

Introduced by: _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PASADENA AMENDING AND ADDING VARIOUS SECTIONS OF TITLE 17 (ZONING CODE) OF THE PASADENA MUNICIPAL CODE TO IMPLEMENT THE HOUSING ELEMENT PERTAINING TO EMERGENCY SHELTERS, LOW BARRIER NAVIGATION CENTERS, SAFE PARKING, DESIGN REVIEW THRESHOLDS, AND MODIFICATIONS FOR INDIVIDUALS WITH DISABILITIES.

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 sections 17.46.040, 17.50.105, 17.50.230, 17.60.030, 17.61.030, 17.76.020, 17.80.020, chapters 17.24, 17.26, 17.30 through 17.35, and chapters 17.37 and 17.38, adds sections 17.40.105, 17.50.153 and 17.50.265 and removes section 17.61.080.I to implement the Housing Element by: (1) expanding zones that allow “emergency shelters” as a conditionally permitted use and “emergency shelters, limited” as a by-right use, and updating the operational standards for both emergency shelter uses, (2) allowing “low barrier navigation centers” as a by-right use as required by State law, (3) allowing “safe parking” as a conditionally permitted use, (4) revising the requirements for modifications for individuals with disabilities, and (5) updating the thresholds for design review for specific sites identified in the Housing Element sites inventory.

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

SECTION 2. Pasadena Municipal Code, Title 17, Article 2, Chapter 17.24, Section 17.24.030, **COMMERCIAL AND INDUSTRIAL DISTRICT LAND USES AND PERMIT REQUIREMENTS**, Pasadena Municipal Code, Title 17, Article 2, Chapter 17.26, Section 17.26.030, **SPECIAL PURPOSE DISTRICT LAND USES AND PERMIT REQUIREMENTS**, Pasadena Municipal Code, Title 17, Article 3, Chapter 17.30, Section 17.30.030, **CD DISTRICT LAND USES AND PERMIT REQUIREMENTS**, Chapter 17.31, Section 17.31.040, **ALLOWABLE LAND USES**, Chapter 17.32, Section 17.32.050, **EPSP DISTRICT LAND USES AND PERMIT REQUIREMENTS**, Chapter 17.33, Section 17.33.040 **FGSP DISTRICT LAND USES AND PERMIT REQUIREMENTS**, Chapter 17.35, Section 17.35.030, **ALLOWABLE LAND USES**, Chapter 17.37, Section 17.37.040, **ALLOWABLE LAND USES**, Chapter 17.38, Section 17.38.040, **ECSP DISTRICT LAND USES AND PERMIT REQUIREMENTS** are amended as shown in Exhibit 1, attached hereto and incorporated by this reference.

SECTION 3. Pasadena Municipal Code, Title 17, Article 4, Chapter 17.40, Section 17.40.070, **LIMITED HOURS OF OPERATION** is amended as shown in Exhibit 2, attached hereto and incorporated by reference.

SECTION 4. Pasadena Municipal Code, Title 17, Article 4, Chapter 17.40, Section 17.40.105, **MODIFICATIONS FOR INDIVIDUALS WITH DISABILITIES** is added as shown in Exhibit 3, attached hereto and incorporated by this reference.

SECTION 5. Pasadena Municipal Code, Title 17, Article 4, Chapter 17.46, Section 17.46.040, **NUMBER OF OFF-STREET PARKING SPACES REQUIRED** is amended as shown in Exhibit 4, attached hereto and incorporated by reference.

SECTION 6. Pasadena Municipal Code, Title 17, Article 5, Chapter 17.50, Section 17.50.105, **EMERGENCY SHELTERS, LIMITED** is amended as shown in Exhibit 5, attached hereto and incorporated by this reference.

SECTION 7. Pasadena Municipal Code, Title 17, Article 5, Chapter 17.50, Section 17.50.153, **LOW BARRIER NAVIGATION CENTERS** is added as shown in Exhibit 6, attached hereto and incorporated by this reference.

SECTION 8. Pasadena Municipal Code, Title 17, Article 5, Chapter 17.50, Section 17.50.265, **SAFE PARKING** is added as shown in Exhibit 7, attached hereto and incorporated by this reference.

SECTION 9. Pasadena Municipal Code, Title 17, Article 5, Chapter 17.50, Section 17.50.230, **RELIGIOUS FACILITIES** is amended as shown in Exhibit 8, attached hereto and incorporated by this reference.

SECTION 10. Pasadena Municipal Code, Title 17, Article 6, Chapter 17.60, Section 17.60.030, **CONCURRENT PERMIT PROCESSING** is amended as shown in Exhibit 9, attached hereto and incorporated by this reference.

SECTION 11. Pasadena Municipal Code, Title 17, Article 6, Chapter 17.61, Section 17.61.030, **DESIGN REVIEW** is amended as shown in Exhibit 10, attached hereto and incorporated by this reference.

SECTION 12. Pasadena Municipal Code, Title 17, Article 6, Chapter 17.61, Section 17.61.080, **VARIANCES** is amended as shown in Exhibit 11, attached hereto and incorporated by this reference.

SECTION 13. Pasadena Municipal Code, Title 17, Article 7, Chapter 17.76, Section 17.76.020, **NOTICE OF HEARING** is amended as shown in Exhibit 12, attached hereto and incorporated by this reference.

SECTION 14. Pasadena Municipal Code, Title 17, Article 8, Chapter 17.80, Section 17.80.020, **DEFINITIONS** is amended by revising Subsections E, L, and S as shown in Exhibit 13, attached hereto and incorporated by this reference.

SECTION 15. The City Clerk shall certify the adoption of this ordinance and shall cause this ordinance to be published by title and summary.

SECTION 16. This ordinance shall take effect 30 days from its publication.

Signed and approved this _____ day of _____, 2023.

Victor 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 _____ 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Date Published:

Mark Jomsky

City Clerk

Approved as to form:



Theresa E. Fuentes

Assistant City Attorney

Chapter 17.24 – Commercial and Industrial Zoning Districts

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

TABLE 2-5 - ALLOWED USES AND PERMIT REQUIREMENTS FOR COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS					
LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Specific Use Standards
	CO	CL, CL-2	CG	IG	
RESIDENTIAL USES					
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

TABLE 2-5 - ALLOWED USES AND PERMIT REQUIREMENTS FOR COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS					
LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Specific Use Standards
	CO	CL, CL-2	CG	IG	
Residential 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)	—	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES (7, 9)					
Clubs, lodges, private meeting halls	C	C (5)	P	P	
Colleges - Nontraditional campus setting	P (8)	P (8)	P (8)	P (8)	
Colleges - Traditional campus setting	C (2)	C (2)	C (2)	—	
with safe parking	MC	MC	MC	—	17.50.265
Commercial entertainment	—	E (8)	E (8)	E (8)	17.50.130

TABLE 2-5 - ALLOWED USES AND PERMIT REQUIREMENTS FOR COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS					
LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Specific Use Standards
	CO	CL, CL-2	CG	IG	
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	P	P	P	—	17.50.230
with safe parking	MC	MC	MC	—	17.50.265
Schools - Specialized education and training	—	P (8)	P (8)	P (8)	

TABLE 2-5 - ALLOWED USES AND PERMIT REQUIREMENTS FOR COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS					
LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Specific Use Standards
	CO	CL, CL-2	CG	IG	
Schools - Public and private	—	C (2)	C (2)	—	17.50.270
Street fairs	P	P	P	P	
Tents	TUP	TUP	TUP	TUP	17.50.320
OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES (7, 9)					
Automated teller machines (ATM)	P	P	P	P	17.50.060
Banks and financial services	P (8)	P (8)	P (8)	P (8)	
with walk-up services	P	P	P	P	17.50.060
Business support services	—	P (8)	P (8)	P (8)	
Offices - Accessory	P	P	P	P	
Offices - Administrative business professional	P (8)	P (8)	P (8)	P (8)	
Offices - Governmental	P (2)	P (2)	P (2)	P (2)	
Offices - Medical	P (8)	P (8)	P (8)	P (8)	

TABLE 2-5 - ALLOWED USES AND PERMIT REQUIREMENTS FOR COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS					
LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Specific Use Standards
	CO	CL, CL-2	CG	IG	
Research and development - Offices	P (8)	P (8)	P (8)	P (8)	17.50.240
Work/live units	—	—	C	—	17.50.370
RETAIL SALES (7, 9)					
Alcohol sales - Beer and wine	C	C	C	C	17.50.040
Alcohol sales - Full alcohol sales	C	C	C	C	17.50.040
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)	

TABLE 2-5 - ALLOWED USES AND PERMIT REQUIREMENTS FOR COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS					
LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Specific Use Standards
	CO	CL, CL-2	CG	IG	
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)	

TABLE 2-5 - ALLOWED USES AND PERMIT REQUIREMENTS FOR COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS					
LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Specific Use Standards
	CO	CL, CL-2	CG	IG	
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
SERVICES (7, 9)					
Adult day care, limited	P	P	P	—	
Adult day care, general	C (2)	C (2)	C (2)	C (2)	
Animal services - Boarding	—	—	P (8)	P (8)	
Animal services - Grooming	—	P (8)	P (8)	P (8)	
Animal services - Hospitals	—	—	P (8)	P (8)	17.50.050
Catering services	—	P (8)	P (8)	P (8)	

TABLE 2-5 - ALLOWED USES AND PERMIT REQUIREMENTS FOR COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS					
LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Specific Use Standards
	CO	CL, CL-2	CG	IG	
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	MC	MC	17.50.105
Emergency shelters, limited	P	P	P	—	17.50.105
Filming, long-term	C	C	C	C	
Filming, short-term	P	P	P	P	

TABLE 2-5 - ALLOWED USES AND PERMIT REQUIREMENTS FOR COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS					
LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Specific Use Standards
	CO	CL, CL-2	CG	IG	
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
Low barrier navigation centers	P	P	P	—	17.50.153
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

TABLE 2-5 - ALLOWED USES AND PERMIT REQUIREMENTS FOR COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS					
LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Specific Use Standards
	CO	CL, CL-2	CG	IG	
Printing and publishing	—	C (8)	P (8)	P (8)	
Printing and publishing, limited	C	P	P	P	
Public maintenance & service facilities	—	—	C (2)	C (2)	
Public safety facilities	C (2)	C (2)	C (2)	C (2)	
Sexually oriented business	—	—	P	—	17.50.295
Vehicle services - Vehicle equipment repair	—	—	C (8)	C (8)	17.50.360
Vehicle services - Washing and detailing	—	—	C (8)	C (8)	17.50.290
Vehicle services - Washing and detailing, small-scale	—	P	P	P	17.50.290
INDUSTRY, MANUFACTURING & PROCESSING USES (7, 9)					
Commercial growing area	—	P	P	P	17.50.180
Industry, restricted	—	—	C (8)	C (8)	

TABLE 2-5 - ALLOWED USES AND PERMIT REQUIREMENTS FOR COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS					
LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Specific Use Standards
	CO	CL, CL-2	CG	IG	
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	
TRANSPORTATION, COMMUNICATIONS & UTILITY USES					
Alternative fuel/recharging facilities (7, 8, 9)	—	C	C	C	
Accessory antenna array	P	P	P	P	
Communications facilities (7, 8, 9)	—	—	P	P	

TABLE 2-5 - ALLOWED USES AND PERMIT REQUIREMENTS FOR COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS					
LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Specific Use Standards
	CO	CL, CL-2	CG	IG	
Commercial off-street parking (7, 9)	C	C	C	C	
Heliports	—	—	C	C	
Transportation dispatch facility	—	—	C (8)	C (8)	
Transportation terminals	—	—	C	C	
with safe parking	—	—	MC	MC	17.50.265
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

TABLE 2-5 - ALLOWED USES AND PERMIT REQUIREMENTS FOR COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS					
LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Specific Use Standards
	CO	CL, CL-2	CG	IG	
TRANSIT-ORIENTED DEVELOPMENT					
Transit-oriented development (7, 8)	P	P	P	P	17.50.340
<p>Notes:</p> <p>(1) See Section 17.80.020 for definitions of the listed land uses.</p> <p>(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).</p> <p>(3) Allowed subject to the development standards of the RS-6 district, Section 17.22.040.</p> <p>(4) The use is permitted if it is located within a Single-Room Occupancy facility.</p> <p>(5) A club, lodge, or private meeting hall established prior to September 9, 1996, shall be a permitted (P) use.</p> <p>(6) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.</p> <p>(7) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).</p> <p>(8) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. See Section 17.61.050.J for additional requirements.</p> <p>(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.</p>					

Chapter 17.26 – Special Purpose Zoning Districts

Section 17.26.030 – Special Purpose District Land Uses and Permit Requirements

TABLE 2-7 - ALLOWED USES AND PERMIT REQUIREMENTS FOR SPECIAL PURPOSE ZONING DISTRICTS			
LAND USE (1)	PERMIT REQUIREMENT BY ZONE		Specific Use Standards
	OS	PS, PS-1	
RESIDENTIAL USES			
Caretaker quarters	C (2)	C (2)	
Dormitories	—	C	
Fraternity/sorority housing	—	C	
Home occupations	—	P	17.50.110
Multi-family housing	—	C (2)	
Residential accessory uses and structures	C	C	17.50.210, 250
Residential care, limited	—	C (2)	
Residential care, general	—	C	
Senior affordable housing	—	C	17.50.280
Single-family housing	—	C (2)	
Supportive housing	—	C (2)	

TABLE 2-7 - ALLOWED USES AND PERMIT REQUIREMENTS FOR SPECIAL PURPOSE ZONING DISTRICTS			
LAND USE (1)	PERMIT REQUIREMENT BY ZONE		Specific Use Standards
	OS	PS, PS-1	
Transitional housing	—	C (2)	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES			
Clubs, lodges, private meeting halls	C (3)	C (2)	
Colleges - Nontraditional campus setting	—	C	
Colleges - Traditional campus setting	—	C	
with safe parking	—	MC	17.50.265
Commercial entertainment	E	—	17.50.130
Commercial recreation - Indoor	C	—	17.50.130
Commercial recreation - Outdoor	C	C	17.50.130
Conference centers	—	C (2)	
Cultural institutions	C (3)	C	
Electronic game centers	C	—	17.50.100
Park and recreation facilities	C	C	

TABLE 2-7 - ALLOWED USES AND PERMIT REQUIREMENTS FOR SPECIAL PURPOSE ZONING DISTRICTS			
LAND USE (1)	PERMIT REQUIREMENT BY ZONE		Specific Use Standards
	OS	PS, PS-1	
Religious facilities	—	C	17.50.230
with columbarium	—	MC	17.50.230
with temporary homeless shelter	—	C	17.50.230
with safe parking	—	MC	17.50.265
Schools - Public and private	—	C	17.50.270
Stadiums and arenas	C	—	
Tents	TUP	TUP	17.50.320
OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES			
Offices - Administrative business professional	—	C (2)	
Offices - Governmental	—	C	
Offices - Medical	—	C	
RETAIL SALES			
Alcohol sales - Beer and wine	C (2)	C (2)	17.50.040

TABLE 2-7 - ALLOWED USES AND PERMIT REQUIREMENTS FOR SPECIAL PURPOSE ZONING DISTRICTS			
LAND USE (1)	PERMIT REQUIREMENT BY ZONE		Specific Use Standards
	OS	PS, PS-1	
Alcohol sales - Full alcohol sales	C (2)	C (2)	
Bars or taverns	—	C (2)	17.50.040
with live entertainment	—	C (2)	17.50.040
Commercial Nurseries	C (4)	C (4)	
Restaurants	C (2)	C (2)	17.50.260
Restaurants, fast food	C (3)	C (2)	17.50.260
Restaurants, formula fast food	C (3)	C (2)	17.50.260
Restaurants with walk-up window	C (2)	C (2)	17.50.260
Restaurants with limited live entertainment	—	P (2)	
Retail sales	—	C (2)	
Swap meets	C (5)	C	
Temporary uses	TUP	TUP	
SERVICES			

TABLE 2-7 - ALLOWED USES AND PERMIT REQUIREMENTS FOR SPECIAL PURPOSE ZONING DISTRICTS			
LAND USE (1)	PERMIT REQUIREMENT BY ZONE		Specific Use Standards
	OS	PS, PS-1	
Adult day care, general	—	C	
Child day-care centers	—	C	17.50.080
Child day care, large care homes, 9 to 14 persons	—	C	17.50.080
Child day care, small care homes, 1 to 8 persons	—	C	
Filming, long-term	C	C	
Filming, short-term	P	P	
Life/care facilities	—	C	17.50.120
Medical services - Extended care	—	C	
Medical services - Hospitals	—	C	
Maintenance and service facilities	C (3)	C (2)	
Public safety facilities	C	C	
Vehicle services - Washing/detailing, small scale	—	P	17.50.290

TABLE 2-7 - ALLOWED USES AND PERMIT REQUIREMENTS FOR SPECIAL PURPOSE ZONING DISTRICTS			
LAND USE (1)	PERMIT REQUIREMENT BY ZONE		Specific Use Standards
	OS	PS, PS-1	
INDUSTRY, MANUFACTURING & PROCESSING USES			
Commercial growing area	C (5)	—	
Recycling - Small collection facilities	C	C	17.50.220
TRANSPORTATION, COMMUNICATIONS & UTILITY USES			
Accessory antenna array	P	—	
Heliports	—	C	
Transportation terminals	—	C	
with safe parking	—	MC	17.50.265
Utility, major	C	C	
Utility, minor	P	P	
Wireless telecommunications facilities, major	—	C	17.50.310
Wireless telecommunications facilities, minor	—	MC	17.50.310
Wireless telecommunications facilities, SCL	—	P	17.50.310

