

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 PERTAINING TO RESEARCH AND DEVELOPMENT (R&D) LAND USES**

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 and adds various sections of Title 17 (Zoning Code) to modify development standards specific to the R&D land use and allow R&D land uses with a Conditional Use Permit (CUP) in Public-Semi Public (PS) zones and as a permitted use in certain non-residential and mixed-use zones.

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 17.31, Section 17.31.040, **ALLOWABLE LAND USES**, Pasadena Municipal Code, Title 17, Article 3, Chapter 17.32, Section 17.32.050, **EPSP DISTRICT LAND USES AND PERMIT REQUIREMENTS**, Pasadena Municipal Code, Title 17, Article 3, Chapter

17.33, Section 17.33.040 **FGSP DISTRICT LAND USES AND PERMIT REQUIREMENTS**, Pasadena Municipal Code, Title 17, Article 3, Chapter 17.35, Section 17.35.030, **ALLOWABLE LAND USES**, Pasadena Municipal Code, Title 17, Article 3, Chapter 17.36 Section 17.36.050, **WGSP DISTRICT LAND USES AND PERMIT REQUIREMENTS**, Pasadena Municipal Code, Title 17, Article 3, Chapter 17.37, Section 17.37.040, **ALLOWABLE LAND USES**, and Pasadena Municipal Code, Title 17, Article 3, 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 3, Chapter 17.31, Section 17.31.090, **OPEN SPACE**, Pasadena Municipal Code, Title 17, Article 3, Chapter 17.35, Section 17.35.080, **OPEN SPACE**, and Pasadena Municipal Code, Title 17, Article 3, Chapter 17.37, Section 17.37.090, **OPEN SPACE** are amended as shown in Exhibit 2, attached hereto and incorporated by reference.

**SECTION 4.** Pasadena Municipal Code, Title 17, Article 3, Chapter 17.31, Section 17.31.100, **PARKING**, Pasadena Municipal Code, Title 17, Article 3, Chapter 17.37, Section 17.37.100, **PARKING STANDARDS**, and Pasadena Municipal Code, Title 17, Article 4, Chapter 17.46, Section 17.46.040, **NUMBER OF OFF-STREET PARKING SPACES REQUIRED** are amended as shown in Exhibit 3, attached hereto and incorporated by reference.

**SECTION 5.** Pasadena Municipal Code, Title 17, Article 5, Chapter 17.50, Section 17.50.240, **RESEARCH AND DEVELOPMENT FACILITIES** is amended as shown in Exhibit 4, attached hereto and incorporated by this reference.

**SECTION 6.** Pasadena Municipal Code, Title 17, Article 5, Chapter 17.50, Section 17.50.340, **TRANSIT-ORIENTED DEVELOPEMNT (TOD)** is amended as shown in Exhibit 5, attached hereto and incorporated by this reference.

**SECTION 7.** Pasadena Municipal Code, Title 17, Article 6, Chapter 17.61, Section 17.61.050, **CONDITIONAL USE PERMITS AND MASTER PLANS** is amended as shown in Exhibit 6, attached hereto and incorporated by this reference.

**SECTION 8.** Pasadena Municipal Code, Title 17, Article 8, Chapter 17.80, Section 17.80.020, **DEFINITIONS** is amended by revising Subsection R as shown in Exhibit 7, attached hereto and incorporated by this reference.

**SECTION 9.** The proposed ordinance amends the updated Central District Specific Plan (CDSP), adopted by the City Council on October 16, 2023. The ordinance for the updated CDSP will incorporate the regulations pertaining to Research and Development land uses adopted by the City Council on December 4, 2023.

**SECTION 10.** The City Clerk shall certify the adoption of this ordinance and shall cause this ordinance to be published by title and summary.

**SECTION 11.** This ordinance shall take effect 30 days from its publication.

Signed and approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
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 \_\_\_\_\_ 2024, by

the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Date Published:

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Mark Jomsky  
City Clerk

Approved as to form:



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Theresa E. Fuentes  
Assistant City Attorney

17.24.030 - Commercial and Industrial District Land Uses and Permit Requirements

- A. **Permit requirements.** Table 2-5 identifies the uses of land allowed by this Zoning Code in the commercial zoning districts, and the land use permit required to establish each use, in compliance with Section 17.21.030 (Allowable Land Uses and Permit Requirements). The following land use permit requirements are established by Table 2-5.

Symbol	Permit Requirement	Procedure is in 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.	17.61.050
E	Conditional use, Expressive Use Permit required.	17.61.060
TUP	Temporary use, Temporary Use Permit required.	17.61.040
—	Use not allowed. (See Section 17.21.030.A regarding uses not listed.)	

- B. **Standards for specific land uses.** Where the last column in the tables ("Specific Use Standards") includes a section number, the regulations in the referenced section apply to the use in addition to all other applicable provisions of this Zoning Code.

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	
<b>RESIDENTIAL USES</b>					
Accessory dwelling unit	P	P	—	—	17.50.275
Boarding houses	—	P	—	—	

Caretakers quarters	P	P	P	MC	
Dormitories	—	P	—	—	
Fraternity/sorority housing	—	P	—	—	
Home occupations	P	P	—	—	17.50.110
Mixed-use projects	P (7, 8)	P (7, 8)	—	—	17.50.160
Multi-family housing	P	P	—	—	
Residential accessory uses and structures	P	P	—	—	17.50.210, 17.50.250
Residential care facilities, general	C (2)	C (2)	—	—	
Residential care facilities, limited	P	P	—	—	
Single-room occupancy	—	—	P	—	17.50.300
Single-family housing	P (3)	P (3)	—	—	
Supportive housing	P	P	— (4)	—	
Transitional housing	P	P	— (4)	—	
<b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY USES (7, 9)</b>					
Clubs, lodges, private meeting halls	C	C (5)	P	P	
Colleges - Nontraditional campus setting	P (8)	P (8)	P (8)	P (8)	
Colleges - Traditional campus setting	C (2)	C (2)	C (2)	—	
Commercial entertainment	—	E (8)	E (8)	E (8)	17.50.130
Commercial recreation - Indoor	—	—	C (8)	C (8)	17.50.130

