed buildings. Uses requiring state or federal emissions permits are excluded. Truck trips are limited to maximum of 10 per day. Accessory uses that support the primary use may comprise up to 25% of the gross floor area. Accessory uses may include, but are not limited to, outdoor dining, on-site food and beverage tastings, and retail.						