TABLE 2-7 - ALLOWED USES AND PERMIT REQUIREMENTS FOR SPECIAL PURPOSE ZONING DISTRICTS			
LAND USE (1)	PERMIT REQUIREMENT BY ZONE		Specific Use Standards
	OS	PS, PS-1	
<p>Notes:</p> <p>(1) See Section 17.80.020 for definitions of the listed land uses.</p> <p>(2) Limited to accessory facilities of a principal use.</p> <p>(3) Limited to facilities accessory to an open space. An accessory use shall not occupy more than 5% of the open area.</p> <p>(4) Horticultural or nursery uses shall not replace a park, golf course, or recreational use.</p> <p>(5) Permanent structures prohibited.</p>			

Chapter 17.30 – Central District Specific Plan

Section 17.30.030 – CD District Land Uses and Permit Requirements

TABLE 3-1 - ALLOWED USES AND PERMIT REQUIREMENTS FOR CD ZONING DISTRICTS							
LAND USE (1)	PERMIT REQUIREMENT BY ZONE						Specific Use Standards
	CD-1	CD-2	CD-3	CD-4	CD-5	CD-6	
RESIDENTIAL USES							
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 (10)	P (10)	P (10)	P (10)	P (10)	P (10)	
Single-family housing	— (6)	—	P	— (8)	—	—	
Single-room occupancy	P	P	P (9)	P	P	P	17.50.300

TABLE 3-1 - ALLOWED USES AND PERMIT REQUIREMENTS FOR CD ZONING DISTRICTS							
Supportive housing	P (10)	P (10)	P (10)	P (10)	P (10)	P (10)	
Transitional housing	P (10)	P (10)	P (10)	P (10)	P (10)	P (10)	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES							
Clubs, lodges, private meeting halls	C	C	C (9)	C	C	C	
Colleges - traditional campus setting	C	C	C (9)	C	C	C	
with safe parking	MC	MC	MC	MC	MC	MC	17.50.265
Colleges - nontraditional campus setting (11)	P	P	C (9)	P	P	P	
Commercial entertainment*	E (11)	E (11)	—	E (11)	E (11)	E (11)	17.50.130
Commercial recreation - indoor*	C	C	C (9)	C	C	C	17.50.130
Commercial recreation - outdoor	C (11)	C (11)	—	C (11)	C (11)	C (11)	17.50.130
Conference centers	C (11)	C (11)	—	C (11)	C (11)	C (11)	
Cultural institutions*	P (11)	P (11)	C (11)	P (11)	C (11)	P (11)	
Electronic game centers	C (11)	C (11)	—	C (11)	C (11)	C (11)	17.50.100
Internet access studios	C (11)	C (11)	—	C (11)	C (11)	C (11)	17.50.100
Park and recreation facilities	C	C	C	C	C	C	

TABLE 3-1 - ALLOWED USES AND PERMIT REQUIREMENTS FOR CD ZONING DISTRICTS							
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					P	P	17.50.230
with safe parking	MC	MC	MC	MC	MC	MC	17.50.265
Schools - public and private	C	C	C	C	C	C	17.50.270
Schools - specialized education and training (11)	P	P	C (9)	P	P	P	
Street Fairs	P	P	P	P	P	P	
Tents	P	P	P	P	P	P	17.50.320
OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES							
Automated teller machines (ATM)*	P	P	P (9)	P	P	P	17.50.060
Banks, financial services* (11)	P	P	P (12)	P	P	P	
with walk up services*	P	P	P	P	P	P	17.50.060
Business support services	P (11)	P (11)	P (11)	P (11)	P (11)	P (11)	
Offices - accessory	P	P	P (12)	P	P	P	
Offices - administrative business professional (11)	P	P	P (12)	P	P	P	
Offices - government (11)	P	P	P (9)	P	P	P	

TABLE 3-1 - ALLOWED USES AND PERMIT REQUIREMENTS FOR CD ZONING DISTRICTS							
Offices - medical (11)	P	P	P (9)	P	P	P	
Research and development - offices	P (11)	P (11)	C (11)	P (11)	P (11)	P (11)	17.50.240
Work/live units (11)	P	P	MC	P	MC	P	17.50.370
RETAIL SALES							
Alcohol sales - beer and wine	C	C	C (9)	C	C	C	17.50.040
Alcohol sales - full alcohol sales	C	C	C (9)	C	C	C	17.50.040
Animal services - retail sales* (11)	P	P	P (9)	P	P	P	
Bars or taverns* (11)	C	C	C (9)	C	C	C	17.50.040
with live entertainment*	C	C	C (9)	C	C	C	17.50.130
Commercial nurseries	—	—	—	—	—	P (11)	
Convenience stores*	C	C	C (9)	C	C	C	
Food sales	P (11)	P (11)	P (11)	P (11)	P (11)	P (11)	
Internet vehicle sales	P (11)	P (11)	P (11)	P (11)	P (11)	P (11)	
Liquor stores* (11)	C	C	C (9)	C	C	C	
Pawnshops*	C (11)	C (11)	—	C (11)	C (11)	C (11)	17.50.200
Restaurants* (11)	P	P	P (9)	P	P	P	17.50.260
Restaurants, fast food* (11)	P	P	P (9)	P	P	P	17.50.260
Restaurants, formula fast food* (11)	P	P	P (9)	P	P	P	17.50.260

TABLE 3-1 - ALLOWED USES AND PERMIT REQUIREMENTS FOR CD ZONING DISTRICTS							
Restaurants with limited live entertainment* (11)	P	P	P (9)	P	P	P	
Restaurants with walk-up window*	C	C	C (9)	C	C	C	17.50.260
Retail sales* (11)	P	P	P (12)	P	P	P	
Seasonal merchandise sales	P	P	P (9)	P	P	P	17.50.180
Significant tobacco retailers* (11)	C	C	C (9)	C	C	C	17.50.330
Swap meets	-	-	-	-	-	C (11)	
Temporary uses	TUP	TUP	TUP	TUP	TUP	TUP	
Vehicle services - automobile rental	C (11)	C (11)	-	C (11)	C (11)	C (11)	
Vehicle services - sales and leasing - limited*	MC	MC	MC	MC	MC	MC	
SERVICES							
Adult day-care, general	C	C	C	C	C	C	
Adult day-care, limited	P	P	P	P	P	P	
Ambulance services (11)	C	C	—	C	C	P	
Animal services - boarding (11)	—	—	—	—	—	C	
Animal services - grooming (11)	P	P	P (9)	P	P	P	
Animal services - hospitals (11)	—	P	P	P	P	P	17.50.050
Animal shelters	C (13)	—	—	—	—	C	

TABLE 3-1 - ALLOWED USES AND PERMIT REQUIREMENTS FOR CD ZONING DISTRICTS							
Catering services (11)	P	P	P (9)	P	P	P	
Charitable institutions	C	C	C (9)	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 (9)	MC	MC	MC	17.50.105
Emergency shelters, limited	P	P	P	P	P	P	17.50.105
Filming, long-term	C	C	C	C	C	C	
Filming, short-term	P	P	P	P	P	P	
Laboratories (11)	P	P	P (9)	P	P	P	
Life/care facilities	C	C	C	C	C	C	17.50.120
Lodging - bed and breakfast inns	P (11)	C (11)	C (11)	P (11)	C (11)	P (11)	17.50.140
Lodging - hotels, motels (11)	C	C	C (9)	C	C	C	17.50.150
Low barrier navigation centers	P	P	P	P	P	P	17.50.153
Maintenance or repair services	P (11)	P (11)	P (11)	P (11)	P (11)	P (11)	
Massage establishments	C (11)	—	—	C (11)	—	C (11)	17.50.155
Medical services - hospital	—	—	—	—	—	C	

TABLE 3-1 - ALLOWED USES AND PERMIT REQUIREMENTS FOR CD ZONING DISTRICTS							
Mortuaries, funeral homes	—	—	—	—	—	C (11)	
Personal improvement services*	P (11)	P (11)	P (11)	P (11)	P (11)	P (11)	
Personal services*	P (11)	P (11)	P (11)	P (11)	P (11)	P (11)	
Personal services restricted	C (11)	—	—	C (11)	—	C (11)	17.50.200
Printing and publishing	C (11)	C (11)	—	C (11)	—	P (11)	
Printing and publishing, limited*	P	P	P (9)	P	P	P	
Public safety facilities	C	C	C	C	C	C	
Vehicle services - washing and detailing, small-scale	P	P	P (9)	P	P	P	17.50.290
Vehicle services - washing and detailing, temporary	P	P	P (9)	P	P	P	17.50.290
INDUSTRY, MANUFACTURING, AND PROCESSING USES							
Industry, restricted	C (11)	C (11)	—	C (11)	—	C (11)	
Industry, restricted, small scale	P	P	—	P	—	P	
Industry, standard	—	—	—	—	—	C (11)	
Recycling - small collection facilities	C	C	C (9)	C	C	C	17.50.220
Research and development - non-offices (11)	P	P	C (9)	P	P	P	17.50.240
TRANSPORTATION, COMMUNICATIONS, AND UTILITY USES							

TABLE 3-1 - ALLOWED USES AND PERMIT REQUIREMENTS FOR CD ZONING DISTRICTS							
Alternative fuel/recharging facilities	C	C	C (9)	C	C	C	
Accessory antenna array	P	P	P	P	P	P	
Communications facility (11)	P	P	C (9)	P	P	P	
Commercial off-street parking	MC	MC	MC (9)	MC	MC	MC	
Heliport	—	C (5)	—	—	C (5)	—	
Transit terminal	C	C	C (9)	C	C	C	
with safe parking	MC	MC	MC	MC	MC	MC	17.50.265
Utility, major	C	C	C	C	C	P	
Utility, minor	P	P	P	P	P	P	
Wireless telecommunication facilities, minor	MC	MC	MC	MC	MC	MC	17.50.310
TRANSIT-ORIENTED DEVELOPMENT							
Transit-oriented development	P	P	P	P	P	P	17.50.340
<p>Notes:</p> <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) In the Walnut Street Urban Village Precinct, this use is permitted only when within 140 feet north or south of Walnut Street.</p> <p>(10) Not allowed in areas where residential uses are restricted per Figure 3-4 - Central District Housing/Ground Floor Map.</p> <p>(11) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. See</p>							

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

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.

(12) Allowed only as part of a mixed-use project when 140 feet south or north of Walnut Street.

(13) Allowed only south of Green Street and west of Arroyo Parkway.

Chapter 17.31 – East Colorado Specific Plan 2022

Section 17.31.040 – Allowable Land Uses

Table ECSP-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.	
(L1)	Use is not permitted on the ground floor within 35 feet of the sidewalk line on Colorado Boulevard, Green Street, and Allen Avenue. Entries to upper floor or ground floor spaces behind the 35 feet are allowed.	

ZONING DISTRICT LAND USES AND PERMIT REQUIREMENTS				
Land Use ¹	Permit Requirement			Section/Notes
	EC-MU-C	EC-MU-G	EC-MU-N	
RESIDENTIAL USES				
Accessory Dwelling Unit	P	P	P	17.50.275
Boarding Houses ²	C	C	C	
Dormitories	P	P	P	

ZONING DISTRICT LAND USES AND PERMIT REQUIREMENTS				
Fraternities/Sororities	P	P	P	
Home Occupations	P	P	P	17.50.110
Mixed-Use Projects	P	P	P	
Multi-Family Housing	P	P	P	
Residential Accessory Uses and Structures	P	P	P	17.50.250
Residential Care, General	P	P	P	
Residential Care, Limited	P	P	P	
Single-Room Occupancy	P	P	P	
Supportive Housing	P	P	P	
Transitional Housing ³	P	P	P	
COMMERCIAL USES				
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES				
Clubs, Lodges, Private Meeting Halls	C	C	C	
Colleges, Nontraditional Campus Setting	P	P	P	
Commercial Entertainment	E	E	E	17.50.130
Commercial Recreation, Indoor	P	P	P	
Commercial Recreation, Outdoor	—	—	—	
Cultural Institutions	P	P	P	
Electronic Game Centers	P	P	P	17.50.100
Park and Recreation Facilities	P	P	P	

ZONING DISTRICT LAND USES AND PERMIT REQUIREMENTS				
Religious Facilities	C	C	C	17.50.230
with Columbarium	MC	MC	MC	
with Temporary Homeless Shelter	MC	MC	MC	
with safe parking	MC	MC	MC	17.50.265
Schools, Public and Private	—	C	C	17.50.270
Schools, Specialized Education and Training	P	P	P	
OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES				
Automated Teller Machines (ATMs)	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	P	P	
Offices, Accessory	P(L1)	P(L1)	P(L1)	
Offices, Administrative Business Professional	P(L1)	P	P(L1)	
Offices, Government	P(L1)	P	P(L1)	
Offices, Medical	P	P	P	
Research and Development, Offices ⁴	P(L1)	P	P	17.50.240
Work/Live Units	—	P	P	17.50.370
RETAIL SALES				
Alcohol Sales, Beer and Wine	C	C	C	17.50.040
Alcohol Sales, Full Alcohol	C	C	C	

ZONING DISTRICT LAND USES AND PERMIT REQUIREMENTS				
Animal Retail Sales	P	P	P	
Bars/Taverns	C	C	C	17.50.040, 17.61.050.J
with Live Entertainment	C	C	C	17.50.130
Building Materials and Supplies Sales	—	P	—	
Convenience Stores	P	P	P	
Food Sales	P	P	P	
Liquor Stores	C	C	C	17.61.050.J
Restaurants, Fast Food	P	P	P	17.50.260
Restaurants, Formula Fast Food	P	P	P	17.50.260
Restaurants	P	P	P	17.50.260, 17.61.050.J
with Limited Live Entertainment	P	P	P	
with Walk-Up Window	P	P	P	
Retail Sales	P	P	P	
Significant Tobacco Retailers	C(L1)	C	C(L1)	17.50.330
Vehicle Services, Sales/Leasing	—	C	—	17.50.360
Vehicle Services, Sales/Leasing, Limited	—	C	—	
SERVICES				
Adult Day Care, General	P(L1)	P	P	
Adult Day Care, Limited	C(L1)	C	C	
Animal Services, Hospitals	—	P	—	17.50.050

ZONING DISTRICT LAND USES AND PERMIT REQUIREMENTS				
Catering Services	P(L1)	P	P	
Charitable Institutions	P	P	P	
Child Day Care Centers	P	P	P	17.50.080
Child Day Care, Large	P	P	P	
Child Day Care, Small	P	P	P	
Drive-through Businesses, Non-restaurants ⁵	—	C	—	17.50.090
Drive-through Businesses, Restaurants ⁵	—	C	—	
Emergency Shelters	MC	MC	MC	17.50.105
Emergency Shelters, Limited	P	P	P	17.50.105
Laboratories	—	P	P(L1)	
Life-Care Facilities	MC(L1)	MC	MC(L1)	17.50.120
Lodging, Hotels and Motels	C	C	C	17.50.150
Low Barrier Navigation Centers	P	P	P	17.50.153
Massage Establishments	C	C	C	17.50.155
Medical Services, Extended Care	—	MC	MC(L1)	
Mortuaries/Funeral Homes	—	MC	MC	
Neighborhood Gardens	P	P	P	
Personal Improvement Services	P	P	P	
Personal Services	P	P	P	
Printing and Publishing	P(L1)	P	P(L1)	

ZONING DISTRICT LAND USES AND PERMIT REQUIREMENTS				
Printing and Publishing, Limited	P	P	P	
Public Safety Facilities	C	C	C	
Vehicle Services, Vehicle Equipment Repair	—	C	—	17.50.360
INDUSTRY, MANUFACTURING & PROCESSING				
Alcohol Beverage Manufacturing	—	C	—	17.50.040, 17.61.050.J
with Accessory Tasting Room	—	C	—	
Custom Manufacturing/Artisan Production	P	P	P	
Industry, Restricted	—	MC	—	
Research and Development, Non-Offices ⁴	P(L1)	P	P	17.50.240
Wholesaling, Distribution and Storage, Small-Scale	—	—	—	
TRANSPORTATION, COMMUNICATIONS, AND UTILITY USES				
Accessory Antenna Arrays	P	P	P	
Alternative Fuel/Recharging Facilities	—	P	—	
Commercial Off-Street Parking	MC	MC	MC	
Communications Facilities	C	C	C	
Transportation Terminals	C	C	C	
with safe parking	MC	MC	MC	17.50.265
Utilities, Major	C	C	C	
Utilities, Minor	P	P	P	

ZONING DISTRICT LAND USES AND PERMIT REQUIREMENTS				
Wireless Telecom Facilities, Major	C	C	C	17.50.310
Wireless Telecom Facilities, Minor	MC	MC	MC	
Wireless Telecom Facilities, SCL	—	—	—	
TEMPORARY USES				
Filming, Long-term	C	C	C	
Filming, Short-term	P	P	P	
Personal Property Sales	P	P	P	17.50.190
Seasonal Merchandise Sales	P	P	P	17.50.180
Street Fairs	P	P	P	
Tents	TUP	TUP	TUP	17.50.320
Other Temporary Uses	TUP	TUP	TUP	
<p>Notes:</p> <ol style="list-style-type: none"> 1 See Section 17.80.020 for definition of the listed land uses, except those listed in footnotes. 2 Includes Co-living facilities, which may include more than one shared kitchen per building. Separation requirements of Section 17.50.065 shall not apply. 3 The maximum interior or exterior area in which support services are offered or located shall not exceed 250 square feet. 4 Projects utilizing an Open Space reduction shall be restricted to Research and Development uses for a minimum period of 5 years after Certificate of Occupancy. Any change of use prior to 5 years shall be subject to standard Open Space requirements. 5 Queuing lanes for vehicles shall not be located within 15 feet of Colorado Boulevard; this area may be used for landscaping, outdoor dining, or access driveways. 				