Commercial recreation - Outdoor	—	—	C (8)	C (8)	17.50.130
Cultural institutions	P (2)	P (2)	P (2)	P (2)	
Electronic game centers	—	—	C (8)	C (8)	17.50.100
Internet access studios	—	—	C (8)	C (8)	17.50.100
Park and recreation facilities	C	C	C	C	
Religious facilities	C (2)	C (2)	MC (2, 6)	—	17.50.230
with columbarium	P (2)	P (2)	P (2)	—	17.50.230
with temporary homeless shelter	C	P	P	—	17.50.230
with affordable housing	P	P	P	—	17.50.230
Schools - Specialized education and training	—	P (8)	P (8)	P (8)	
Schools - Public and private	—	C (2)	C (2)	—	17.50.270
Street fairs	P	P	P	P	
Tents	TUP	TUP	TUP	TUP	17.50.320
<b>OFFICE, PROFESSIONAL &amp; BUSINESS SUPPORT USES (7, 9)</b>					
Automated teller machines (ATM)	P	P	P	P	17.50.060
Banks and financial services	P (8)	P (8)	P (8)	P (8)	
with walk-up services	P	P	P	P	17.50.060
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)	
Research and development –Offices	P (8)	P (8)	P (8)	P (8)	17.50.240
Work/live units	—	—	C	—	17.50.370
<b>RETAIL SALES (7, 9)</b>					
Alcohol sales - Beer and wine	C	C	C	C	17.50.040
Alcohol sales - Full alcohol sales	C	C	C	C	17.50.040
Animal services - Retail sales	—	P (8)	P (8)	P (8)	
Bars or taverns	—	C (8)	C (8)	C (8)	17.50.040
with live entertainment	—	C	C	C	17.50.130
Building materials and supplies sales	—	—	P	P	
Commercial nurseries	C (8)	C (8)	P (8)	P (8)	17.50.180
Convenience stores	C	C	C	C	
Firearm sales	—	—	—	C (8)	
Food sales	P (8)	P (8)	P (8)	P (8)	
Internet vehicle sales	—	C (8)	C (8)	C (8)	
Liquor stores	C	C	C	C	17.50.070
Pawnshops	—	—	C (8)	C (8)	17.50.200
Restaurants	—	P (8)	P (8)	P (8)	17.50.260



Restaurants, fast food	—	P (8)	P (8)	P (8)	17.50.260
Restaurants, formula fast food	—	P (8)	P (8)	P (8)	17.50.260
Restaurants with limited live entertainment	—	P	P	P	
Restaurants with walk-up window	—	C	C	C	17.50.260
Retail sales	C (8)	P (8)	P (8)	P (8)	
Seasonal merchandise sales	P	P	P	P	17.50.180
Significant tobacco retailers	—	—	C (8)	C (8)	17.50.330
Swap meets	—	—	C (8)	C (8)	
Temporary uses	TUP	TUP	TUP	TUP	
Vehicle services - Automobile rental	—	C (8)	P (8)	P (8)	
Vehicle services - Sales and leasing	—	—	P	P	17.50.360
Vehicle services - Sales and leasing - limited	—	—	P	P	17.50.360
Vehicle services - Service stations	—	C (8)	C (8)	C (8)	17.50.290
<b>SERVICES (7, 9)</b>					
Adult day care, limited	P	P	P	—	
Adult day care, general	C (2)	C (2)	C (2)	C (2)	
Animal services - Boarding	—	—	P (8)	P (8)	
Animal services - Grooming	—	P (8)	P (8)	P (8)	
Animal services - Hospitals	—	—	P (8)	P (8)	17.50.050
Catering services	—	P (8)	P (8)	P (8)	

Charitable institutions	C (2)	C (2)	C (2)	C (2)	
Child day-care centers	P	P	P	C	17.50.080
Child day care, large care homes, 9 to 14 persons	P	P	—	—	17.50.080
Child day care, small care homes, 1 to 8 persons	P	P	P	—	
Detention facilities	—	—	—	C (2)	
Drive-through business - Nonrestaurants	—	C	C	C	17.50.090
Drive-through business - Restaurants	—	C	C	C	17.50.090
Emergency shelters	—	—	MC	MC	
Filming, long-term	C	C	C	C	
Filming, short-term	P	P	P	P	
Laboratories	C (8)	P (8)	P (8)	P (8)	
Life/care facilities	—	C	C	—	17.50.120
Lodging - Bed and breakfast inns	C (8)	C (8)	C (8)	—	17.50.140
Lodging - Hotels, motels	—	—	C (8)	C (8)	17.50.150
Maintenance and repair services	—	P (8)	P (8)	P (8)	
Massage establishment	—	—	C (8)	C (8)	17.50.155
Medical services - Extended care	C (2)	C (2)	—	—	
Medical services - Hospitals	—	—	C (2)	—	
Mortuaries, funeral homes	—	P (8)	P (8)	P (8)	

Personal improvement services	—	P (8)	P (8)	P (8)	
Personal services	—	P (8)	P (8)	P (8)	
Personal services, restricted	—	—	C (8)	C (8)	17.50.200
Printing and publishing	—	C (8)	P (8)	P (8)	
Printing and publishing, limited	C	P	P	P	
Public maintenance & service facilities	—	—	C (2)	C (2)	
Public safety facilities	C (2)	C (2)	C (2)	C (2)	
Sexually oriented business	—	—	P	—	17.50.295
Vehicle services - Vehicle equipment repair	—	—	C (8)	C (8)	17.50.360
Vehicle services - Washing and detailing	—	—	C (8)	C (8)	17.50.290
Vehicle services - Washing and detailing, small-scale	—	P	P	P	17.50.290
<b>INDUSTRY, MANUFACTURING &amp; PROCESSING USES (7, 9)</b>					
Commercial growing area	—	P	P	P	17.50.180
Industry, restricted	—	—	C (8)	C (8)	
Industry, restricted, small scale	—	P	P	P	
Industry, standard	—	—	—	P (8)	
Recycling centers - Small collection facilities	C	C	C	C	17.50.220
Recycling centers - Large facilities	—	—	C (8)	C (8)	17.50.220