Chapter 17.32 – East Pasadena Specific Plan

Section 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 D1 ZONE				Specific Use Standards
	CO	CL	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	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)	—	—	

TABLE 3-5 - ALLOWED USES AND PERMIT REQUIREMENTS EAST PASADENA SPECIFIC PLAN (EPSP) SUBAREA D1 DISTRICTS					
LAND USE (1)	PERMIT REQUIREMENT BY D1 ZONE				Specific Use Standards
	CO	CL	CG	IG	
Residential 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	—	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES (3, 10)					
Clubs, lodges, private meeting halls	C (2)	C (2) (8)	P (2)	C (2)	
Colleges - Nontraditional campus setting	C (4)	P (4)	P (4)	P (4)	
Colleges - Traditional campus setting	C (2)	C (2)	C (2)	—	
with safe parking	MC	MC	MC	—	17.50.265
Commercial entertainment (3, 4)	—	—	E	—	17.50.130
Commercial recreation - Indoor	—	C (4)	C (4)	—	17.50.130

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

LAND USE (1)	PERMIT REQUIREMENT BY D1 ZONE				Specific Use Standards
	CO	CL	CG	IG	
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
with safe parking	MC	MC	MC	—	17.50.265
Schools - Public and private	—	C (2)	C (2)	—	17.50.270
Schools - Specialized education and training (3, 4)	—	P (10)	P (10)	P (10)	

TABLE 3-5 - ALLOWED USES AND PERMIT REQUIREMENTS EAST PASADENA SPECIFIC PLAN (EPSP) SUBAREA D1 DISTRICTS					
LAND USE (1)	PERMIT REQUIREMENT BY D1 ZONE				Specific Use Standards
	CO	CL	CG	IG	
Street fairs	P	P	P	P	
Tents	TUP	TUP	TUP	TUP	17.50.320
OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES (3, 10)					
Automated teller machines (ATM)	—	P	P	P	17.50.060
Banks and financial services	—	P	P	P	
with walk-up services	—	P	P	P	17.50.060
Business support services	—	P (4)	P (4)	P (4)	
Offices - Accessory to primary use	—	P	P	P	
Offices - Administrative business professional	P (4)	P (4)	P (4)	P (4)	
Offices - Governmental	P	P	P	C	
Offices - Medical	P (4)	P (4)	P (4)	P (4)	
Research and development - Offices	P (4)	P (4)	P (4)	P (4)	17.50.240

TABLE 3-5 - ALLOWED USES AND PERMIT REQUIREMENTS EAST PASADENA SPECIFIC PLAN (EPSP) SUBAREA D1 DISTRICTS					
LAND USE (1)	PERMIT REQUIREMENT BY D1 ZONE				Specific Use Standards
	CO	CL	CG	IG	
Work/live units	—	C	C	C	17.50.370
RETAIL SALES(3, 10, 11)					
Alcohol sales - Beer and wine	C	C	C	—	17.50.040
Alcohol sales - Full alcohol sales	C	C	C	—	17.50.040
Animal services - Retail sales	—	—	P (4)	P (4)	
Bars or taverns	—	C (4)	C (4)	C (4)	17.50.040
with live entertainment	—	C	C	C	17.50.130
Building materials and supplies sales	—	—	P (4)	P (4)	
Commercial nurseries	—	C (4)	P (4)	—	17.50.180
Convenience stores	—	C (4)	C (4)	—	
Firearm sales	—	—	—	C (4)	
Food sales	P (4)	P (4)	P (4)	—	
Internet vehicle sales	—	P (4)	P (4)	P (4)	

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

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

TABLE 3-5 - ALLOWED USES AND PERMIT REQUIREMENTS EAST PASADENA SPECIFIC PLAN (EPSP) SUBAREA D1 DISTRICTS					
LAND USE (1)	PERMIT REQUIREMENT BY D1 ZONE				Specific Use Standards
	CO	CL	CG	IG	
Vehicle services - Automobile rentals	—	C (4)	C (4)	P (4)	
Vehicle services - Sales and leasing	—	—	P (4)	C (4)	17.50.360
Vehicle services - Sales and leasing - limited	—	C	C	P	17.50.360
Vehicle services - Service stations	—	C (4)	C (4)	C (4)	17.50.290
SERVICES (3, 10)					
Adult day care - General	C (2)	C (2)	C (2)	C (2)	
Adult day care - Limited	P	P	—	—	
Ambulance services	—	—	P (4)	P (4)	
Animal services - Boarding	—	—	P (4)	P (4)	
Animal services - Grooming	—	P (4)	P (4)	P (4)	
Animal services - Hospitals	—	—	P (4)	P (4)	17.50.050
Catering services	—	P (4)	P (4)	P (4)	

TABLE 3-5 - ALLOWED USES AND PERMIT REQUIREMENTS EAST PASADENA SPECIFIC PLAN (EPSP) SUBAREA D1 DISTRICTS					
LAND USE (1)	PERMIT REQUIREMENT BY D1 ZONE				Specific Use Standards
	CO	CL	CG	IG	
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	MC	MC	17.50.105
Emergency shelters, limited	P	P	P	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)	

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

LAND USE (1)	PERMIT REQUIREMENT BY D1 ZONE				Specific Use Standards
	CO	CL	CG	IG	
Life/care facilities	C	C	C	—	17.50.120
Lodging - Hotel, motel	—	—	C (4)	—	17.50.150
Low barrier navigation centers	P	P	P	P	17.50.153
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	—	

TABLE 3-5 - ALLOWED USES AND PERMIT REQUIREMENTS EAST PASADENA SPECIFIC PLAN (EPSP) SUBAREA D1 DISTRICTS					
LAND USE (1)	PERMIT REQUIREMENT BY D1 ZONE				Specific Use Standards
	CO	CL	CG	IG	
Public maintenance & service facilities	—	—	C (4)	C (4)	
Public safety facilities	C	C (2)	C (2)	C (2)	
Sexually oriented business	—	—	P	—	17.50.295
Vehicle services - Vehicle/equipment repair	—	C (4)	C (4)	C (4)	
Vehicle services - Washing/detailing	—	—	C (4)	C (4)	17.50.290
Vehicle services - Washing/detailing, small scale	—	P	P	P	17.50.200
INDUSTRY, MANUFACTURING & PROCESSING USES (3, 10)					
Commercial growing area	—	—	—	P	
Industry, restricted (4, 5)	—	—	C	P	
Industry, restricted, small-scale	—	P (5)	P (5)	P (5)	
Industry, standard (4, 5)	—	—	—	P	
Recycling - Small collection facilities	C	C	C	C	17.50.220

TABLE 3-5 - ALLOWED USES AND PERMIT REQUIREMENTS EAST PASADENA SPECIFIC PLAN (EPSP) SUBAREA D1 DISTRICTS					
LAND USE (1)	PERMIT REQUIREMENT BY D1 ZONE				Specific Use Standards
	CO	CL	CG	IG	
Recycling - Large collection facilities	—	—	C (4)	C (4)	17.50.220
Research & development - Non-office	C (4)	C (4)	P (4)	P (4)	17.50.240
Wholesaling, distribution, & storage	—	—	C (4)	P (4)	
Wholesaling, distribution, & storage, small-scale	—	—	P	P	
TRANSPORTATION, COMMUNICATIONS & UTILITY USES					
Accessory antenna array	P	P	P	P	
Alternative fuel/recharging facilities (3, 4, 10)	—	C	C	C	
Commercial off-street parking (3)	C	C	C	C	
Communications facilities (3, 4, 10)	—	—	P	P	
Heliports	—	—	C	C	
Transportation terminals	—	—	C	C	
with safe parking	—	—	MC	MC	17.50.265

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

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

TABLE 3-5 - ALLOWED USES AND PERMIT REQUIREMENTS EAST PASADENA SPECIFIC PLAN (EPSP) SUBAREA D1 DISTRICTS								
LAND USE (1)	PERMIT REQUIREMENT BY D1 ZONE				Specific Use Standards			
	CO	CL	CG	IG				
leasing) shall be stored on each site. This restriction shall apply to new uses or uses which expand by more than 30 percent of gross floor area. (11) Emergency shelters, limited is not permitted on lots with frontage on Eloise Ave., south of Walnut St.								

TABLE 3-6 - 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	
RESIDENTIAL USES								
Accessory dwelling unit	P	P	—	—	—	—	—	17.50.275
Boarding houses	—	P	—	—	—	—	—	
Caretakers quarters	P	P	P	MC	C	P	P	

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	
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

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	
Supportive housing	P	P	P	—	C (5)	P	P	
Transitional housing	P	P	P	—	C (5)	P	P	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES (3, 10)								
Clubs, lodges, private meeting halls	C (2)	C (2, 7)	P (2)	C (2)	C	C (2)	P (2)	
Colleges - Nontraditional campus setting	P (4)	P (4)	P (4)	P (4)	C	P (4)	P (4)	
Colleges - Traditional campus setting	C (2)	C (2)	C (2)	—	C	C (2)	C (2)	
with safe parking	MC	MC	MC	—	MC	MC	MC	17.50.265
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

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	
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	P	P	P	—	—	P	P	17.50.230
with safe parking	MC	MC	MC	—	—	MC	MC	17.50.265
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)	

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	
Street fairs	P	P	P	P	—	P	P	
Tents	TUP	TUP	TUP	TUP	TUP	TUP	TUP	17.50.320
OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES (3, 10)								
Automated teller machines (ATM)	P	P	P	P	—	P	P	17.50.060
Banks and financial services	C (4)	P (4)	P (4)	P (4)	—	C (4)	P (4)	
with walk-up services	C	P	P	P	—	C	P	17.50.060
Business support services	C (4)	P (4)	P (4)	P (4)	—	—	P (4)	
Offices - Accessory to primary use	P	P	P	P	P	P	P	
Offices - Administrative business professional	P (4)	P (4)	P (4)	P (4)	C (5)	P (4)	P (4)	
Offices - Governmental	P	P	P	C	C	P	P	
Offices - Medical	P (4)	P (4)	P (4)	P (4)	C	P (4)	P (4)	

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	
Research and development - Offices	P (4)	P (4)	P (4)	P (4)	—	P (4)	P (4)	17.50.240
Work/live units	—	—	C	C	—	—	C	17.50.370
RETAIL SALES (3, 10)								
Alcohol sales - Beer and wine	C	C	C	—	—	C	C	17.50.040
Alcohol sales - Full alcohol sales	C	C	C	—	—	C	C	17.50.040
Animal services - retail sales	—	P (4)	P (4)	P (4)	—	—	P (4)	
Bars or taverns	—	C (4)	C (4)	C (4)	C (5)	—	C (4)	17.50.040
with live entertainment	—	C	C	C	C	—	C	17.50.120
Building materials and supplies sales (3, 4)	—	—	P (9)	P	—	—	—	
Commercial nurseries	—	P (4)	P (4)	P (4)	—	—	P (4)	
Convenience stores	—	C	C	C	—	—	C	

**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	
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)	

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	
Seasonal merchandise sales	P	P	P	P	—	P	P	17.50.180
Significant tobacco retailers	—	—	C (4)	C (4)	—	—	C (4)	17.50.330
Swap meets	—	—	C (4)	C (4)	—	—	C (4)	
Temporary uses	TUP	TUP	TUP	TUP	TUP	TUP	TUP	
Vehicle services - Automobile rental	—	C (4)	C (4)	C (4)	—	—	C (4)	
Vehicle services - Sales and leasing	—	—	—	C (4)	—	—	—	17.50.360
Vehicle services - Sales and leasing - limited	—	—	—	C (4)	—	—	—	17.50.360
Vehicle services - Service station	—	C (4)	C (4)	C (4)	—	—	C (4)	17.50.290
SERVICES (3, 10)								
Adult day-care - General	C (2)	C (2)	C (2)	C (2)	C (2)	C (2)	C (2)	
Adult day-care - Limited	P	P	—	—	—	P	—	

**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	
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

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	
Emergency shelters	MC	MC	MC	MC	—	MC	MC	17.50.105
Emergency shelters, limited	P	P	P	—	—	P	P	17.50.105
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
Low barrier navigation centers	P	P	P	—	—	P	P	17.50.153
Massage establishments	—	—	C (4)	C (4)	—	—	C (4)	17.50.155
Medical services - Extended care	C (2)	C (2)	—	—	C	C (2)	—	

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	
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

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	
Vehicle services - Washing/detailing	—	C (4)	C (4)	C (4)	—	—	—	17.50.290
Vehicle services - Washing/detailing, small scale	—	P	P	P	P	—	P	17.50.290
INDUSTRY, MANUFACTURING & PROCESSING USES (3, 10)								
Commercial growing area	—	P	P	P	—	—	P	
Industry, restricted	—	—	C (4)	P (4)	—	—	C (4)	
Industry, restricted, small-scale	—	P	P	P	—	—	—	
Industry, standard	—	—	—	P (11)	—	—	—	
Recycling - Small collection facilities	C	C	C	C	—	C	C	17.50.220
Recycling - Large collection facilities	—	—	C (4)	C (4)	—	—	—	17.50.220

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	
Research & development - Non-office	C (4)	C (4)	P (4)	P (4)	—	C (4)	—	17.50.240
Wholesaling, distribution & storage	—	—	C (4)	P (4)	—	—	C (4)	
Wholesaling, distribution & storage, small-scale	—	—	C	P	—	—	C	
TRANSPORTATION, COMMUNICATIONS & UTILITY USES								
Accessory antenna array	P	P	P	P	—	P	P	
Alternative fuel/recharging facilities (3, 4, 10)	—	C	C	C	—	—	C	
Commercial off-street parking	C (3)	C (3)	C (3)	C (3)	—	C (3)	C (3)	
Heliports	—	—	C	C	C	—	C	
Transportation terminals	—	—	C (9)	C	C	—	C	
with safe parking	—	—	MC	MC	MC	—	MC	17.50.265

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	
Utility, major	C	C	C	C	C	C	C	
Utility, minor	P	P	P	—	P	P	P	
Vehicle storage (3, 4, 10)	—	—	C	C	—	—	—	
Wireless telecommunications facilities, major	C	C	C	C	C	C	C	17.50.310
Wireless telecommunications facilities, minor	MC	MC	MC	MC	MC	MC	MC	17.50.310
Wireless telecommunications facilities, SCL	P	P	P	P	P	P	P	17.50.310
TRANSIT-ORIENTED DEVELOPMENT								
Transit-oriented development (3, 4)	P	P	P	P	—	P	P	17.50.340

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

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	
<p>Section 17.61.050.J for additional requirements.</p> <p>(5) Limited to accessory facilities of a principal use.</p> <p>(6) Not used.</p> <p>(7) A club or lodge established prior to September 9, 1996, is a permitted (P) use.</p> <p>(8) A Minor Conditional Use Permit is required to establish a new use. An existing use is a permitted (P) use.</p> <p>(9) Limited to sites south of Foothill Boulevard.</p> <p>(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.</p> <p>(11) Auto dismantling is not permitted.</p>								

Chapter 17.33 - Fair Oaks-Orange Grove Specific Plan

Section 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	
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	—	

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	
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
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES (2, 9, 10)						
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)	
with safe parking	MC	MC	MC	MC	MC	17.50.265
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

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	
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
with safe parking	MC	MC	MC	MC	MC	17.50.265
Schools - Public and private	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.270

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	
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
OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES (2, 9, 10)						
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	

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	
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
RETAIL SALES (2, 9, 10)						
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

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	
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
SERVICES (2, 9, 10)						

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	
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

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	
Emergency shelters	—	MC	—	MC	—	17.50.105
Emergency shelters, limited	—	P	—	P	—	17.50.105
Laboratories	P (3)	P (3)	P (3)	P (3)	P (3)	
Low barrier navigation centers	—	P	—	P	—	17.50.153
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)	

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	
Vehicle services - Washing/detailing, small scale	P	P	P	P	P	17.50.290
INDUSTRY, MANUFACTURING & PROCESSING USES (2, 9, 10)						
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	

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	
TRANSPORTATION, COMMUNICATIONS & UTILITY USES						
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.						

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	

- (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

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	
17.22.040, except as shown in Table 3-15. (16) Not permitted in FGSP-C-3d zone						

Chapter 17.35 – South Fair Oaks Specific Plan

Table SFOSP-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.	
(L1)	Use is not permitted on the ground floor within 35 feet of the sidewalk line. Entries to upper floor or ground floor spaces behind the 35 feet are allowed; these spaces shall not qualify as required commercial uses for the purposes of Section 17.35.070.A.	
(L2)	Use limited to a maximum of 30% of the total building frontage on the ground floor, regardless of the ground floor frontage type per Section 17.35.070.A.	
(L3)	Use limited to a maximum of 30% of the total building frontage on the ground floor fronting Raymond Avenue south of Fillmore Street, regardless of the ground floor frontage type per Section 17.35.070.A.	
(L4)	Use limited to east of Metro right-of-way.	

ZONING DISTRICT LAND USES AND PERMIT REQUIREMENTS

Land Use ¹	Permit Requirement								Section/ Notes
	SFO- CG	SFO- CL	SFO- CF	SFO- IF	SFO- MU-C	SFO- MU- G	SFO- MU- N	SFO- MU- T	
RESIDENTIAL USES									
Accessory Dwelling Unit	-	-	-	-	P	P	P	P	17.50.275
Boarding Houses ²	-	-	-	-	P	P	P	-	
Dormitories	-	-	-	-	P(L3)	P	P	-	
Fraternities/ Sororities	-	-	-	-	P(L3)	P	P	-	
Home Occupations	-	-	-	-	P	P	P	P	17.50.110
Hospitality Homes	MC	MC	-	-	MC(L3)	MC	-	-	
Mixed-Use Projects	-	-	-	-	P	P	P	P	
Multi-Family Housing	-	-	-	-	P	P	P	P	
Residential Accessory Uses and Structures	-	-	-	-	P	P	P	P	17.50.250
Residential Care, General	-	-	-	-	C(L3)	-	-	-	
Residential Care, Limited	-	-	-	-	P(L3)	P	P	-	

Land Use ¹	Permit Requirement								Section/ Notes
	SFO- CG	SFO- CL	SFO- CF	SFO- IF	SFO- MU-C	SFO- MU- G	SFO- MU- N	SFO- MU- T	
Single-Room Occupancy	-	-	-	-	P(L1)	P	P(L1)	P(L1)	
Supportive Housing	-	-	-	-	P	P	P	P	
Transitional Housing ³	-	-	-	-	P	P	P	P	
COMMERCIAL USES									
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES									
Clubs, Lodges, Private Meeting Halls	C	-	C	C	C	C	C	C	
Colleges, Nontraditional Campus Setting	P	-	P	P	P	P	P(L1)	P(L1)	
Commercial Entertainment	E	-	E	-	E	E	E	E	17.50.130
Commercial Recreation, Indoor	P	-	P	P	P	P	P	-	
Commercial Recreation, Outdoor	P	-	P	P	-	-	-	-	
Conference Centers	-	-	-	-	C	-	C(L1)	C(L1)	

Land Use ¹	Permit Requirement								Section/ Notes
	SFO- CG	SFO- CL	SFO- CF	SFO- IF	SFO- MU-C	SFO- MU- G	SFO- MU- N	SFO- MU- T	
Cultural Institutions	P	-	P	-	P	P	P	P	
Electronic Game Centers	P	-	P	-	P	P	P	P	17.50.100
Park and Recreation Facilities	P	-	P	P	P	P	P	P	
Religious Facilities	C	-	C	C	C	C	C	C	17.50.230
with Columbarium	MC	-	-	-	-	-	-	-	
with Temporary Homeless Shelter	-	-	-	MC	-	-	-	-	
with safe parking	MC	-	MC	MC	MC	MC	MC	MC	17.50.265
Schools, Public and Private	C	-	C	C	C	C	C	-	17.50.270
Schools, Specialized Education and Training	P	-	P	P	P(L1)	P	P(L1)	P(L1)	
OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES									
Automated Teller Machines (ATMs)	P	-	P	P	P	P	P	P	17.50.060

Land Use ¹	Permit Requirement								Section/ Notes
	SFO- CG	SFO- CL	SFO- CF	SFO- IF	SFO- MU-C	SFO- MU- G	SFO- MU- N	SFO- MU- T	
Banks and Financial Services	P	-	P	P	P	P	P	P	
with Walk-Up Services	P	-	P	P	P	P	P	P	17.50.060
Business Support Services	P	-	P	P	P(L2)	P	P	P	
Offices, Accessory	P	-	P	P	P(L2)	P	P	P(L1)	
Offices, Administrative Business Professional	P	-	P	P	P(L2)	P	P	P(L1)	
Offices, Government	P	-	P	P	P(L1)	P	P(L1)	P(L1)	
Offices, Medical	P	P	P	P	P(L3)	P	-	P(L1)	
Research and Development, Offices	P	P	P	P	P(L2)	P	P	P(L1)	17.50.240
Work/Live Units	-	-	P	-	P	P	P	-	17.50.370
RETAIL SALES									
Alcohol Sales, Beer and Wine	C	-	C	C	C	C	C	C	17.50.040

Land Use ¹	Permit Requirement								Section/ Notes
	SFO- CG	SFO- CL	SFO- CF	SFO- IF	SFO- MU-C	SFO- MU- G	SFO- MU- N	SFO- MU- T	
Alcohol Sales, Full Alcohol	C	-	C	C	C	C	C	C	
Animal Retail Sales	P	-	P	-	P	P	P	P	
Bars/Taverns	C	-	C	C	C	-	C	C	17.50.040, 17.61.050.J
with Live Entertainment	C	-	C	C	C	-	C	C	17.50.130
Commercial Nurseries	C	-	C	-	C	-	-	-	17.50.180
Convenience Stores	P	P	P	P	P	P	P	P	
Food Sales	P	-	P	P	P	P	P	P	
Liquor Stores	C	-	C	C	C	C	C	C	17.50.040, 17.61.050.J
Restaurants, Fast Food	P	P	P	P	P	P	P	P	17.50.260
Restaurants, Formula Fast Food	P	P	P	P	P	P	P	P	17.50.260
Restaurants	P	P	P	P	P	P	P	P	17.50.260, 17.61.050.J

Land Use ¹	Permit Requirement								Section/ Notes
	SFO- CG	SFO- CL	SFO- CF	SFO- IF	SFO- MU-C	SFO- MU- G	SFO- MU- N	SFO- MU- T	
with Limited Live Entertainment	P	-	P	P	P	P	P	P	
with Walk-Up Window	P	P	P	P	P	P	P	P	
Retail Sales	P	P	P	P	P	P	P	P	
Significant Tobacco Retailers	C	-	C	C	C	C	C	C	17.50.330
Swap Meets	C	-	C	C	C	C	C	C	17.61.050.J
Vehicle Services, Automobile Showrooms	P	-	-	-	-	-	-	-	
Vehicle Services, Sales/Leasing	P	-	-	-	-	-	-	-	17.50.360
Vehicle Services, Sales/Leasing, Limited	P	-	P	-	-	-	-	-	
SERVICES									
Adult Day Care, General	C	C(L1)	-	-	C(L1)	C	-	-	
Adult Day Care, Limited	P	P(L1)	-	-	P(L1)	P	-	-	

Land Use ¹	Permit Requirement								Section/ Notes
	SFO- CG	SFO- CL	SFO- CF	SFO- IF	SFO- MU-C	SFO- MU- G	SFO- MU- N	SFO- MU- T	
Animal Boarding	P	-	P	-	-	-	C	-	
Animal Grooming	P	-	P	-	P	P	P	-	
Animal Hospitals	P	-	P	-	-	-	C	-	17.50.050
Animal Shelters	P	-	P	-	-	-	C	-	
Catering Services	P	-	P	P	P	P(L1)	P(L1)	P(L1)	
Charitable Institutions	P	P	P	P	P	P	P	P(L1)	
Child Day Care Centers	P	P	-	-	P	P	P	-	17.50.080
Child Day Care, Large	-	-	-	-	P	P	P	P	
Child Day Care, Small	-	-	-	-	P	P	P	P	
Emergency shelters	MC	MC	MC	MC	MC	MC	MC	MC	17.50.105
Emergency Shelters, Limited	P	P	P	P	P	P	P	P	17.50.105
Laboratories	P	P	P	P	P(L1)	P(L1)	P(L1)	P(L1)	
Life-Care Facilities	MC	MC	-	-	MC(L3)	MC	-	-	17.50.120

Land Use ¹	Permit Requirement								Section/ Notes
	SFO- CG	SFO- CL	SFO- CF	SFO- IF	SFO- MU-C	SFO- MU- G	SFO- MU- N	SFO- MU- T	
Lodging, Bed and Breakfast Inns	-	-	-	-	-	C	-	-	17.50.140
Lodging, Hotels and Motels	C	-	-	-	C(L2)	-	C(L2)	-	17.50.150
Low barrier navigation centers	P	P	P	P	P	P	P	P	17.50.153
Massage Establishments	C	-	-	-	C	C	C(L1)	C(L1)	17.50.155
Medical Services, Extended Care	MC	MC	-	-	MC(L3)	MC	-	-	
Mortuaries/Funeral Homes	P	-	-	-	-	-	-	-	
Neighborhood Gardens	P	-	P	P	P	P	P	P	
Personal Improvement Services	P	-	P	-	P	P	P	P	
Personal Services	P	-	P	-	P	P	P	P	
Printing and Publishing	P	-	P	P	P(L1)	P(L1)	P(L1)	-	
Printing and Publishing, Limited	P	-	P	P	P(L2)	P	P	P	

Land Use ¹	Permit Requirement								Section/ Notes
	SFO- CG	SFO- CL	SFO- CF	SFO- IF	SFO- MU-C	SFO- MU- G	SFO- MU- N	SFO- MU- T	
Public Safety Facilities	C	-	C	C	-	-	-	C	
Vehicle Services, Washing/Detailing	P(L4)	-	-	-	-	-	-	-	17.50.290
Vehicle Services, Washing/Detailing, Small-Scale	P	-	P	-	-	-	-	-	
INDUSTRY, MANUFACTURING & PROCESSING									
Alcohol Beverage Manufacturing	C	-	C	C	-	-	C	-	17.50.040, 17.61.050.J
with Accessory Tasting Room	C	-	C	C	-	-	C	-	
Custom Manufacturing/Artisan Production	P	-	P	P	P	P	P	-	
Industry, Standard	C	-	-	P	-	-	-	-	
Industry, Restricted	MC	-	MC	MC	MC(L2)	MC	MC	-	
Maintenance and Service Facilities	-	-	-	P	-	-	-	-	

Land Use ¹	Permit Requirement								Section/ Notes
	SFO- CG	SFO- CL	SFO- CF	SFO- IF	SFO- MU-C	SFO- MU- G	SFO- MU- N	SFO- MU- T	
Research and Development, Non-Offices	P	P	P	P	P(L1)	-	-	-	
Recycling Centers, Small Collection Facilities	C	-	-	P	-	-	-	-	17.50.220
Wholesaling, Distribution and Storage	C(L4)	-	-	P	-	-	-	-	
Wholesaling, Distribution and Storage, Small Scale	MC	-	P	P	-	-	-	-	
TRANSPORTATION, COMMUNICATIONS, AND UTILITY USES									
Accessory Antenna Arrays	P	P	P	P	P	P	P	P	
Alternative Fuel/Recharging Facilities	P	-	P	P	-	-	-	-	
Commercial Off-Street Parking	C	C	C	C	C	C	C	C	17.40.070
Communications Facilities	C	C	C	C	C	C	C	C	

Land Use ¹	Permit Requirement								Section/ Notes
	SFO- CG	SFO- CL	SFO- CF	SFO- IF	SFO- MU-C	SFO- MU- G	SFO- MU- N	SFO- MU- T	
Heliports	-	C	-	C	-	-	-	-	
Transportation Terminals	C	C	C	C	C	C	C	C	
with safe parking	MC	MC	MC	MC	MC	MC	MC	MC	17.50.265
Utilities, Major	C	-	C	C	C	C	C	C	
Utilities, Minor	P	-	P	P	P	P	P	P	
Wireless Telecom Facilities, Major	C	C	C	C	C	C	C	C	17.50.310
Wireless Telecom Facilities, Minor	MC	MC	MC	MC	MC	MC	MC	MC	
Wireless Telecom Facilities, SCL	P	P	P	P	P	P	P	P	
TEMPORARY USES									
Filming, Long-term	MC	MC	MC	MC	MC	MC	MC	MC	
Filming, Short-term	P	P	P	P	P	P	P	P	
Personal Property Sales	-	-	-	-	P	P	P	P	17.50.190

Land Use ¹	Permit Requirement								Section/ Notes
	SFO- CG	SFO- CL	SFO- CF	SFO- IF	SFO- MU-C	SFO- MU- G	SFO- MU- N	SFO- MU- T	
Seasonal Merchandise Sales	P	P	P	P	P	P	P	P	17.50.180
Street Fairs	P	P	P	P	P	P	P	P	
Tents	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	17.50.320
Other Temporary Uses	TUP	TUP	TUP	TUP	TUP	TUP	TUP	TUP	
<p>Notes:</p> <p>¹ See Section 17.80.020 for definition of the listed land uses.</p> <p>² Includes Co-living facilities, which may include more than one shared kitchen per building. Separation requirements of Section 17.50.065 shall not apply.</p> <p>³ The maximum interior or exterior area in which support services are offered or located shall not exceed 250 square feet.</p>									

Chapter 17.37 Lincoln Avenue Specific Plan

Section 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 ¹	Permit Requirement					Section/Notes
	LA-CG	LA-CL	LA-CF	LA-MU-N	LA-RM-16	
RESIDENTIAL USES						
Accessory Dwelling Unit	—	—	—	P	P	17.50.275
Home Occupations	—	—	—	P	P	17.50.110
Mixed-Use Projects	—	—	—	P	—	

ZONING DISTRICT LAND USES AND PERMIT REQUIREMENTS						
Land Use ¹	Permit Requirement					Section/Notes
	LA-CG	LA-CL	LA-CF	LA-MU-N	LA-RM-16	
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 ²	—	—	—	P	P	
COMMERCIAL USES						
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES						
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	—	—	

ZONING DISTRICT LAND USES AND PERMIT REQUIREMENTS						
Land Use ¹	Permit Requirement					Section/Notes
	LA-CG	LA-CL	LA-CF	LA-MU-N	LA-RM-16	
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
with safe parking	MC	MC	MC	MC	MC	17.50.265
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

ZONING DISTRICT LAND USES AND PERMIT REQUIREMENTS						
Land Use ¹	Permit Requirement					Section/Notes
	LA-CG	LA-CL	LA-CF	LA-MU-N	LA-RM-16	
Banks and Financial Services	P	P	P	P	P	
with Walk-Up Services	P	P	P	P	—	17.50.060
Business Support Services	P	P	P	P	—	
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	—	

ZONING DISTRICT LAND USES AND PERMIT REQUIREMENTS						
Land Use ¹	Permit Requirement					Section/Notes
	LA-CG	LA-CL	LA-CF	LA-MU-N	LA-RM-16	
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						

ZONING DISTRICT LAND USES AND PERMIT REQUIREMENTS						
Land Use ¹	Permit Requirement					Section/Notes
	LA-CG	LA-CL	LA-CF	LA-MU-N	LA-RM-16	
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	
Emergency shelters	—	—	—	MC	—	17.50.105
Emergency shelters, limited	—	—	—	P	—	17.50.105
Laboratories	P	MC	P	MC	—	
Low barrier navigation centers	—	—	—	P	—	17.50.153
Maintenance and Repair Services	P	—	P	P	—	
Massage Establishments	C	—	—	C	—	17.50.155

ZONING DISTRICT LAND USES AND PERMIT REQUIREMENTS						
Land Use ¹	Permit Requirement					Section/Notes
	LA-CG	LA-CL	LA-CF	LA-MU-N	LA-RM-16	
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 ³	—	—	C	—	—	17.37.040.E, 17.50.040
with Accessory Tasting Room ⁴	—	—	C	—	—	
Custom Manufacturing/Artisan Production ⁵	—	—	P	—	—	
Recycling Centers, Small	—	—	MC	—	—	17.50.220

ZONING DISTRICT LAND USES AND PERMIT REQUIREMENTS						
Land Use ¹	Permit Requirement					Section/Notes
	LA-CG	LA-CL	LA-CF	LA-MU-N	LA-RM-16	
Research and Development, Non-Offices	C	C	P	—	—	17.50.240
TRANSPORTATION, COMMUNICATIONS, AND UTILITY USES						
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	—	
with safe parking	MC	MC	MC	MC	—	17.50.265
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	—	

ZONING DISTRICT LAND USES AND PERMIT REQUIREMENTS						
Land Use ¹	Permit Requirement					Section/Notes
	LA-CG	LA-CL	LA-CF	LA-MU-N	LA-RM-16	
TEMPORARY USES						
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	
Notes:						
¹ See Section 17.80.020 for definition of the listed land uses, except those listed in footnotes.						
² The maximum interior or exterior area in which support services are offered or located shall not exceed 250 square feet.						
³ Alcohol Beverage Manufacturing is defined as a use where manufacturing of beer, wine, or other alcohol beverages are produced and prepared. Sale for off-site consumption permitted.						