<del>Research and Development—Non-offices</del>	<del>C (8)</del>	<del>C (8)</del>	<del>P (8)</del>	<del>P (8)</del>	17.50.240
Wholesaling, distribution, & storage	—	—	C (8)	P (8)	
Wholesaling, distribution, & storage, small-scale	—	—	P	P	
<b>TRANSPORTATION, COMMUNICATIONS &amp; UTILITY USES</b>					
Alternative fuel/recharging facilities (7, 8, 9)	—	C	C	C	
Accessory antenna array	P	P	P	P	
Communications facilities (7, 8, 9)	—	—	P	P	
Commercial off-street parking (7, 9)	C	C	C	C	
Heliports	—	—	C	C	
Transportation dispatch facility	—	—	C (8)	C (8)	
Transportation terminals	—	—	C	C	
Trucking terminals	—	—	—	C (6)	
Utility, major	C (2)	C (2)	C (2)	C (2)	
Utility, minor	P	P	P	P	
Vehicle storage (7, 8)	—	—	C	C	
Wireless telecommunications facilities, major	C	C	C	C	17.50.310
Wireless telecommunications facilities, minor	MC	MC	MC	MC	17.50.310
Wireless telecommunications facilities, SCL	P	P	P	P	17.50.310

**TRANSIT-ORIENTED DEVELOPMENT**

Transit-oriented development (7, 8)	P	P	P	P	17.50.340
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**Notes:**

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (3) Allowed subject to the development standards of the RS-6 district, Section 17.22.040.
- (4) The use is permitted if it is located within a Single-Room Occupancy facility.
- (5) A club, lodge, or private meeting hall established prior to September 9, 1996, shall be a permitted (P) use.
- (6) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (7) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (8) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. See Section 17.61.050.J for additional requirements.
- (9) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on a lot. This shall apply to new uses or uses which expand by more than 30 percent of gross floor area.

## 17.26.030 - Special Purpose District Land Uses and Permit Requirements

A. **OS and PS districts.**

1. **Permit requirements.** Table 2-7 identifies the uses of land allowed by this Zoning Code in the OS and PS zoning districts, and the land use permit required to establish each use, in compliance with Section 17.21.030 (Allowable Land Uses and Permit Requirements). The following land use permit requirements are established by Table 2-7.

Symbol	Permit Requirement	Procedure is in Section:
P	Permitted use, Code Compliance Certificate required. (1) (3)	17.61.020
MC	Conditional use, Minor Conditional Use Permit required.	17.61.050
C	Conditional use, Conditional Use Permit required. (2)	17.61.050
E	Conditional use, Expressive Use Permit required.	17.61.060
TUP	Temporary use, Temporary Use Permit required.	17.61.040
—	Use not allowed. (See Section 17.21.030.A regarding uses not listed.)	

2. **Standards for specific land uses.** Where the last column in the tables ("Specific Use Standards") includes a section number, the regulations in the referenced section apply to the use in addition to all other applicable provisions of this Zoning Code.

- B. **PD district land uses and permit requirements.** The land uses that may be allowed within the PD zoning district and the land use permit requirements for each use shall be determined through the process of rezoning property to the PD district.

**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	
<b>RESIDENTIAL USES</b>			
Caretaker quarters	C (2)	C (2)	
Dormitories	—	C	
Fraternity/sorority housing	—	C	
Home occupations	—	P	17.50.110
Multi-family housing	—	C (2)	
Residential accessory uses and structures	C	C	17.50.210, 250
Residential care, limited	—	C (2)	
Residential care, general	—	C	
Senior affordable housing	—	C	17.50.280
Single-family housing	—	C (2)	
Supportive housing	—	C (2)	
Transitional housing	—	C (2)	
<b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY USES</b>			
Clubs, lodges, private meeting halls	C (3)	C (2)	
Colleges - Nontraditional campus setting	—	C	
Colleges - Traditional campus setting	—	C	

Commercial entertainment	E	—	17.50.130
Commercial recreation - Indoor	C	—	17.50.130
Commercial recreation - Outdoor	C	C	17.50.130
Conference centers	—	C (2)	
Cultural institutions	C (3)	C	
Electronic game centers	C	—	17.50.100
Park and recreation facilities	C	C	
Religious facilities	—	C	17.50.230
with columbarium	—	MC	17.50.230
with temporary homeless shelter	—	C	17.50.230
Schools - Public and private	—	C	17.50.270
Stadiums and arenas	C	—	
Tents	TUP	TUP	17.50.320
<b>OFFICE, PROFESSIONAL &amp; BUSINESS SUPPORT USES</b>			
Offices - Administrative business professional	—	C (2)	
Offices - Governmental	—	C	
Offices - Medical	—	C	
<u>Research and Development</u>	—	<u>C (6)</u>	<u>17.50.240</u>
<b>RETAIL SALES</b>			
Alcohol sales - Beer and wine	C (2)	C (2)	17.50.040



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	
<b>SERVICES</b>			
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
<b>INDUSTRY, MANUFACTURING &amp; PROCESSING USES</b>			
Commercial growing area	C (5)	—	
Recycling - Small collection facilities	C	C	17.50.220
<b>TRANSPORTATION, COMMUNICATIONS &amp; UTILITY USES</b>			
Accessory antenna array	P	—	
Heliports	—	C	
Transportation terminals	—	C	
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
<b>Notes:</b>			
(1) See Section 17.80.020 for definitions of the listed land uses.			
(2) Limited to accessory facilities of a principal use.			
(3) Limited to facilities accessory to an open space. An accessory use shall not occupy more			

than 5% of the open area.

(4) Horticultural or nursery uses shall not replace a park, golf course, or recreational use.