ZONING DISTRICT LAND USES AND PERMIT REQUIREMENTS						
Land Use ¹	Permit Requirement					Section/Notes
	LA-CG	LA-CL	LA-CF	LA-MU-N	LA-RM-16	
<p>⁴ Accessory Tasting Room 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.</p>						
<p>⁵ Custom Manufacturing/Artisan Production 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.</p>						

Chapter 17.38 East Colorado Specific Plan 2003

Section 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	
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)	

TABLE 3-3 - ALLOWED USES AND PERMIT REQUIREMENTS FOR ECSP ZONING DISTRICTS								
LAND USE (1)	PERMIT REQUIREMENT BY ZONE							Specific Use Standards
	ECSP CG-1	ECSP CG-2	ECSP CL-3	ECSP CG-3	ECSP CG-4	ECSP CG-5	ECSP CG-6	
Residential 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)	
RECREATION, EDUCATION & PUBLIC ASSEMBLY USES (7, 8, 9)								
Clubs, lodges, private meeting halls (6)	P	P	MC (5)	P	P	P	—	
Colleges - Nontraditional campus setting	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Colleges - Traditional campus setting	—	C (6)	—	C (6)	C (6)	—	—	
with safe parking	—	MC	—	MC	MC	—	—	17.50.265

**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	
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	—	—	—	—	—	P	P	17.50.230

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	
with safe parking	MC	MC	MC	MC	MC	MC	MC	17.50.265
Schools - Public and private	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	17.50.270
Schools - Specialized education and training	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Street fairs	P	P	P	P	P	P	P	
Tents	TUP	TUP	TUP	TUP	TUP	TUP	TUP	17.50.320
OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES (7, 8, 9)								
Automated teller machines (ATM)	P	P	P	P	P	P	P	17.50.060
Banks and financial services	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
with walk-up services	P	P	P	P	P	P	P	17.50.060
Business support services	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Offices - Accessory	P	P	P	P	P	P	P	

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	
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
RETAIL SALES (7, 8, 9)								
Alcohol sales - Beer and wine	C	C	C	C	C	C	C	17.50.040
Alcohol sales - Full alcohol sales	C	C	C	C	C	C	C	17.50.040
Animal services - Retail sales	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Bars or taverns	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.040
with live entertainment	C	C	C	C	C	C	C	17.50.130

**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	
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	

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	
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

TABLE 3-3 - ALLOWED USES AND PERMIT REQUIREMENTS FOR ECSP ZONING DISTRICTS								
LAND USE (1)	PERMIT REQUIREMENT BY ZONE							Specific Use Standards
	ECSP CG-1	ECSP CG-2	ECSP CL-3	ECSP CG-3	ECSP CG-4	ECSP CG-5	ECSP CG-6	
SERVICES (7, 8, 9)								
Adult day-care - General	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	
Adult day-care - Limited	—	P	P	—	—	C	—	
Ambulance services	—	—	—	P (4)	P (4)	—	P (4)	
Animal services - Grooming	—	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Animal services - Hospitals	—	—	—	P (4)	P (4)	—	P (4)	17.50.050
Catering services	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Charitable institutions	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	
Child day-care centers	P	—	—	P	P	P	—	17.50.080
Child day-care - Large care home, 9 to 14 persons	—	—	P	—	—	—	—	17.50.080
Child day-care - Small care home, 1 to 8 persons	—	—	P	—	—	—	—	

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	
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	17.50.105
Emergency shelters, limited	—	—	—	—	—	P	P	17.50.105
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
Low barrier navigation centers	—	—	—	—	—	P	P	17.50.153

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	
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)	

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	
Public safety facilities	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	
Sexually oriented businesses	P	P	—	P	P	P	P	17.50.295
Vehicle services - Vehicle/equipment repair	C (4)	—	—	C (4)	C (4)	—	C (4)	17.50.360
Vehicle services - Washing and detailing	—	—	—	C (4)	C (4)	—	C (4)	17.50.290
Vehicle services - Washing/detailing, small- scale	—	—	P	P	P	—	P	17.50.290
INDUSTRY, MANUFACTURING & PROCESSING USES (7, 8, 9)								
Industry, restricted	—	—	—	C (4)	C (4)	—	C (4)	
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

**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	
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	
with safe parking	—	—	MC	—	—	—	MC	17.50.265

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	
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.								

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	
								<p>(4) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. See Section 17.61.050.J for additional requirements.</p> <p>(5) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.</p> <p>(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).</p> <p>(7) Uses subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).</p> <p>(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.</p> <p>(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.</p> <p>(10) The use is permitted if it is located within a mixed-use project.</p>

17.40.070 - Limited Hours of Operation**A. Applicability.**

1. The limited hours of operation regulations shall apply as contained on the Land Use Tables in Article 2 - Zoning Districts, Allowable Land Uses, and Zone-Specific Standards and Article 3 - Specific Plan Standards.
2. The regulations only apply when one or more of the identified uses are located on a site that is located within 150 feet of a residential zoning district.
3. If located as specified in Subsection A.2., above, the identified uses may only operate between the hours of 7:00 a.m. and 10:00 p.m. by right; and between the hours of 10:00 p.m. and 7:00 a.m. subject to the issuance of a Conditional Use Permit.
4. This Section does not apply to the CD zoning district, except for the provisions of Subsection C. (Special hours for loading, unloading, and trash pick-up), below.

B. Exempt activities. The following land use activities are exempt from these restrictions:

1. Accessory antenna arrays.
2. Public, Semi-public uses.
3. Adult day-care — limited.
4. Automated teller machines (ATMs).
5. Banks (with walk-up services only).
6. Child day-care— large care home.
7. Child day-care — small care home.
8. Emergency shelters.
9. Emergency shelters, limited.
10. Life/care facilities.
11. Lodging (operation of check-in/check-out and room services only), including bed and breakfast inns, and hotels and motels.
12. Low barrier navigation centers.
13. Mixed-use projects (see 17.50.160).
14. Mortuaries
15. Offices with fewer than 15 employees working on-site at one time.
16. Offices, government.
17. Single-room occupancy facilities.
18. Temporary uses.
19. Wireless communications facilities (major and minor).
20. Work/live units.

C. Special hours for truck loading, unloading, and trash pick-up. In the CD, CG, CL, CO, and IG zoning districts and within the commercial, industrial and mixed-use districts of specific plan areas, truck loading, unloading, and trash pick-up for any use that is located within 300 feet of a residential zoning district is allowed only between the hours of 7:00 a.m. to 9:00 p.m., Monday through Friday, and between 9:00 a.m. to 5:00 p.m. on Saturdays. No truck loading, unloading, or trash pick-up is allowed on Sundays.

17.40.105 – Modifications for Individuals with Disabilities

- A. **Purpose.** The purpose of this Subsection is to establish a procedure for persons with disabilities seeking fair access to housing to make requests for relief from development standards when the application of a zoning law or other land use regulation, policy, or practice acts as a barrier to fair housing opportunities for persons with disabilities.
- B. **Procedures.**
1. The Director of Planning and Community Development, or their designee, shall be the applicable review authority for a request for modifications for individuals with disabilities if no approval is sought other than the modification request. The Director's decision may be appealed to the Board of Zoning Appeals.
 2. If the project for which modifications are requested requires another permit (e.g., Hillside Development Permit, Neighborhood Development Permit, etc.), the modification application shall be filed concurrently with the related permit application. The decision to grant, grant with modifications, or deny the application shall be made using the criteria in Section 17.40.105.E by the review authority taking action on such other application. The review authority's decision may be appealed pursuant to Section 17.72.020.
 3. An individual with a disability, or their designated representative, may request that any applicable development standard be modified to prevent discrimination against the individual on the basis of their disability. The modifications shall not be granted to any applicable development standard relating to density.
- C. **Decision and Findings.**
1. An application for modifications for individuals with disabilities may be granted, granted with modifications and/or conditions, or denied. Any such decision shall be in writing supported with conclusions addressing the criteria set forth in Section 17.40.105.E and the following findings:
 - a. The dwelling which is the subject of the request for modifications will be used by an individual with a disability protected under State and Federal law;
 - b. The requested modification(s) are necessary to make the dwelling available to an individual with a disability protected under State and Federal law; and
 - c. The requested modification(s) will not result in a direct threat to the health and safety of other persons or physical damage to the property of others.

17.46.040 – Number of Off-Street Parking Spaces Required

TABLE 4-6 – OFF STREET PARKING SPACE REQUIREMENTS	
Use Classification	Minimum Parking
Residential Uses	
Boarding Houses	1 covered space for each 3 habitable rooms provided in the facility.
Caretaker Quarters	1 space.
Dormitories	1 covered space for each 3 habitable rooms provided in the facility.
Fraternity Sorority Housing	1 covered space for each 3 habitable rooms provided in the facility.
Mixed-Use Developments	Combination of individual residential and commercial parking requirements.
Multi-Family Residential	
CD (Central District)	Parking shall be provided in compliance with Section 17.50.340 (Transit-Oriented Development) for those areas within the Central District Transit-Oriented Area (Figure 3-5). Outside the transit district, parking shall be 1 space for units less than 650 sq. ft. and 1.5 spaces for units 650 sq. ft. or greater. Developments with 10 units or more shall also provide 1 guest parking space for each 10 units. The guest spaces shall be clearly marked for "Guest Parking Only."
Multi-family Dwelling Units	2 covered spaces per unit 650 sq. ft. or larger; 1 covered space per unit less than 650 sq. ft. of net floor area. Developments with 10 units or more shall also provide 1 guest parking space for each 10 units. The guest spaces shall be clearly marked for "Guest Parking Only."
Senior Citizen Housing	Subject to approval of a Conditional Use Permit and making findings required in Section 17.46.070 (Reduced Parking in Senior Citizens' Housing Developments); no less than .50 spaces per unit For density bonus projects, further reductions shall be through the concessions and other incentives process. Projects with 10 units or more shall provide 1 guest parking space for each 10 units. The guest spaces shall be clearly marked for "Guest Parking Only."
Residential Care Facilities, General	As specified by Conditional Use Permit.
Residential Care Facilities, Limited	Subject to the same parking requirement applicable to the residential dwelling unit of the same type in the same zone that the use occupies.

Single-Room Occupancy-Affordable	1 space per 4 units; plus 2 spaces for the resident manager.
Single-Room Occupancy Market Rate (or not guaranteed affordable)	1 space per unit; plus 2 spaces for the resident manager.
Single-Family Dwelling Units	2 covered spaces per unit within a garage or carport.
Supportive Housing	Subject to the same parking requirement applicable to the residential dwelling unit of the same type in the same zone that the use occupies.
Transitional Housing	Subject to the same parking requirement applicable to the residential dwelling unit of the same type in the same zone that the use occupies.
Recreation, Education & Public Assembly Uses	
Adult Businesses	3 spaces per 1,000 sq. ft.
Clubs, Lodges, Private Meeting Halls	10 spaces per 1,000 sq. ft. used for assembly purposes.
Colleges - Nontraditional Campus Setting	3 spaces per 1,000 sq. ft.
Colleges - Traditional Campus Setting	1 per 3 nonresident students; plus 1 per 3 employees and members of the faculty.
In CD-3 - Ford Place/Fuller Seminary Precinct	1 space for every 3 daytime nonresident students living outside of CD-3 - Ford Place/Fuller Seminary Precinct; 1 per campus unit; 1 per two dormitory residents; 1 per 2 employees and members of the faculty.
Commercial Entertainment	
Nightclubs or Comedy Clubs	1 space per 3 fixed seats, or 28 spaces per 1,000 sq. ft. of seating area if there are no fixed seats; plus 28 spaces per 1,000 sq. ft. of dance floor area.
Live Performance Facilities	1 space per 5 fixed seats, or 28 spaces per 1,000 sq. ft. of seating area if there are no fixed seats.
Cinemas — Single-Screen	1 space per 3 fixed seats.
Cinemas — Multi-Screen	1 space per 5 fixed seats.
Other Commercial Entertainment Uses	As specified by Conditional Use Permit.
Commercial Recreation - Indoor	

Bowling Alleys	4 spaces per alley; plus required spaces for accessory uses.
Skating Rinks	1 space per 5 fixed seats, or 28 spaces per 1,000 sq. ft. of seating area if there are no fixed seats; plus 4 spaces per 1,000 sq. ft. floor area not used for seating.
Other Indoor Commercial Recreation Uses	As specified by Conditional Use Permit.
Commercial Recreation - Outdoor	
Swimming Pools	1 space per 500 sq. ft. of pool area.
Tennis and Racquetball Clubs	4 spaces per court.
Other Outdoor Commercial Recreation Uses	As specified by Conditional Use Permit.
Conference Centers	As specified by Conditional Use Permit.
Cultural Institutions	3 spaces per 1,000 sq. ft.
Electronic Game Centers	6 spaces per 1,000 sq. ft.
Internet Access Studios	6 spaces per 1,000 sq. ft.
Park and Recreation facilities	2.5 spaces per 1,000 sq. ft.
Religious Facilities	
In a Residential or PS Zoning District	1 space per 4 fixed seats, or 20 spaces per 1,000 sq. ft. of seating area if there are no fixed seats.
In a Commercial Zoning District	1 space per 8 fixed seats, or 14 spaces per 1,000 sq. ft. of seating area if there are no fixed seats.
Schools	
Grammar School	1.5 spaces per classroom, plus 1 space for every 2 employees and members of the faculty.
High School	1 space for every 5 students; plus 1 space for every 2 employees and members of the faculty.
Schools - Specialized Education and Training	3.5 spaces per 1,000 sq. ft.; plus 2 drop-off spaces.
Office, Professional, & Business Support Uses	

Banks and Financial Services	3 spaces per 1,000 sq. ft.
Business Support Services	3 spaces per 1,000 sq. ft.
Offices - Accessory to Primary Use	Parking requirement shall be the same as the primary use.
Offices - Administrative business professional	3 spaces per 1,000 sq. ft.
Offices - Governmental	3 spaces per 1,000 sq. ft.
Offices - Medical	4 spaces per 1,000 sq. ft.
Research and Development - Offices	3 spaces per 1,000 sq. ft.
Work/Live Units	3 spaces per 1,000 sq. ft.
Retail Sales	
Animal Sales and Services	2.5 spaces per 1,000 sq. ft.
Bars or Taverns	10 spaces per 1,000 sq. ft.
Building Materials and Supplies Sales	1 space per 1,000 sq. ft. of site area.
Commercial Nurseries	2.5 spaces per 1,000 sq. ft.
Convenience Stores	4 spaces per 1,000 sq. ft.
Firearms Sales	3 spaces per 1,000 sq. ft.
Food Sales	4 spaces per 1,000 sq. ft.
Internet Vehicle Sales	3 spaces per 1,000 sq. ft.
Liquor Store	4 spaces per 1,000 sq. ft.
Pawnshops	3 spaces per 1,000 sq. ft.
Restaurants	10 spaces per 1,000 sq. ft. of gross floor area, including any outdoor dining area not located in the public right-of-way (e.g., sidewalk).
Restaurants, Fast Food	
With up to and including 1,500 sq. ft. of gross floor area	4 spaces per 1,000 sq. ft. of gross floor area, including any outdoor dining area not located in the public right-of-way (e.g., sidewalk).
With 1,501 to 1,999 sq. ft. of gross floor area	4 spaces per 1,000 sq. ft. of gross floor area plus 3 spaces for each 100 sq. ft. of gross floor area in excess of 1,500 sq. ft., up to a maximum of

	20 spaces, including any outdoor dining area not located in the public right-of-way (e.g., sidewalk).
With 2,000 sq. ft. or more of gross floor area	10 spaces per 1,000 sq. ft. of gross floor area, including any outdoor dining area not located in the public right-of-way (e.g., sidewalk).
Restaurants, With Drive-Throughs	10 spaces per 1,000 sq. ft. gross floor area; plus queue lanes for at least 5 cars for drive up service. However, all restaurants proposing drive-through facilities shall submit a study to determine if longer queuing lanes shall be required by the Zoning Administrator.
Retail Sales	3 spaces per 1,000 sq. ft.
Significant Tobacco Retailers	3 spaces per 1,000 sq. ft.
Swap Meets	
Indoor	3 spaces per 1,000 sq. ft.
Outdoor	3 spaces per 1,000 sq. ft. of sales area.
Vehicle Services - Automobile Rental	2.5 spaces per 1,000 sq. ft.
Vehicle Services - Sales and Leasing	1 space per 1,000 sq. ft.
Vehicle Services - Sales and Leasing - Limited	1 space per 1,000 sq. ft.
Vehicle Services - Service Stations	
Full Service Stations	1 space per 1,000 sq. ft. of lot area; less the footprint of any convenience store area; plus 3.3 spaces per 1,000 sq. ft. of convenience store area; plus 1 space per tow truck which operates from the station; plus 5 queue lane spaces for any self service auto wash. Fueling positions may count as parking spaces; provided, that not more than 8 fueling positions shall count as parking spaces.
Minimum Service Stations	1 space per 2,000 sq. ft. lot area; less the footprint of any convenience store; plus 3.3 spaces per 1,000 sq. ft. of convenience store area; plus 1 space per tow truck which operates from the station; plus 5 queue lane spaces for any self service auto wash. Fueling positions may count as parking spaces; provided, there shall not be less than 3 nonfueling position parking spaces.
Services	

Adult Day-Care, General	2 spaces per 1,000 sq. ft.
Animal Sales and Services	2.5 spaces per 1,000 sq. ft.
Animal Shelters	As specified by Conditional Use Permit.
Catering Services	2.5 spaces per 1,000 sq. ft.
Charitable Institutions	As specified by Conditional Use Permit.
Child Day-Care Center	2 spaces per 1,000 sq. ft.
Detention Facilities	As specified by Conditional Use Permit.
Emergency Shelters	1 space per every 2 staff members
Emergency Shelters, Limited	1 space per every 2 staff members
Hospitality Home	As specified by Conditional Use Permit.
Laboratories	2 spaces per 1,000 sq. ft.
Life/Care Facilities	As specified by Conditional Use Permit.
Lodging - Bed and Breakfast Inns	1 space per guest room; plus 2 spaces.
Lodging - Hotels and Motels	1 space per guest room; plus 10 spaces per 1,000 sq. ft. of banquet, assembly, meeting or restaurant seating area or 1 space per 8 fixed seats. Accessory retail uses greater than 5,000 sq. ft. gross: 2.5 spaces per 1,000 sq. ft.
Low Barrier Navigation Centers	1 space per every 2 staff members
Maintenance and Repair Service	2 spaces per 1,000 sq. ft.
Massage Establishments	3 spaces per 1,000 sq. ft.
Medical Services - Extended Care	1 space per 5 patient beds the facility is licensed to accommodate.
Medical Services - Hospitals	3 spaces per bed the facility is licensed to accommodate.
Mortuaries, Funeral Homes	1 space per 5 fixed seats in main assembly area, or 28 spaces per 1,000 sq. ft. of seating area if there are no fixed seats.
Personal Improvement Services	3 spaces per 1,000 sq. ft.
Physical Fitness Clubs	5 spaces per 1,000 sq. ft.