(5) Permanent structures prohibited.

(6) Limited to parcels not owned by Pasadena Unified School District or used as a K-12 school as of December 4, 2023.

17.31.040 - Allowable Land Uses

- A. **Definitions.** Definitions of specific land uses are found in Section 17.80.020.
- B. **Permit Requirements.** Table ECSP-2 identifies the uses of land allowed, the land use permit required to establish each use, and limitations that may apply for a particular use.
- C. **Standards for Specific Land Uses.** Additional standards may apply to specific land uses; refer to the Section noted in Table ECSP-2.
  - 1. Section 17.50.160 shall not apply to Mixed-Use Projects.
  - 2. Section 17.50.350 shall not apply to Multi-Family Housing.
- D. **Ground Floor Frontages.** In Mixed-Use zoning districts, additional commercial requirements and residential unit restrictions on the ground floor shall apply per Section 17.31.080.A.
- E. **Major Construction.** For all non-residential uses with a gross floor area of 25,000 square feet or greater, a Conditional Use Permit shall be required per Section 17.61.050.J.2.
- F. **Prohibited Uses.** Those uses not listed in Table ECSP-2 are prohibited by this Specific Plan, except as otherwise provided by Section 17.21.030.A.
- G. **Nonconforming Uses.** Existing uses which are made nonconforming by this Specific Plan shall be subject to Section 17.71.
- H. **Initial Use of a Historic Resource.** Where prohibited by Table ECSP-2, the initial use of the designated historic resources, identified on Page 17 of the ECSP, may be permitted with a Conditional Use Permit.

**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.	

<b>ZONING DISTRICT LAND USES AND PERMIT REQUIREMENTS</b>				
Land Use <sup>1</sup>	Permit Requirement			Section/Notes
	EC-MU-C	EC-MU-G	EC-MU-N	
<b>RESIDENTIAL USES</b>				
Accessory Dwelling Unit	P	P	P	17.50.275
Boarding Houses <sup>2</sup>	C	C	C	
Dormitories	P	P	P	
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 <sup>3</sup>	P	P	P	
<b>COMMERCIAL USES</b>				
<b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY USES</b>				
Clubs, Lodges, Private Meeting Halls	C	C	C	
Colleges, Nontraditional Campus Setting	P	P	P	

Commercial Entertainment	E	E	E	
Commercial Recreation, Indoor	P	P	P	17.50.130
Commercial Recreation, Outdoor	—	—	—	
Cultural Institutions	P	P	P	
Electronic Game Centers	P	P	P	17.50.100
Park and Recreation Facilities	P	P	P	
Religious Facilities	C	C	C	
with Columbarium	MC	MC	MC	17.50.230
with Temporary Homeless Shelter	MC	MC	MC	
Schools, Public and Private	—	C	C	17.50.270
Schools, Specialized Education and Training	P	P	P	
<b>OFFICE, PROFESSIONAL &amp; BUSINESS SUPPORT USES</b>				
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, <del>Offices</del> <sup>4</sup>	<del>P(L1)</del>	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	
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	
with Limited Live Entertainment	P	P	P	17.50.260, 17.61.050.J
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
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 <sup>54</sup>	—	C	—	17.50.090
Drive-through Businesses, Restaurants <sup>54</sup>	—	C	—	
Emergency Shelters	MC	MC	MC	
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
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)	
Printing and Publishing, Limited	P	P	P	
Public Safety Facilities	C	C	C	



Vehicle Services, Vehicle Equipment Repair	—	C	—	17.50.360
<b>INDUSTRY, MANUFACTURING &amp; PROCESSING</b>				
Alcohol Beverage Manufacturing	—	C	—	17.50.040,
with Accessory Tasting Room	—	C	—	17.61.050.J
Custom Manufacturing/Artisan Production	P	P	P	
Industry, Restricted	—	MC	—	
Research and Development, Non-Offices <sup>4</sup>	P(L1)	P	P	17.50.240
Wholesaling, Distribution and Storage, Small-Scale	—	—	—	
<b>TRANSPORTATION, COMMUNICATIONS, AND UTILITY USES</b>				
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	
Utilities, Major	C	C	C	
Utilities, Minor	P	P	P	
Wireless Telecom Facilities, Major	C	C	C	17.50.310
Wireless Telecom Facilities, Minor	MC	MC	MC	
Wireless Telecom Facilities, SCL	—	—	—	
<b>TEMPORARY USES</b>				
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	

**Notes:**

- 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.~~
- 45 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.

17.32.050 - EPSP District Land Uses and Permit Requirements

A. **Allowable land uses and permit requirements.** Tables 3-5 and 3-6 identify the uses of land allowed by this Zoning Code in each EPSP zoning district, and the land use permit required to establish each use, in compliance with Section 17.21.030 (Allowable Land Uses and Permit Requirements). The land use permit requirements established by Tables 3-5 and 3-6 are as follows.

Symbol	Permit Requirement	Procedure is in 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.	17.61.050
E	Conditional use, Expressive Use Permit required.	17.61.070
TUP	Temporary use, Temporary Use Permit required.	17.61.040
—	Use not allowed. (See Section 17.21.030.A regarding uses not listed.)	

B. **Standards for specific land uses.** Where the last column in the tables ("Specific Use Standards") includes a section number, the regulations in the referenced section apply to the use, in addition to all other applicable provisions of this Zoning Code.

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	
<b>RESIDENTIAL USES</b>					
Accessory dwelling unit	P	P	—	—	17.50.275
Boarding houses	—	P	—	—	
Caretakers quarters	P	P	P	MC	
Dormitories	—	P	—	—	
Fraternity/sorority housing	—	P	—	—	

Home occupations	—	P	P	P	17.50.110
Mixed-use projects (3,4)	—	P	—	—	17.50.160
Multi-family housing	P	P	P	—	17.50.350
Residential accessory uses and structures	P	P	P	—	17.50.240
Residential care facilities, general	C (2)	C (2)	—	—	
Residential care facilities, limited	P	P	P	—	
Single-family housing	P	P	—	—	
Single-room occupancy	—	—	P	—	
Supportive housing	P	P	P	—	
Transitional housing	P	P	P	—	
<b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY USES (3, 10)</b>					
Clubs, lodges, private meeting halls	C (2)	C (2) (8)	P (2)	C (2)	
Colleges - Nontraditional campus setting	C (4)	P (4)	P (4)	P (4)	
Colleges - Traditional campus setting	C (2)	C (2)	C (2)	—	
Commercial entertainment (3, 4)	—	—	E	—	17.50.130
Commercial recreation - Indoor	—	C (4)	C (4)	—	17.50.130
Commercial recreation - Outdoor	—	C (4)	C (4)	—	17.50.130
Cultural institutions (2, 3)	C (2)	C (2)	P (2)	C (2)	
Electronic game centers	—	C (4)	C (4)	—	17.50.100
Internet access studios	—	C (4)	C (4)	—	17.50.100
Park and recreation facilities	C	C	C	C	

Religious facilities (2, 9)	C	MC	MC	—	17.50.230
with columbarium	P	P	P	—	17.50.230
with temporary homeless shelter	C	P	P	—	17.50.230
with affordable housing	—	—	—	P	17.50.230
Schools - Public and private	—	C (2)	C (2)	—	17.50.270
Schools - Specialized education and training (3, 4)	—	P (10)	P (10)	P (10)	
Street fairs	P	P	P	P	
Tents	TUP	TUP	TUP	TUP	17.50.320
<b>OFFICE, PROFESSIONAL &amp; BUSINESS SUPPORT USES (3, 10)</b>					
Automated teller machines (ATM)	—	P	P	P	17.50.060
Banks and financial services	—	P	P	P	
with walk-up services	—	P	P	P	17.50.060
Business support services	—	P (4)	P (4)	P (4)	
Offices - Accessory to primary use	—	P	P	P	
Offices - Administrative business professional	P (4)	P (4)	P (4)	P (4)	
Offices - Governmental	P	P	P	C	
Offices - Medical	P (4)	P (4)	P (4)	P (4)	
Research and development — Offices	P (4)	P (4)	P (4)	P (4)	17.50.240
Work/live units	—	C	C	C	17.50.370
<b>RETAIL SALES(3, 10, 11)</b>					
Alcohol sales - Beer and wine	C	C	C	—	17.50.040
Alcohol sales - Full alcohol sales	C	C	C	—	17.50.040

Animal services - Retail sales	—	—	P (4)	P (4)	
Bars or taverns	—	C (4)	C (4)	C (4)	17.50.040
with live entertainment	—	C	C	C	17.50.130
Building materials and supplies sales	—	—	P (4)	P (4)	
Commercial nurseries	—	C (4)	P (4)	—	17.50.180
Convenience stores	—	C (4)	C (4)	—	
Firearm sales	—	—	—	C (4)	
Food sales	P (4)	P (4)	P (4)	—	
Internet vehicle sales	—	P (4)	P (4)	P (4)	
Liquor stores	—	C (4)	C (4)	—	17.50.040
Pawnshops	—	—	C (4)	—	17.50.200
Restaurants	—	P (4)	P (4)	C (4)	17.50.260
Restaurants, fast food	—	P (4)	P (4)	P (4)	17.50.260
Restaurants - Formula fast food	—	P (4)	P (4)	P (4)	17.50.260
Restaurants with limited live entertainment	—	P	P	P	
Restaurants with take-out window	—	C	C	C	17.50.260
Retail sales	C (4)	P (4)	P (4)	P (6)	17.31.050
Seasonal merchandise sales	P	P	P	P	17.50.180
Significant tobacco retailers	—	—	C (4)	C (4)	17.50.330
Swap meets	—	—	C (4)	C (4)	
Temporary uses	TUP	TUP	TUP	TUP	
Vehicle services - Automobile rentals	—	C (4)	C (4)	P (4)	

Vehicle services - Sales and leasing	—	—	P (4)	C (4)	17.50.360
Vehicle services - Sales and leasing - limited	—	C	C	P	17.50.360
Vehicle services - Service stations	—	C (4)	C (4)	C (4)	17.50.290
<b>SERVICES (3, 10)</b>					
Adult day care - General	C (2)	C (2)	C (2)	C (2)	
Adult day care - Limited	P	P	—	—	
Ambulance services	—	—	P (4)	P (4)	
Animal services - Boarding	—	—	P (4)	P (4)	
Animal services - Grooming	—	P (4)	P (4)	P (4)	
Animal services - Hospitals	—	—	P (4)	P (4)	17.50.050
Catering services	—	P (4)	P (4)	P (4)	
Charitable institutions	C (2)	C (2)	C (2)	C (2)	
Child day-care centers	P	P	P	C	17.50.080
Child day-care, large care homes, 9 to 14 persons	P	P	—	—	17.50.080
Child day-care, small care homes, 1 to 8 persons	P	P	—	—	
Detention facilities	—	—	—	C (2)	
Drive-through business - Non-restaurants	—	C	C	C	17.50.090
Drive-through business - Restaurants	—	C	C	C	17.50.090
Emergency shelters	—		MC	MC	
Emergency shelters, limited	—	—	—	P (11)	17.50.105
Filming, long-term	C	C	C	C	