Personal Services	3 spaces per 1,000 sq. ft.
Personal Services, Restricted	3 spaces per 1,000 sq. ft.
Printing and Publishing	2 spaces per 1,000 sq. ft.
Printing and Publishing, Limited	2 spaces per 1,000 sq. ft.
Public Maintenance & Service Facilities	1 space per 500 sq. ft.
Public Safety Facilities	As specified by Conditional Use Permit.
Vehicle Services - Vehicle equipment repair	4 spaces per 1,000 sq. ft.; plus queue lanes to service bays and workstations. The service bays and workstations shall not be counted toward meeting the off-street parking requirements.
Vehicle Services - Washing and Detailing	2 spaces per 1,000 sq. ft.; plus queue spaces for a minimum of 5 cars.
Vehicle Services - Washing and Detailing, Small-Scale	2 spaces per 1,000 sq. ft.; shared parking is allowed without a minor conditional use permit.
Industry, Manufacturing & Processing Uses	
Commercial Growing Area	1 space per 2 acres.
Industry, Restricted	2 spaces per 1,000 sq. ft.
Industry, Restricted, small-scale	2 spaces per 1,000 sq. ft.
Industry, Standard	2 spaces per 1,000 sq. ft.
Recycling Centers - Small Collection Facilities	2 spaces per 1,000 sq. ft.; plus 1 space per bin.
Recycling Centers - Large Facilities	2 spaces per 1,000 sq. ft.; plus 1 space per bin.
Research, and Development - Non-Offices	2 spaces per 1,000 sq. ft.
Wholesaling, Distribution, & Storage	2 spaces per 1,000 sq. ft.
Wholesaling, Distribution & Storage, small-scale	2 spaces per 1,000 sq. ft.
Transportation, Communications & Utility Uses	

Alternative Fuel/Recharging Facilities	As specified by Conditional Use Permit.
Communications Facility	2 spaces per 1,000 sq. ft.
Heliports	As specified by Conditional Use Permit.
Transportation Dispatch Facility	2 spaces per 1,000 sq. ft.; plus 1 space per commercial vehicle.
Transportation Terminals	As specified by Conditional Use Permit.
Trucking Terminals	1 space per 1,000 sq. ft.
Utility, Major	As specified by Conditional Use Permit.
Vehicle Storage	2 spaces per 1,000 sq. ft.

17.50.105 – Emergency Shelters

- A. **Applicability.** The following standards apply to emergency shelters and emergency shelters, limited. Deviations from the following operational requirements for emergency shelters, limited shall require approval of a Minor Conditional Use Permit.
- B. **Operational requirements.**
1. Emergency shelters and emergency shelters, limited shall be operated by a program operator. "Program Operator" means an agency or organization that facilitates, administers, oversees, and provides staffing for emergency shelter uses.
 2. Lodging and meals shall be provided only for clients, clients' pets if any, paid staff and volunteers.
 3. A minimum of one paid staff shall be present whenever clients are present.
 4. Storage area or locker of a minimum of eight square feet shall be provided for each bed.
 5. No outdoor waiting areas shall be allowed.
 6. Parking areas shall have lighting to provide security for clients, visitors and employees.
 7. Emergency shelters and emergency shelters, limited uses shall be available to clients for no more than twelve continuous months.
 8. The program operator shall provide a written management plan. It shall include provisions for staff training, neighborhood outreach, security, screening of clients to ensure compatibility with proposed services provided, counseling, particularly for assisting in finding permanent housing and a source of income, training and treatment programs for clients, drug and alcohol dependency referrals and an exit strategy.
 9. A refuse storage area shall be provided in accordance with Section 17.40.120 (Refuse Storage Facilities) and litter shall be removed daily along streets and alleys directly abutting the site.
 10. When a Minor Conditional Use Permit is required, emergency shelters proposed adjacent to an existing school shall provide an outreach and communication strategy plan to coordinate with adjacent schools.

17.50.153 – Low Barrier Navigation Centers

A. **Applicability.** The following standards apply to Low Barrier Navigation Centers.

B. **Allowed Zones**

1. Low Barrier Navigation Centers shall be allowed as a permitted use in all zones permitting mixed-use development and commercial zones permitting multifamily development, subject to the operational requirements of this section. Low Barrier Navigation Centers that do not meet the operational requirements below shall be subject to a Minor Conditional Use Permit.

C. **Operational requirements.**

1. Low Barrier Navigation Centers shall be operated by a program operator. "Program Operator" means an agency or organization that facilitates, administers, oversees, and provides staffing for the Low Barrier Navigation Center.
2. Low Barrier Navigation Centers shall allow individuals seeking shelter, their partners and family (if not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth), each of whom shall be considered a "client", and pets belonging to the aforementioned individuals.
3. Low Barrier Navigation Centers shall offer services to connect clients to permanent housing through a services plan that identifies services and staffing;
4. Low Barrier Navigation Centers shall be linked to a coordinated entry system, allowing facility staff to conduct assessments and provide services to connect clients to permanent housing;
 - i. "Coordinated entry system" is generally defined as a centralized or coordinated assessment system developed by the Continuum of Care that addresses the needs of individuals and families for housing and services, and any related requirements, designed to coordinate client intake, assessment, and referrals.
5. Low Barrier Navigation Centers shall comply with Chapter 6.5 (commencing with Section 8255) of Division 8 of the Welfare and Institutions Code;
6. Low Barrier Navigation Centers shall have a system for entering information regarding client stays, client demographics, client income, and exit destination through the local Homeless Management Information System, as defined by Section 578.3 of Title 24 of the Code of Federal Regulations.
7. Low Barrier Navigation Centers shall be available to clients for no more than twelve continuous months.
8. Lodging and meals shall be provided only for clients, clients' pets if any, paid staff and volunteers.
9. A minimum of one paid staff shall be present whenever clients are present.
10. A storage area or locker of at least eight square feet shall be provided for each bed.
11. Parking areas shall have lighting to provide security for clients, visitors and employees.
12. For dormitory-style areas and/or sleeping areas containing two or more beds, partitions for each bed shall be provided for privacy.
13. A refuse storage area shall be provided in accordance with Section 17.40.120 (Refuse Storage Facilities) and litter shall be removed daily along streets and alleys directly abutting the site.

14. The program operator shall have a written management plan subject to the review of the Zoning Administrator. It shall include provisions for staff training, neighborhood outreach, security, screening of clients to ensure compatibility with proposed services provided, counseling, particularly for assisting in finding permanent housing and a source of income, training and treatment programs for clients, drug and alcohol dependency referrals and an exit strategy. The written management plan shall additionally include a narrative section describing compliance with each of the above operational requirements.

17.50.265 – Safe Parking

- A. **Applicability.** The following standards apply to the provision of off-street parking areas intended for unhoused individuals and families living in vehicles, including recreational vehicles. Such parking is intended to be a safe place for overnight shelter and services to facilitate the transition to permanent housing.
- B. **Prohibited Locations.** Safe Parking is prohibited on religious facility sites located in a RS or RM zone. On parcels with multiple zoning designations, Safe Parking is prohibited on any portion of the site zoned RS or RM.
- C. **Application requirements.**
1. The program operator shall have a written management plan subject to the review and approval of the Zoning Administrator. The management plan shall include the following:
 - a. Site plan indicating the location of trash and recycling facilities, water, restroom facilities, exterior lighting, location and distances to residential properties, location of nearest public transportation, and location of designated overnight parking spaces.
 - b. Hours of operation.
 - c. Total number of vehicles to be served on-site.
 - d. Maximum size of vehicles to be served on-site.
 - e. Monitoring and oversight program.
 - f. Neighborhood communications strategy plan, including contact information for the facility.
 - g. Any other information deemed necessary by the Zoning Administrator to ensure compliance with the requirements of this section.
- D. **Performance Standards.**
1. **Case Management.** The safe parking use shall be managed by a program operator that participates or is willing to participate in the Pasadena Continuum of Care Program and Coordinated Entry System and provides access or linkage to the Coordinated Entry System.
 2. **Sanitation.** Restroom, Water, and Trash Facilities shall be provided, maintained, and accessible to clients during safe parking facility hours.
 3. **Authorized Vehicles Only.** The Program Operator shall ensure that only vehicles registered in the program are parked overnight during program hours. A parking permit shall be provided to all clients to be displayed in vehicle windows in a form approved by the Zoning Administrator.
 4. **Written Agreement.** Only clients who have entered into a written agreement with the Program Operator shall be allowed to use parking spaces overnight. The written agreement shall include, but is not limited to, the following terms and conditions:
 - a. Only one vehicle allowed per individual or family.
 - b. Vehicles may only be occupied by clients and household members. Guests shall not be allowed.
 - c. Vehicles permitted on-site may include recreational vehicles, as defined in Section 14.50.020.J. Such vehicles are exempt from the provisions of Section 14.50.040.29 pertaining to prohibited activities or conditions.
 - d. No fires of any kind shall be allowed.

- e. No music may be played that is audible outside of clients' vehicles.
- f. No cooking or food preparation shall be performed by clients outside of their vehicles. Cooking inside of client vehicles is prohibited unless the vehicle was manufactured with cooking appliances.
- g. Camping tarps, tents, or other related equipment attached to or beyond the clients' vehicles are prohibited.
- h. Clients shall maintain control of animals. Animals shall be kept on a leash at all times. Animal waste shall be picked up immediately and disposed of properly.
- i. Clients shall not dump sewage or other waste fluids or solids outside a vehicle.

17.50.230 – Religious Facilities

- A. **Development Standards.** The following standards apply to the provision of off-street parking areas intended for unhoused individuals and families with vehicles. Such parking is intended to be a safe place for temporarily parking overnight to facilitate the transition to permanent housing.
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 and Safe Parking 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. Safe Parking uses are subject to the standards outlined in Section 17.50.265.
- 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 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).
 - d. 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.

17.60.030 – Concurrent Permit processing

- A. When a single project incorporates different land uses or features so that this Zoning Code requires multiple land use permit applications, the Director may determine that all of the applications shall be filed concurrently, and reviewed, and approved or disapproved, by the highest level review authority assigned by Table 6-1 to any of the required applications. (For example, a project that requires a Zoning Map amendment and a Conditional Use Permit may be reviewed, and approved or disapproved by the Council (after a recommendation from the Commission), where a Conditional Use Permit application by itself may be reviewed and acted upon by the Hearing Officer.)
- B. The Director may authorize use of a single application form and submittal materials for multiple land use applications required by this Zoning Code.

TABLE 6-1 - REVIEW AUTHORITY					
Type of Decision	Role of Review Authority (1)				
	See Section	Director/Zoning Administrator/ Hearing Officer	DC/HPC (2)	BZA/Planning Commission (2)	City Council
Administrative and Amendments					
General Plan amendments	17.74			Recommend	Decision
Interpretations	17.12	Decision (3)		(BZA) Appeal	CFR
Master Plans	17.61.050			Recommend	Decision
Planned Developments	17.26.020.C			Recommend	Decision
Specific Plans	17.68			Recommend	Decision
Zoning Code amendments	17.74			Recommend	Decision

TABLE 6-1 - REVIEW AUTHORITY					
Type of Decision	Role of Review Authority (1)				
	See Section	Director/Zoning Administrator/ Hearing Officer	DC/HPC (2)	BZA/Planning Commission (2)	City Council
Zoning Map amendments	17.74			Recommend	Decision
Land Use Permits and other Development Approvals					
Adjustment Permits	17.61.070			Recommend	Decision
Certificate of Appropriateness	17.62.090	Decision (4)	(HPC) Decision/ Appeal/CFR		Appeal/ CFR
Central District - Floor Area Increase	17.30.050			Decision	Appeal/ CFR
Central District - Height Averaging	17.30.050		(DC) Decision		Appeal/ CFR
Code Compliance Certificates	17.61.020	Issued by Director			
Conditional Use Permits	17.61.050	(HO) Decision (3)		(BZA) Appeal	Appeal/CFR (5)
Creative Sign Permits	17.48.070	Decision	(DC) Appeal/CFR		Appeal/ CFR

TABLE 6-1 - REVIEW AUTHORITY					
Type of Decision	Role of Review Authority (1)				
	See Section	Director/Zoning Administrator/Hearing Officer	DC/HPC (2)	BZA/Planning Commission (2)	City Council
Density Bonus - Concessions and other Incentives	17.43.050	(HO) Decision		(BZA) Appeal	Appeal/CFR (5)
Density Bonus - Waiver of Development Standards	17.43.060	(HO) Decision		(BZA) Appeal	Appeal/CFR (5)
Design Review (See Tables 6-2 & 6-3)	17.61.030	Decision	(DC) Decision/ Appeal/CFR		Appeal/ CFR
Development Agreement	17.66			Recommend	Decision
Expressive Use Permits	17.61.060	(HO) Decision (3)			Appeal/ CFR
Long-term Film Permits	17.61.090	(HO) Decision		(BZA) Appeal	Appeal/CFR
Hillside Development Permit	17.29.010	(HO) Decision (3)		(BZA) Appeal	Appeal/CFR (5)
Hotel Conversion Permit	17.61.055	(HO) Decision (3)		(BZA) Appeal	Appeal/CFR (5)

TABLE 6-1 - REVIEW AUTHORITY					
Type of Decision	Role of Review Authority (1)				
	See Section	Director/Zoning Administrator/Hearing Officer	DC/HPC (2)	BZA/Planning Commission (2)	City Council
Lot Line Adjustments	Title 16	Advisory Agency (HO) Decisions		(BZA) Appeal	Appeal/ CFR
Major Construction 75,000 sq. ft. or less Conditional Use Permit	17.61.050.J	(HO) Decision (3)		(BZA) Appeal	Appeal/CFR (5)
Major Construction greater than 75,000 sq. ft. Conditional Use Permit	17.61.050.J			Planning Commission Decision	Appeal/CFR (5)
Master Sign Plans	17.48.060	Decision	(DC) Appeal/CFR		Appeal/ CFR
Minor Conditional Use Permits	17.61.050	(HO) Decision (3)		(BZA) Appeal	Appeal/CFR (5)
Minor Variances	17.61.080	(HO) Decision (3)		(BZA) Appeal	Appeal/CFR (5)
Modifications for Persons with Disabilities	17.40.105	Director		(BZA) Appeal	Appeal/CFR (5)

TABLE 6-1 - REVIEW AUTHORITY

Type of Decision	Role of Review Authority (1)				
	See Section	Director/Zoning Administrator/Hearing Officer	DC/HPC (2)	BZA/Planning Commission (2)	City Council
Public Art Requirement	17.61.100	(AC) Decision (2)			Appeal/CFR
Sign Exceptions	17.48.050	(HO) Decision (3)		(BZA) Appeal	Appeal/CFR (5)
Temporary Use Permits	17.61.040	(ZA) Decision (3)		(BZA) Appeal	CFR
Tentative Tract and Parcel Maps (Including Vesting Maps)	Title 16	Advisory Agency (HO) Decision		(BZA) Appeal	Appeal/CFR
Variances	17.61.080	(HO) Decision (3)		(BZA) Appeal	Appeal/CFR (5)
Wireless Telecommunications Facilities, Permit Extension	17.50.310	Director		(BZA) Appeal	Appeal/CFR
Wireless Telecommunications Facilities, SCL	17.50.310	Director		(BZA) Appeal	Appeal/CFR

Notes:

(1) "Recommend" means that the review authority makes a recommendation to a higher decision-making body; "Decision" means that the review authority makes the final decision on the matter;

TABLE 6-1 - REVIEW AUTHORITY					
Type of Decision	Role of Review Authority (1)				
	See Section	Director/Zoning Administrator/ Hearing Officer	DC/HPC (2)	BZA/Planning Commission (2)	City Council
<p>"Appeal" means that the review authority may consider and decide upon appeals to the decision of an earlier decision-making body, in compliance with Chapter 17.72 (Appeals); and "CFR" means Call for Review, in compliance with Chapter 17.72 (Appeals).</p> <p>(2) "DC" means the Design Commission, "HPC" means Historic Preservation Commission, "BZA" means Board of Zoning Appeals and "AC" means Arts and Culture Commission.</p> <p>(3) The Hearing Officer may defer action on permit applications and refer the items to the Board of Zoning Appeals (BZA) for the final decision.</p> <p>(4) The Director's decision to issue a Certificate of Appropriateness may first be appealed to the Historic Preservation Commission (HPC) and then to the Council.</p> <p>(5) Any CEQA document or decision may be appealed to the Council.</p>					

17.61.030 – Design Review

- A. **Purpose.** Design Review is intended to implement urban design goals and policies and the Citywide design principles in the General Plan and to apply the City's adopted design guidelines to Design Review. More specifically, the purposes of Design Review are to:
1. Apply Citywide urban design principles to ensure that new construction supports the best of the City's architectural traditions;
 2. Encourage new structures that show creativity and imagination, add distinction, interest, and variety to the community, and are environmentally sustainable;
 3. Promote architectural and design excellence in new construction and discourage poor-quality development;
 4. Ensure that future development should:
 - a. Reflect the values of the community;
 - b. Enhance the surrounding environment;
 - c. Visually harmonize with its surroundings and not unnecessarily block scenic views; and
 - d. Avoid nostalgic misrepresentations that may confuse the relationships among structures over time.
 5. Ensure that new landscaping provides a visually pleasing setting for structures on the site;
 6. Promote the protection and retention of landmark, native, and specimen trees and if feasible mature canopy trees and other significant landscaping of aesthetic and environmental value;
 7. Ensure that the design, quality, and location of signs are consistent with the character and scale of the structures to which they are attached and are visually harmonious with surrounding development; and
 8. Promote the conservation, enhancement, preservation, and protection of historic resources.
- B. **Applicability.** All projects are subject to Design Review in compliance with this Section, excluding exempted projects identified in Subparagraph 5., below.
1. **Review authority.** The review authority for Design Review is specified in Tables 6-2 and 6-3, below.
 2. **Design Commission may delegate to the Director.** The Design Commission may delegate other review and approval functions to the Director.
 3. **Role of design guidelines.**
 - a. **Provide guidance.** The approved design guidelines shall provide appropriate guidance to applicants and the applicable review authority (e.g., Design Commission or Director) on how projects subject to Design Review shall be evaluated.
 - b. **Consistency with design guidelines required.** Design Review approval requires a finding of consistency with the applicable design guidelines. (See Subsection K. [Findings], below.)
 - c. **Adopting new or modified guidelines.** The Design Commission shall review and comment on proposed new design guidelines, or modifications to existing

guidelines, and shall forward a written recommendation to the Council for its consideration when adopting the new or modified guidelines.