Filming, short term	P	P	P	P	
Laboratories	C (4)	P (4)	P (4)	P (4)	
Life/care facilities	C	C	C	—	17.50.120
Lodging - Hotel, motel	—	—	C (4)	—	17.50.150
Maintenance and repair services	—	—	C (4)	C (4)	
Massage establishments	—	—	C (4)	—	17.50.155
Medical services - Extended care	—	C (2)	—	—	
Medical services - Hospitals	—	—	C (2)	—	
Mortuaries, funeral homes	—	P	P (4)	P (4)	
Personal improvement services	—	P (4)	P (4)	P (4)	
Personal services	—	P (4)	P (4)	P (4)	
Personal services - Restricted	—	—	C (4)	—	17.50.200
Printing and publishing	—	C (2)	P (4)	P (4)	
Printing and publishing - Limited	C	P	P	—	
Public maintenance & service facilities	—	—	C (4)	C (4)	
Public safety facilities	C	C (2)	C (2)	C (2)	
Sexually oriented business	—	—	P	—	17.50.295
Vehicle services - Vehicle/equipment repair	—	C (4)	C (4)	C (4)	
Vehicle services - Washing/detailing	—	—	C (4)	C (4)	17.50.290
Vehicle services - Washing/detailing, small scale	—	P	P	P	17.50.200
<b>INDUSTRY, MANUFACTURING &amp; PROCESSING USES (3, 10)</b>					
Commercial growing area	—	—	—	P	



Industry, restricted (4, 5)	—	—	C	P	
Industry, restricted, small-scale	—	P (5)	P (5)	P (5)	
Industry, standard (4, 5)	—	—	—	P	
Recycling - Small collection facilities	C	C	C	C	17.50.220
Recycling - Large collection facilities	—	—	C (4)	C (4)	17.50.220
<del>Research &amp; development - Non-office</del>	<del>C (4)</del>	<del>C (4)</del>	<del>P (4)</del>	<del>P (4)</del>	<del>17.50.240</del>
Wholesaling, distribution, & storage	—	—	C (4)	P (4)	
Wholesaling, distribution, & storage, small-scale	—	—	P	P	
<b>TRANSPORTATION, COMMUNICATIONS &amp; UTILITY USES</b>					
Accessory antenna array	P	P	P	P	
Alternative fuel/recharging facilities (3, 4, 10)	—	C	C	C	
Commercial off-street parking (3)	C	C	C	C	
Communications facilities (3, 4, 10)	—	—	P	P	
Heliports	—	—	C	C	
Transportation terminals	—	—	C	C	
Utility major	C	C	C	C	
Utility minor	P	P	P	P	
Vehicle storage (3, 4, 10)	—	—	C	C	
Wireless telecommunications facilities, major	C	C	C	C	17.50.310
Wireless telecommunications facilities, minor	MC	MC	MC	MC	17.50.310

Wireless telecommunications facilities, SCL	P	P	P	P	17.50.310
<b>Notes:</b>					
(1) See Chapter 17.80.020 for definitions of the listed land uses.					
(2) Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).					
(3) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).					
(4) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. See Section 17.61.050.J for additional requirements.					
(5) Auto dismantling is not permitted.					
(6) Limited to accessory facilities of a principal use.					
(7) Not used.					
(8) A club or lodge established prior to September 9, 1996, is a permitted (P) use.					
(9) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.					
(10) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each site. This restriction shall apply to new uses or uses which expand by more than 30 percent of gross floor area.					
(11) Emergency shelters, limited is not permitted on lots with frontage on Eloise Ave., south of Walnut St.					

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

LAND USE (1)	PERMIT REQUIREMENT BY ZONE							Specific Use Standards
	Subarea d2					Subarea d3		
	CO	CL	CG	IG	PS	CO	CG	
<b>RESIDENTIAL USES</b>								
Accessory dwelling unit	P	P	—	—	—	—	—	17.50.275
Boarding houses	—	P	—	—	—	—	—	
Caretakers quarters	P	P	P	MC	C	P	P	
Dormitories	—	P	—	—	C (5)	—	—	

Fraternity/sorority housing	—	P	—	—	C	—	—	
Home occupations	P	P	P	—	—	P	P	17.50.110
Mixed-use projects (3,4)	—	P	—	—	—	—	—	
Multi-family housing	P	P	P	—	C (5)	P	P	
Residential accessory uses and structures	P	P	P	-	MC	P	P	17.50.250
Residential care facilities, general	C (2)	C (2)	—	—	C	C (2)	—	
Residential care facilities, limited	P	P	P	—	C (5)	P	P	
Senior affordable housing	—	—	—	—	C	—	—	17.50.280
Single-family housing	P	P	—	—	C (5)	—	—	
Single-room occupancy	—	—	P	—	—	—	P	17.50.300
Supportive housing	P	P	P	—	C (5)	P	P	
Transitional housing	P	P	P	—	C (5)	P	P	
<b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY USES (3, 10)</b>								
Clubs, lodges, private meeting halls	C (2)	C (2, 7)	P (2)	C (2)	C	C (2)	P (2)	
Colleges - Nontraditional campus setting	P (4)	P (4)	P (4)	P (4)	C	P (4)	P (4)	
Colleges - Traditional campus setting	C (2)	C (2)	C (2)	—	C	C (2)	C (2)	
Commercial entertainment	—	E (4)	E (4)	E (4)	—	—	E (4)	17.50.130
Commercial recreation - Indoor	—	C (4)	C (4)	C (4)	—	—	C (4)	17.50.130
Commercial recreation - Outdoor	—	C (4)	C (4)	C (4)	—	—	C (4)	17.50.130

Cultural institutions	P (2)	P (2)	P (2)	C (2)	C	P (2)	P (2)	
Electronic game centers	—	C (4)	C (4)	C (4)	—	—	C (4)	17.50.100
Internet access studios	—	C (4)	C (4)	C (4)	—	—	C (4)	17.50.100
Park and recreation facilities	C	C	C	C	C	C	C	
Religious facilities (2)	C	MC (8)	MC (8)	—	C	C	MC (8)	17.50.230
with columbarium	C (2)	P (2)	P (2)	—	MC	P (2)	P (2)	17.50.230
with temporary homeless shelter	C (2)	P (2)	P (2)	—	C	C (2)	P (2)	17.50.230
with affordable housing	P	P	P	—	—	P	P	17.50.230
Schools - Public and private	—	C (2)	C (2)	—	C	—	C (2)	17.50.270
Schools - Specialized education and training	MC (4)	P (4)	P (4)	P (4)	—	—	P (4)	
Street fairs	P	P	P	P	—	P	P	
Tents	TUP	TUP	TUP	TUP	TUP	TUP	TUP	17.50.320
<b>OFFICE, PROFESSIONAL &amp; BUSINESS SUPPORT USES (3, 10)</b>								
Automated teller machines (ATM)	P	P	P	P	—	P	P	17.50.060
Banks and financial services	C (4)	P (4)	P (4)	P (4)	—	C (4)	P (4)	
with walk-up services	C	P	P	P	—	C	P	17.50.060
Business support services	C (4)	P (4)	P (4)	P (4)	—	—	P (4)	
Offices - Accessory to primary use	P	P	P	P	P	P	P	
Offices - Administrative business professional	P (4)	P (4)	P (4)	P (4)	C (5)	P (4)	P (4)	
Offices - Governmental	P	P	P	C	C	P	P	

Offices - Medical	P (4)	P (4)	P (4)	P (4)	C	P (4)	P (4)	
Research and development-- Offices	P (4)	P (4)	P (4)	P (4)	—	P (4)	P (4)	17.50.240
Work/live units	—	—	C	C	—	—	C	17.50.370
<b>RETAIL SALES (3, 10)</b>								
Alcohol sales - Beer and wine	C	C	C	—	—	C	C	17.50.040
Alcohol sales - Full alcohol sales	C	C	C	—	—	C	C	17.50.040
Animal services - retail sales	—	P (4)	P (4)	P (4)	—	—	P (4)	
Bars or taverns	—	C (4)	C (4)	C (4)	C (5)	—	C (4)	17.50.040
with live entertainment	—	C	C	C	C	—	C	17.50.120
Building materials and supplies sales (3, 4)	—	—	P (9)	P	—	—	—	
Commercial nurseries	—	P (4)	P (4)	P (4)	—	—	P (4)	
Convenience stores	—	C	C	C	—	—	C	
Firearm sales	—	—	—	C (4)	—	—	—	
Food sales	P (4)	P (4)	P (4)	—	—	P (4)	P (4)	
Internet vehicle sales	C (4)	C (4)	C (4)	C (4)	—	C (4)	C (4)	
Liquor stores	C (4)	C (4)	C (4)	—	—	C (4)	C (4)	17.50.040
Pawnshops	—	—	C (4)	—	—	—	C (4)	17.50.200
Restaurants	C (4)	P (4)	P (4)	P (4)	C (5)	—	P (4)	17.50.260
Restaurants, fast food	—	P (4)	P (4)	P (4)	C (5)	—	P (4)	17.50.260
Restaurants, formula fast food	—	P (4)	P (4)	P (4)	C (5)	—	P (4)	17.50.260

Restaurants with limited live entertainment	—	P (4)	P (4)	P (4)	P (5)	—	P (4)	
Restaurants with walk-up window	C	C	C	C	C	—	C	17.50.260
Retail sales	C (4)	P (4)	P (4)	P (4)	P (5)	C (4)	P (4)	
Seasonal merchandise sales	P	P	P	P	—	P	P	17.50.180
Significant tobacco retailers	—	—	C (4)	C (4)	—	—	C (4)	17.50.330
Swap meets	—	—	C (4)	C (4)	—	—	C (4)	
Temporary uses	TUP	TUP	TUP	TUP	TUP	TUP	TUP	
Vehicle services - Automobile rental	—	C (4)	C (4)	C (4)	—	—	C (4)	
Vehicle services - Sales and leasing	—	—	—	C (4)	—	—	—	17.50.360
Vehicle services - Sales and leasing - limited	—	—	—	C (4)	—	—	—	17.50.360
Vehicle services - Service station	—	C (4)	C (4)	C (4)	—	—	C (4)	17.50.290
<b>SERVICES (3, 10)</b>								
Adult day-care - General	C (2)	C (2)	C (2)	C (2)	C (2)	C (2)	C (2)	
Adult day-care - Limited	P	P	—	—	—	P	—	
Ambulance services	—	—	P (4)	P (4)	—	—	P (4)	
Animal services - Boarding	—	—	—	P	—	—	—	
Animal services - Grooming	—	P (4)	P (4)	P (4)	—	—	P (4)	
Animal services - Hospitals	—	—	—	P (4)	—	—	—	17.50.050
Catering services	—	P (4)	P (4)	P (4)	—	—	P (4)	
Charitable institutions	C (2)	C (2)	C (2)	C (2)	—	C (2)	C (2)	

Child day-care centers	P	P	P	P	C	P	P	17.50.080
Child day-care, large care homes, 9 to 14 persons	P	P	—	—	C	P	—	17.50.080
Child day-care, small care homes, 1 to 8 persons	P	P	—	—	C	P	—	
Drive-through business - Non-restaurants	—	C	C	C	—	—	C	17.50.090
Drive-through business - Restaurant	—	C	C	C	—	—	C	17.50.090
Emergency shelters	—	—	MC	MC	—	—	MC	
Filming, long-term	C	C	C	C	C	C	C	
Filming, short-term	P	P	P	P	P	P	P	
Laboratories	P (4)	P (4)	P (4)	P (4)	—	C (4)	P (4)	
Life/care facilities	—	C	C	C	—	—	C	17.50.120
Lodging - Bed and breakfast inns	C (4)	C (4)	—	—	—	C (4)	—	17.50.140
Lodging - Hotels, motels	—	—	C (4)	C (4)	—	—	C (4)	17.50.150
Massage establishments	—	—	C (4)	C (4)	—	—	C (4)	17.50.155
Medical services - Extended care	C (2)	C (2)	—	—	C	C (2)	—	
Medical services - Hospitals	—	—	C (2)	—	C	—	C (2)	
Mortuaries, funeral homes	—	P	C (4)	—	—	—	C (4)	
Personal improvement services	MC (4)	P (4)	P (4)	P (4)	—	—	P (4)	
Personal services	MC (4)	P (4)	P (4)	P (4)	—	—	P (4)	
Personal services - restricted	—	—	C (4)	C (4)	—	—	C (4)	17.50.200