4. **Exemptions and limitations.** The following projects are exempt or otherwise limited from Design Review in all districts:
 - a. **Projects not visible from public view.** Projects that in their entirety are not visible from the public right-of-way.
 - b. **Projects with only partial public view.**
 1. Design Review shall concentrate on those exterior portions of the structure and related features that are in full or partial view from the public right-of-way.
 2. Design Review may also consider interior courtyards and building elevations out of public view in order to improve the visual relationship between new construction and its surroundings, to create more open views and improved access to light and air, and to ensure that predominant architectural and landscaping treatments are appropriately incorporated into the secondary elevations and open space of the structure.
 - c. **Interior features and interior alterations.** Interior features and interior alterations are exempt from Design Review unless they materially affect a structure's appearance from the public right-of-way.
 - d. **Signs.** Signs having no words or symbols exceeding three inches in height and temporary signs and banners are exempt from Design Review.
 - e. **Sites Identified in previous Housing Elements.** Sites designated in previous Housing Elements and included in the current Housing Element Sites Inventory that provide at least 20 percent of housing units for lower-income households and which do not require a subdivision are exempt from design review. Objective design-related development standards may be applied through ministerial review.

17.61.080 – Variances

C. Purpose. The provisions of this Section allow for Variances (Section D.) from the development standards of this Zoning Code, and Variances for Historic Resources (Section H.).

1. Special privileges prohibited.

- a. A Variance may only be granted when, because of special circumstances applicable to the subject property, including dimension, location, shape, size, or surroundings; geographic, topographic, or other physical conditions on the site or in the immediate vicinity; or from street locations or traffic conditions in the immediate vicinity, the strict application of this Zoning Ordinance denies the property owner privileges enjoyed by other property owners in the vicinity and under identical zoning districts, or creates an unnecessary, and non self-created hardship or unreasonable regulation which makes it obviously impractical to require compliance with the applicable development standards.
- b. A Variance shall not be granted that would have the effect of granting a special privilege(s) not shared by other property owners in the vicinity and under identical zoning districts.

2. Does not extend to uses and notes.

- a. The power to grant Variances does not extend to allowable land uses and the notes on the land-use tables. In no case shall a Variance be granted to allow a use of land or structure not otherwise allowed in the zoning district in which the subject property is located. A Variance shall not be granted to the notes on the land-use tables contained in Articles 2 and 3.
- b. Flexibility in allowable land uses is provided in Section 17.61.050 (Conditional Use Permits).

3. Does not extend to procedures. A Variance shall not be granted to allow an adjustment to the procedural requirements of this Zoning Code.

D. Review authority. Variances may be granted in compliance with the following:

1. The Hearing Officer may grant variances and Minor Variances in compliance with Subsection D., below; or
2. Defer action and refer the application directly to the Board of Zoning Appeals (BZA).

E. Minor Variances.

1. Purpose. Minor Variances are a form of Variance intended for adjustments that are determined to have lesser (minor) potential impacts and therefore require a modified review process.
2. Applicability. The following applications for adjustments from the applicable development standards may be processed as a Minor Variance:
 - a. Up to two permit applications, for a Minor Variance, Minor Conditional Use Permit, or Sign Exception, may be combined and processed under the Minor Variance/Minor Conditional Use Permit procedure.
 - b. Alteration or expansion of a nonconforming structure that increases the difference between existing conditions and the current development standards and is an allowable Minor Variance under Table 6-4 (Allowable Minor Variances).

- c. Unless otherwise identified in Table 6-4, below, adjustments not exceeding 25 percent of the development standard may be processed as a Minor Variance.
 - d. Applications for adjustments exceeding 25 percent of the development standard shall be processed as Variances, in compliance with Subsection D. below.
- 3. Procedures.
 - a. Noticing of the public hearing shall be given in compliance with Chapter 17.76.
 - b. The Zoning Administrator shall set a date and time on which the application will be considered.
 - c. Notice shall be mailed and posted at least 14 days before the date set by the Zoning Administrator.
 - d. The notice shall indicate that any interested person may request, in person or in writing, no later than one working day before the date set by the Zoning Administrator, that a hearing be held on that date.
 - e. If no hearing is requested, the Hearing Officer's decision may be made without a public hearing.
 - f. The Hearing Officer may also hold a hearing at the Hearing Officer's discretion.
 - g. If a hearing is held, the Hearing Officer shall conduct the hearing in compliance with Chapter 17.76 (Public Hearings).
- F. Variances. The Hearing Officer may grant an adjustment from the requirements of this Zoning Code governing only the following:
 - 1. Development standards. Any development standard identified in Subsection C. (Minor Variances), above, where the requested adjustment exceeds the maximum limits for a Minor Variance;
 - 2. Dimensional standards. Dimensional standards including distance-separation requirements, landscape and paving requirements, lighting, loading spaces, lot area, lot dimensions, parking areas, open space, structure heights, etc;
 - 3. Numerical standards. Number of off-street parking spaces, loading spaces, landscaping, etc;
 - 4. Additional land-use regulations. The additional land-use regulations which apply to each use classification; and
 - 5. Other. Other standards including operational/performance standards relating to dust, glare, hours of operation, landscaping, light, noise, number of employees, etc.
- G. Application requirements. An application for a Variance shall be filed in compliance with Chapter 17.60 (Application Filing and Processing). The application shall be accompanied by the information identified in the Department handout for Variance applications. The applicant shall be responsible for providing the evidence in support of the findings required by Subsection G. (Findings and decision) below.
- H. Notice and hearings.
 - 1. Minor Variances. The procedures identified in Subsection C.3. (Procedures), above, shall determine if a public hearing shall be required for the Zoning Administrator's decision on a Minor Variance.
 - 2. Variances.

- a. A public hearing shall be required for all Variances considered by the Hearing Officer.
 - b. A public hearing shall be scheduled once the Director has determined that the application is complete.
 - c. Noticing of the public hearing shall be given in compliance with Chapter 17.76 (Public Hearings).
 - d. If taken under advisement, the Hearing Officer shall render a decision on the Variance application within 10 days following the final public hearing on the application.
- I. Findings and decision. Following a public hearing, if required, the review authority may approve a Variance (Major or Minor) application, with or without conditions, only after first finding that:
1. There are exceptional or extraordinary circumstances or conditions applicable to the subject site that do not apply generally to sites in the same zoning district;
 2. Granting the application is necessary for the preservation and enjoyment of a substantial property right of the applicant and to prevent unreasonable property loss or unnecessary hardship;
 3. Granting the application would not be detrimental or injurious to property or improvements in the vicinity of the subject site, or to the public health, safety, or general welfare;
 4. Granting the application is in conformance with the goals, policies, and objectives of the General Plan, and the purpose and intent of any applicable specific plan and the purposes of this Zoning Code, and would not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zone district; and
 5. Cost to the applicant of strict compliance with a regulation shall not be the primary reason for granting the Variance.
- J. Variances for Historic Resources.
1. Purpose.
 - a. A Variance for Historic Resources is intended to accommodate historic resources that are undergoing development, change in use or are being relocated.
 - b. This unique type of Variance is designed to provide relief from the strict compliance with the development standards of this Zoning Code that may impair the ability of a historic resource to be properly used or to be relocated onto a new site.
 - c. The Variance shall not allow a use of land or structure not otherwise allowed in the zoning district in which the subject property is located and only applies if the property has a historic designation or is required, as a condition of approval of the Variance, to submit an application for historic designation prior to completion of the proposed project or establishment of the proposed use.
 2. Procedures.
 - a. The Hearing Officer shall be the applicable review authority for Variances for Historic Resources.

- b. The procedures for a Variance for Historic Resources shall be the same as for a Minor Variance, including those for notice and hearing upon request.
- 3. Findings and decision. Following a public hearing, if required, the review authority may approve a Variance for Historic Resources application, with or without conditions, only after first finding that:
 - a. The Variance for Historic Resource is necessary to facilitate the appropriate use of an existing historic structure;
 - b. The Variance for Historic Resource would not adversely impact property within the neighborhood or historic district; and
 - c. Granting the Variance for Historic Resource application would be in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan.

17.76.020 - Notice of Hearing

When a land-use permit, or other matter requires a public hearing, the public shall be provided notice of the hearing in compliance with State law (Government Code Sections 65090, 65091, 65094, and 66451.3, and Public Resources Code 21000 et seq.), and as required by this Chapter.

- A. **Contents of notice.** Notice of a public hearing shall include:
1. **Hearing information.** The date, time, place, and purpose of the hearing and the name of the hearing body; and the phone number and street address of the Department, where an interested person could call or visit to obtain additional information;
 2. **Project information.** The name of the applicant; the City's project case number (if the case is assigned a number) assigned to the application; a general explanation of the matter to be considered; a general explanation of the purpose of the application; a general description, in text and/or by diagram, of the location of the property that is the subject of the hearing; and
 3. **Statement on environmental document.** If a draft Negative Declaration (ND), Mitigated Negative Declaration (MND), or Environmental Impact Report (EIR) has been prepared for the project, or if the project has been determined to be exempt, in compliance with the provisions of the California Environmental Quality Act (CEQA) and the City's *Environmental Policy Guidelines*, the hearing notice shall include a statement that the hearing body will also consider approval of the draft Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report.
- B. **Method of notice distribution.** Notice of a public hearing required by this Chapter for an amendment, appeal, or entitlement shall be given as follows:
1. **Mailing.**
 - a. Notice shall be mailed, at least 14 days before the hearing, through the United States mail service, to:
 - (1) The owner(s) of the property being considered, or the owner's agent, and the applicant(s);
 - (2) Each local agency expected to provide schools, water, or other essential facilities or services to the project, whose ability to provide the facilities and services may be significantly affected;
 - (3) All owners of real property as shown on the County's latest equalized property tax assessment roll within a 500-foot radius of the subject site's boundaries; or within a 300-foot radius for minor variances, minor use permits, variances for historic resources and sign exceptions, and
 - (4) Any person who has filed a written request for notice with the Director and has paid the fee established by the Council's Fee Resolution for the notice.
 - b. The radius shall be measured from the subject site's exterior boundaries to the exterior boundaries of the neighboring lots, without reference to structures existing on either lot(s).
 2. **Additional required notice.** If the notice is mailed as required above, then the notice shall also be:

- a. **Posted along public streets.** Posted, at least 14 days before the public hearing, along public streets within 500 feet of the subject site's boundaries or 300 feet for minor variances, minor use permits and sign exceptions.
- b. **On-site posting requirements.** The sign shall be posted, at least 14 days before the public hearing, in the following manner:
 - (1) For corner lots, signs shall be posted on each street frontage.
 - (2) The sign(s) shall be located in a conspicuous place on the property abutting a street not more than 10 feet inside the property line but no closer than five feet to a property line.
 - (3) The sign(s) may be posted in windows when there is an existing structure on site that is not set back from the street.
 - (4) The Zoning Administrator may approve deviations to these requirements in order to meet the intent of these noticing provisions.
 - (5) Each sign shall comply with the following:
 - a. The sign shall be 12 feet square in sign area, generally measuring three feet by four feet.
 - b. The sign shall not exceed six feet in height from the ground level; provided, that if the property is surrounded by fences, walls, or hedges at or near the street property line, additional height may be provided as necessary to ensure visibility of the sign from the public right-of-way.
 - c. The sign shall not be illuminated.
 - d. The sign shall include all of the factual information about the pending application in compliance with Subsection A. (Contents of notice), above.
 - e. The size, style, and color of the sign's lettering shall be the specifications approved by the Zoning Administrator.
 - f. Support elements for the sign shall be made of four-inch by four-inch wood posts.
 - g. A Building Permit shall not be required for the posting of a sign installed in compliance with this Subparagraph.
 - h. The sign shall remain in place until the expiration of the appeal period following a decision by the review authority. If the application has been appealed or called for review, the sign shall remain in place with the new hearing date noted until the final decision is rendered. The sign shall be removed within 10 days of either the appeal period or the final decision, whichever applies.
 - i. The applicant shall submit to the Zoning Administrator an affidavit verifying that the sign was posted on the subject site in a timely manner in compliance with this Subparagraph.
 - (6) Failure to post the sign, to include the required information, or to comply with applicable placement or graphic standards or requirements may result in the delay of the required public hearing.

- (7) To ensure consistency in appearance and information on the sign, the sign would be printed on card stock by the City and given to the applicant. The applicant would then staple or nail the sign to the plywood or posts or locate the sign on a storefront window.
- c. **Alternative to mailing.** If the number of property owners to whom notice would be mailed in compliance with Subsection B.1 above is more than 1,000, the Director may choose to provide the alternative notice allowed by State law (Government Code Section 65091(a)(3)).
- d. **Additional optional notice.** In addition to the types of notice required by Subsections B. and C., above, the Director may provide additional notice with content or use a distribution method as the Director determines is necessary or desirable (e.g., use of a greater radius for notice, use of the Internet, etc).

Definitions, "E" of Section 17.80.020 entitled **Definitions** is amended to read as follows:

E. Definitions, "E."

Easement.

A grant of one or more of the property rights by the property owner to and/or for the use by the public, a corporation, or another person or entity.

Electronic Game Centers (land use).

An establishment that provides more than four amusement devices, whether or not the devices constitute the primary use or an accessory or incidental use of the premises. Amusement devices mean an electronic or mechanical equipment, game, or machine that is played or used for amusement, which, when so played or used involves skill and which is activated by coin, key, or token, or for which the player or user pays money for the privilege of playing or using.

Emergency Shelters (land use).

A nonprofit facility that provides short-term lodging without rent or fees on a first-come first-serve basis.

Emergency Shelters, Limited (land use).

A nonprofit facility that provides short-term lodging without a fee or rent on a first-come first-serve basis for not more than forty persons at one time.

Encroachment Plane.

An inclined plane sloping inward measured either from the vertical or the horizontal and extending along a property line. See Section 17.40.150 (Setback and Encroachment Plane Requirements and Exceptions).

Environmental.

The following terms are used in conjunction with environmental evaluation in compliance with the City of Pasadena Environmental Policy Guidelines. Definitions of other CEQA related terms are located in the Environmental Policy Guidelines.

1. **California Environmental Quality Act (CEQA).** The California Environmental Quality Act (CEQA) is the State law contained in the California Public Resources Code, Section 2100 et seq. It is implemented by the City of Pasadena Environmental Policy Guidelines.
2. **Environmental Impact Report (EIR).** A detailed statement prepared under CEQA describing and analyzing the significant environmental effects of a project and discussing ways to mitigate or avoid the effects. The contents of an EIR are discussed in CEQA Guidelines Article 9, commencing with Section 15120 and in the City of Pasadena Environmental Policy Guidelines, Section 8.5. The term "EIR" may mean either a draft or a final EIR depending on the context.
3. **Exemption.** An action that is not subject to CEQA is determined to be an exemption. This exempt status may be documented with a Notice of Exemption.
4. **Initial Study.** A preliminary analysis of the environmental effects of a proposed action used to determine whether an EIR, Subsequent EIR, Supplemental EIR, Addendum to an EIR, or a Negative Declaration must be prepared and used to identify the significant environmental effects to be analyzed.

The Initial Study may also be used to streamline environmental review by determining that a previous EIR adequately analyzes the current proposed project or whether the project is part of a larger project, and a master, tiered, program, or focused EIR would be appropriate.

5. Mitigation. The term, as used in this Zoning Code and the City of Pasadena Environmental Policy Guidelines, shall include the following:

- a. Avoiding the impact altogether by not taking a certain action or parts of an action.
- b. Minimizing impacts by limiting the degree or magnitude of the action and its implementation.
- c. Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment.
- d. Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.
- e. Compensating for the impact by replacing or providing substitute resources or environments.

6. Negative Declaration. A written statement briefly describing the reasons why a proposed project will not have a significant effect on the environment and why it does not require the preparation of an EIR. The accompanying Initial Study shall support the reasons.

7. Project. Under CEQA a project is the whole of an action that has the potential to result in either a direct physical change or a reasonably foreseeable indirect physical change in the environment.

Existing Grade.

See "Grade, Existing."

Expressive Use.

A use that is permitted subject to a public hearing process in which the use is evaluated against approval criteria.

Definitions, "L" of Section 17.80.020 entitled **Definitions** is amended to read as follows:

L. Definitions, "L."

Land Use.

See "Use."

Laboratories (land use).

An establishment providing dental or medical laboratory services; or an establishment providing analytical, photographic, or testing services.

Landmark District.

A grouping of properties that meets the criteria of Section 17.62.040.F and is so designated by the City Council through the adoption of an LD Overlay Zoning District Ordinance or determined eligible for such designation.

Landscaping.

The planting and maintenance of some combination of trees, shrubs, vines, ground covers, flowers or lawns. In addition, the combination of design may include natural features (e.g., rock and stone) and structural features, including fountains, reflecting pools, art work, screens, walls, fences, and benches.

Land Use Classifications (land use).

1. **Commercial Use.** A land use type listed in the "Allowed Uses and Permit Requirements" tables in Articles 2 and 3 under "Recreation, Education & Public Assembly Uses," "Office, Professional, and Business Support Uses," "Retail Sales," "Services," and/or "Transportation, Communication & Utility Uses" except those uses classified as Public, Semi Public Uses.

2. **Industrial Use.** A land use type listed in the "Allowed Uses and Permit Requirements" table in Articles 2 and 3 under Industry, Manufacturing & Processing Uses.

3. **Public and Semi Public Use.** A land use that is generally operated by public agencies or private entities, and may include city administration buildings, child day care centers, colleges, fire stations, and religious facilities. These uses include:

- adult day care, general
- animal shelters
- charitable institutions
- child day-care centers
- club, lodge, private meeting hall
- colleges non traditional campus setting
- colleges traditional campus setting
- cultural institutions
- detention facilities
- government offices
- heliports
- maintenance and service facilities
- medical services - extended care

- medical services hospitals
- park and recreation facilities
- public safety facilities
- religious facilities
- residential care, general
- schools, public or private
- transportation terminals
- utilities, major and minor

4. Residential Use. A land use type listed in the "Allowed Uses and Permit Requirements" tables in Articles 2 and 3 under "Residential Uses," except those uses classified as Public, Semi Public Uses.

5. Temporary Uses (land use). A use of land that is designed, operated, and occupies a site for a limited period of time, typically less than 12 months. See Section 17.61.040 (Temporary Use Permits) for a list of allowed temporary uses.

License Coordinator.

The person designated by the Director of Finance to perform the duties prescribed by this Zoning Code relating to business licenses.

Life/Care Facilities (land use).

An integrated facility that provides accommodations for, and varying level of care to, residents depending on need. The use shall contain the following components: independent living units, residential care facilities, and continuing care, Alzheimer and related facilities.

Liquor Stores (land use).

A retail establishment primarily engaged in selling beer, wine, and other alcoholic beverages, which may specialize in a particular type of alcoholic beverage (e.g., wine shops).

Live Entertainment.

Music, comedy, readings, dancing, acting, or other entertainment performed on a site three or more days during a calendar year. This includes dancing by patrons to live or recorded music.

Lodging - Bed and Breakfast Inns (land use).

An establishment offering lodging on less than a weekly basis in a converted single-family or multi-family dwelling, with incidental eating and drinking service for lodgers only provided from a single kitchen on the premises.

Lodging - Hotels, Motels (land use).

A commercial establishment offering overnight visitor accommodations, but not providing room rentals on an hourly basis. These uses include facilities available to the general public, including without limitation meeting and dining facilities, provided these are an integral part of the hotel or motel operations.

Lot.

A legally established lot of land under one ownership with frontage upon a street. Types of lots include the following. See Figure 8-3.

1. **Corner Lot.** A lot bounded by two or more intersecting streets that has an angle of intersection of not more than 135 degrees. The intersecting streets shall not be the same street. In determining the angle of intersection for a rounded corner, straight lines shall be drawn as extensions of both street lot lines. The calculation of the angle of intersection shall be made from the side facing toward the lot at the point where these two extensions meet
2. **Double Frontage Lot.** An interior lot with frontage on more than one street. A lot fronting on a street on one side and a private ingress egress easement on the other side shall be considered a double frontage lot even if the lot does not have ingress-egress from the private easement.
3. **Flag or Corridor Lot.** A lot in the approximate configuration of a flag pole or sign post, with the pole or post functioning primarily as an access way to the main body of the lot from the street of access.
4. **Interior lot.** A lot other than a corner lot.
5. **Key Lot.** The first interior lot to the rear of a reversed corner lot.
6. **Reversed Corner Lot.** A corner lot in which the corner lot line is substantially a continuation of the front property line of the first lot to its rear.
7. **Substandard Lot.** A legally created lot that does not have the width or area required by the zoning district in which it is located.

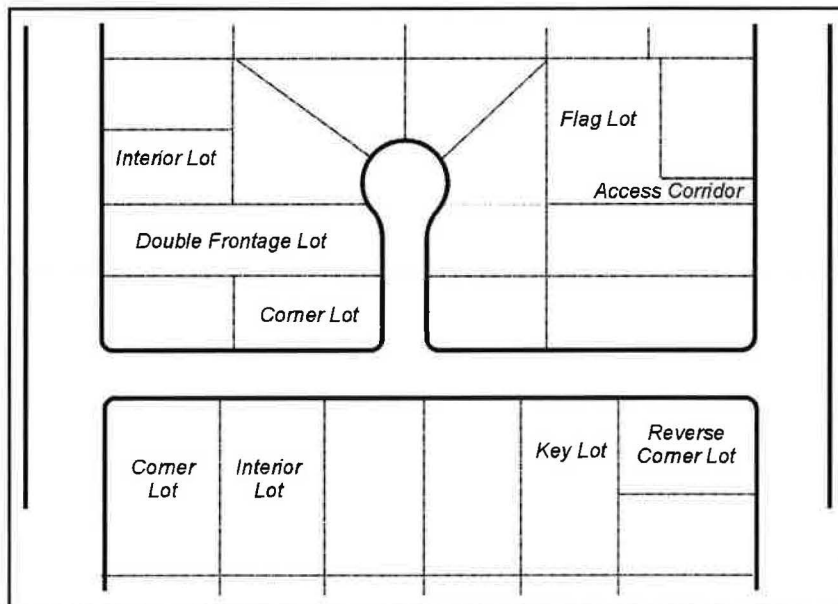


Figure 8-3 - Lot Types

Lot Coverage.

See "Coverage, Lot or Site."

Lot Depth.

The horizontal distance between the front and rear property lines of a site measured along a line midway between the side property lines.

Lot Line or Property Line.

A recorded boundary of a lot. Types of lot lines are as follows. See Figure 8-4 (Lot Features).

1. **Front Lot Line.** The shortest line of a lot that is abutting a street line. The lot lines of a double-frontage lot that are abutting street lines shall be front lot lines. When the lot lines of a corner lot that is abutting street lot lines are of equal or substantially equal lengths, the front lot line shall be determined by the Zoning Administrator. In determining the front lot line, the Zoning Administrator shall take into consideration the character of the improvements in the neighborhood of the lot, the impact to abutting property owners from the establishment of either of the boundaries as a front lot line, the character of the building proposed to be constructed and the distance that the building is set back from the lines of the two streets that the lot abuts. See also "Street, or Public Right-of-Way."
2. **Interior Lot Line.** A lot line not abutting a street.
3. **Rear Lot Line.** A lot line that is parallel or approximately parallel to the front lot line. Where no lot line is within 45 degrees of being parallel to the front lot line, a line 10 feet in length within the lot, parallel to and at the maximum possible distance from the front lot line, shall be deemed the rear lot line for the purpose of measuring rear yard depth.
4. **Side Lot Line.** A lot line that is not a front or rear lot line.
5. **Street Lot Line.** A lot line abutting a street. See also "Street, or Public Right-of-Way."
6. **Corner Lot Line.** A street lot line that is not a front lot line.

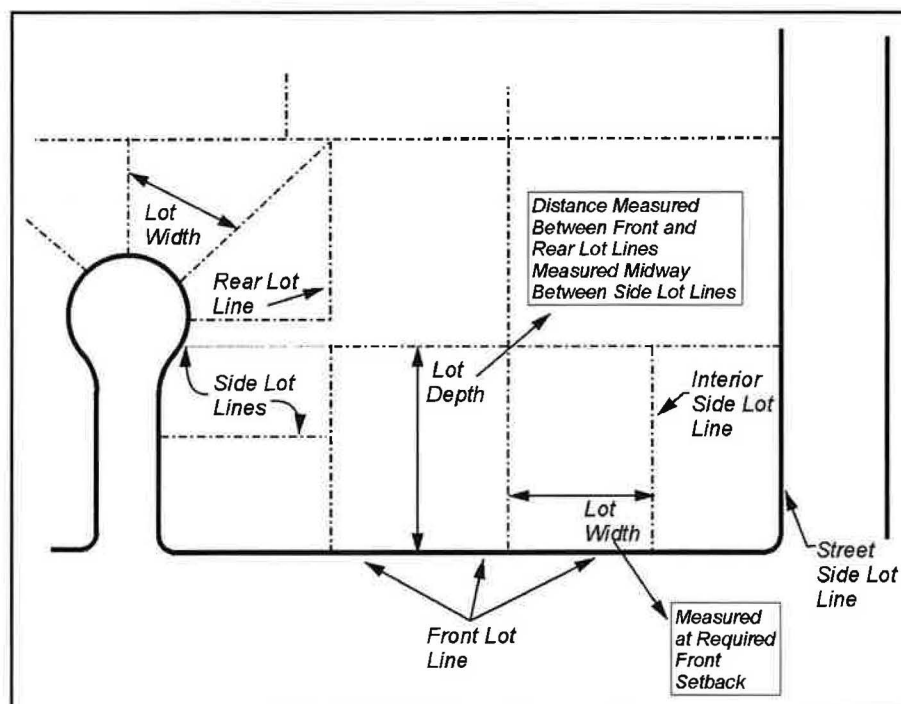


Figure 8-4 - Lot Features

Lot or Site Area.

See "Area, Lot, or Site."

Lot Width.

The horizontal distance between the side property line of a lot, measured at right angles to the lot depth at the rear of the required front yard setback.

Low Barrier Navigation Center (land use).

A housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. "Housing First" core components are defined in Chapter 6.5, Section 8255 of Division 8 of the Welfare and Institutions Code. "Low Barrier" means the use of best practices to reduce barriers to entry, including allowing partners, pets, storage of personal items, and privacy measures.

Definitions, "S" of Section 17.80.020 entitled **Definitions** is amended to read as follows:

S. Definitions, "S."

Safe Parking (land use).

A parking program, operated on property located outside of the public right-of-way and managed by a social service provider, that provides individuals and families with vehicles, including recreational vehicles, a safe place to park overnight and services to facilitate a transition to permanent housing. Recreational vehicles are defined in Section 14.50.020.J.

Schools (land use).

1. **Schools - Public and private.** Includes elementary, middle, junior high, and high schools serving kindergarten through 12th-grade students, including denominational and sectarian, boarding schools, and military academies. Preschools and child day-care are included under the definitions of "Child Day-Care Facilities."

2. **Schools Specialized education and training.** Includes business, secretarial schools, and vocational schools offering specialized trade and commercial courses. Includes specialized non-degree-granting schools offering subjects including: art, ballet and other dance, computers, cooking, drama, driver education, language, and music. Also includes seminaries and other facilities exclusively engaged in training for religious ministries, and establishments furnishing educational courses by mail. Facilities, institutions, and conference centers are included that offer specialized programs in personal growth and development (e.g., arts, communications, environmental awareness, and management).

Seasonal Merchandise Sales (land use).

The retail sale of holiday seasonal products including pumpkins, Christmas trees and crafts.

Seating Area.

See "Area, Seating."

Secretary of the Interior's Standards for Rehabilitation (Also Secretary's Standards).

The Secretary of the Interior's Standards for Rehabilitating Historic Buildings, issued by the U.S. Department of the Interior, National Park Service (36 CFR Part 67) and the publications of the National Park Service, Preservation Assistance Division, Guidelines for Rehabilitating Historic Buildings (1992, N.P.S.) and The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (1995, N.P.S.), and any subsequent publication on the Secretary's Standards by the N.P.S.

Self-Storage (land use).

A structure containing separate storage space that is designed to be leased or rented individually in an enclosed building. This use does not include outdoor storage or recreational vehicles, boats, personal watercraft, motorcycles, or trailers.

Senior Affordable Housing (land use).

Facilities providing dwelling units in which all units are for senior citizens of low and moderate income as that term is defined in Government Code Section 65915 and by Health and Safety Code Section 33334.2.

This use does not include residential care facilities, transition housing, medical services - extended care, and life/care facilities.

Service Station.

See "Vehicle Services - Service Stations."

Setback.

The distance by which a structure, parking area or other development feature must be separated from a lot line, easement, other structure or development features. If a street dedication is required, then the setback requirement shall be measured from the revised property line after the dedication. For purposes of this Zoning Code, the term "yard" may be used interchangeably with the term "setback." See Section 17.40.160 (Setback and Encroachment Plane Requirements and Exceptions). See also "Yard."

Sexually Oriented Business (land use).

The term "sexually oriented business" shall have the same meaning, including any related terms and phrases, as set forth in Chapter 5.45 of the Pasadena Municipal Code, as may be amended from time to time.

Single Decision.

Applications for permits given a single permit number.

Single Housekeeping Unit.

The functional equivalent of a traditional family; whose members are a nontransient interactive group of persons jointly occupying a single dwelling unit, including the joint use of common areas and sharing household activities and responsibilities (e.g., meals, chores, and expenses). This does not include a boarding house.

Significant Tobacco Retailers (land use).

Establishments that devote 20 percent or more of the display area to the sale or exchange of tobacco products and/or tobacco paraphernalia.

Single-Family Residential (land use).

A building containing one dwelling unit located on a single lot. These include mobile homes and factory-built housing.

Single Ownership.

Holding record title, possession under a contract to purchase or possession under a lease, by a person, firm, corporation or partnership, individually, jointly, in common or in any other manner where the property is or will be under unitary or unified control.

Single-Room Occupancy (land use).

A facility providing dwelling units where each unit has a minimum floor area of 150 square feet and a maximum floor area of 375 square feet. These dwelling units may have kitchen or bathroom facilities and shall be offered on a monthly basis or longer.

Site.

A lot or group of contiguous lots not divided by any alley, street, other right-of-way or city limit that is proposed for development in accord with the provisions of this Zoning Code, and is in a single ownership or has multiple owners, all of whom join in an application for development.

Site Coverage.

See "Coverage, Lot or Site."

Slope.

The inclined ground surface of fill, excavation, or natural terrain, the inclination of which is expressed as a percentage. Slope percent is computed by dividing the vertical distance by the horizontal distance multiplied by one hundred. See Figure 8-7 - Slope Calculation. See also "Grade, Existing" or "Grade, Finished."

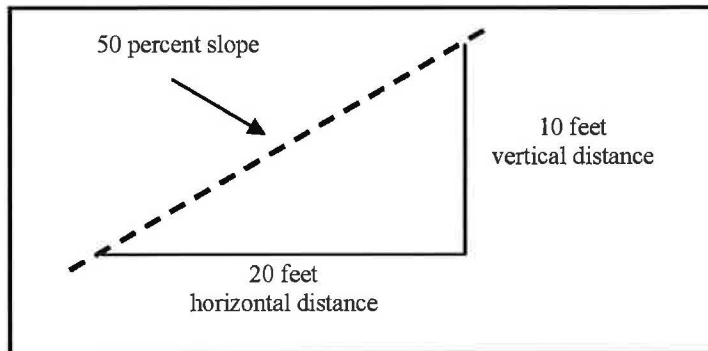


Figure 8-7 - Slope Calculation

Specific Plan.

A plan as defined in Government Code Section 65450.

Stadiums and Arenas (land use).

A structure that is open or enclosed and used for games, concerts, and major events and is partly or completely surrounded by tiers of seats for spectators.

State Historical Building Code.

Part 8 of Title 24 (California Building Standards Code) of the California Code of Regulations.

Story.

The portion of a building included between the upper surface of any floor and the upper surface of the next floor above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling above. (Also, see the definition of Basement.)

Street Fairs (land use).

The provision of games, eating and drinking facilities, live entertainment, or similar activities not requiring the use of roofed structures and occurring on a public street.

Street or Highway Frontage.

See "Frontage, Street or Highway."

Street, or Public Right-of-Way.

A public thoroughfare, avenue, road, highway, boulevard, parkway, way, drive, lane, court or private easement, not including freeways, providing any access to and egress from any property abutting thereon.

Structure.

Anything constructed or erected that requires a location on the ground, including a building or a swimming pool, or a fence or wall, but not including driveways or walkways located outside the front yard setback.

Structure, Accessory.

A structure that is subordinate to, and detached from the main structure, the use of which is incidental and subordinate to that of the main structure.

Structure, Main, Primary, or Principal.

A structure that houses the primary use on a property or lot. It shall not include accessory structures (e.g., garages, pool houses, or sheds).

Subdivision.

The division, by any subdivider, of any unit or portion of land shown on the latest equalized Los Angeles County assessment roll as a unit or contiguous units, for the purpose of sale, lease or financing, whether immediate or future. Property shall be considered as contiguous units, even if it is separated by roads, streets, utility easement or railroad rights-of-way. Subdivision includes the following, as defined in Civil Code Section 1315: a condominium project; a community apartment project; or the conversion of five or more existing dwelling units to a stock cooperative.

Subdivision Map Act, or Map Act.

Division 2, Title 7 of the California Government Code, commencing with Section 66410 as presently constituted, and any amendments to those provisions.

Substantial (Major) Alteration.

Any physical modification to a structure that involves a major portion of the structure or has a substantial visual impact on the structure or its surroundings. Substantial alterations normally include changes to building massing, cladding the exterior walls in a new material, and extensive replacement of windows and doors with a new or unoriginal design in a structure.

Sufficient for Separate Conveyance.

Means that each attached or adjacent dwelling unit is constructed in a manner adequate to allow for the separate sale of each unit in a common interest development as defined in Civil Code Section 1351 (including a residential condominium, planned development, stock cooperative, or community apartment project), or into any other ownership type in which the dwelling units may be sold separately.

Supportive Housing (land use).

Housing with no limit on length of stay, that is occupied by the target population as defined by the state Government Code Section 65582, and that is linked to an on-site or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Swap Meets (land use).

Collective retail sales or exchange of merchandise by individual vendors occupying separate sales spaces that are not divided by permanent walls. These uses include both indoor and outdoor swap meets, conducted on either a permanent or recurring basis.

Swimming Pool, Hot Tub.

A water-filled enclosure with a depth of 18 inches or more, used for swimming or recreation.