Printing and publishing	—	P (4)	P (4)	P (4)	—	—	P (4)	
Printing and publishing - Limited	C	P	P	—	—	—	P	
Public maintenance & service facilities	C	P	P	—	C (5)	—	P	
Public safety facilities	C (2)	C (2)	C (2)	C (2)	C (2)	C (2)	C (2)	
Sexually oriented businesses	—	—	P	—	—	—	P	17.50.295
Vehicle services - Washing/detailing	—	C (4)	C (4)	C (4)	—	—	—	17.50.290
Vehicle services - Washing/detailing, small scale	—	P	P	P	P	—	P	17.50.290
<b>INDUSTRY, MANUFACTURING &amp; PROCESSING USES (3, 10)</b>								
Commercial growing area	—	P	P	P	—	—	P	
Industry, restricted	—	—	C (4)	P (4)	—	—	C (4)	
Industry, restricted, small-scale	—	P	P	P	—	—	—	
Industry, standard	—	—	—	P (11)	—	—	—	
Recycling - Small collection facilities	C	C	C	C	—	C	C	17.50.220
Recycling - Large collection facilities	—	—	C (4)	C (4)	—	—	—	17.50.220
<del>Research &amp; development - Non-office</del>	<del>C (4)</del>	<del>C (4)</del>	<del>P (4)</del>	<del>P (4)</del>	—	<del>C (4)</del>	—	<del>17.50.240</del>
Wholesaling, distribution & storage	—	—	C (4)	P (4)	—	—	C (4)	
Wholesaling, distribution & storage, small-scale	—	—	C	P	—	—	C	



<b>TRANSPORTATION, COMMUNICATIONS &amp; UTILITY USES</b>								
Accessory antenna array	P	P	P	P	—	P	P	
Alternative fuel/recharging facilities (3, 4, 10)	—	C	C	C	—	—	C	
Commercial off-street parking	C (3)	C (3)	C (3)	C (3)	—	C (3)	C (3)	
Heliports	—	—	C	C	C	—	C	
Transportation terminals	—	—	C (9)	C	C	—	C	
Utility, major	C	C	C	C	C	C	C	
Utility, minor	P	P	P	—	P	P	P	
Vehicle storage (3, 4, 10)	—	—	C	C	—	—	—	
Wireless telecommunications facilities, major	C	C	C	C	C	C	C	17.50.310
Wireless telecommunications facilities, minor	MC	MC	MC	MC	MC	MC	MC	17.50.310
Wireless telecommunications facilities, SCL	P	P	P	P	P	P	P	17.50.310
<b>TRANSIT-ORIENTED DEVELOPMENT</b>								
Transit-oriented development (3, 4)	P	P	P	P	—	P	P	17.50.340
<b>Notes:</b>								
(1) See Section 17.80.020 for definitions of the listed land uses.								
(2) Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).								
(3) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).								
(4) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. See Section 17.61.050.J for additional requirements.								
(5) Limited to accessory facilities of a principal use.								
(6) Not used.								
(7) A club or lodge established prior to September 9, 1996, is a permitted (P) use.								
(8) A Minor Conditional Use Permit is required to establish a new use. An existing use is a permitted (P) use.								

- (9) Limited to sites south of Foothill Boulevard.
- (10) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each site. This restriction shall apply to new uses or uses which expand by more than 30 percent of gross floor.
- (11) Auto dismantling is not permitted.

17.33.040 - FGSP District Land Uses and Permit Requirements

A. **Allowable land uses and permit requirements.** Table 3-14 identifies the uses of land allowed by this Zoning Code in each FGSP zoning district, and the land use permit required to establish each use, in compliance with Section 17.21.030 (Allowable Land Uses and Permit Requirements). The land use permit requirements established by Table 3-14 are as follows.

Symbol	Permit Requirement	Procedure is in 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.	17.61.050
E	Conditional use, Expressive Use Permit required.	17.61.060
TUP	Temporary use, Temporary Use Permit required.	17.61.040
—	Use not allowed. (See Section 17.21.030.A regarding uses not listed.)	

**Note:** the right column in the tables ("Specific Use Standards") will show a section number for regulations that apply to the particular use listed, in addition to the other general standards of this Zoning Code.

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

LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Specific Use Standards
	FGSP -				
	RM-12	RM-16	PS	OS	
<b>RESIDENTIAL USES</b>					
Accessory dwelling unit	P	P	—	—	17.50.275
Caretakers quarters	—	—	C	C	
Dormitories	—	—	C	—	
Fraternity/sorority housing	—	—	C	—	

Home occupations	P	P	—	—	17.50.110
Multi-family housing	P (5)	P (5)	C (3)	—	
Residential accessory uses and structures	P	P	C	—	17.50.250
Residential care facilities, limited (5, 6)	P	P	C (3)	—	
Single-family housing	P (6)	P (6)	C (3)	—	
Supportive housing (5, 6)	P	P	C (3)	—	
Transitional housing (5, 6)	P	P	C (3)	—	
<b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY USES</b>					
Clubs, lodges, private meeting halls	—	—	MC	MC	
Colleges - Nontraditional campus setting	—	—	C	—	
Colleges - Traditional campus setting	—	—	C	—	
Commercial recreation - Indoor	—	—	—	C	17.50.130
Commercial recreation - Outdoor	—	—	C	C	17.50.130
Conference Centers	—	—	C (3)	—	
Cultural institutions	C (2)	C (2)	C	C	
Electronic game centers	—	—	—	C	17.50.100
Park and recreation facilities	C	C	C	C	
Religious facilities	C (2)	C (2)	C	—	17.50.230
with columbarium	MC (2)	MC (2)	MC	—	17.50.230
with temporary homeless shelter	C (2)	C (2)	C	—	17.50.230
Schools - Public and private	C (2)	C (2)	C	C	17.50.270
Stadiums and arenas	—	—	—	C	
Street fairs	P	P	P	P	

Tents	TUP	TUP	TUP	TUP	17.50.320
<b>OFFICE, PROFESSIONAL &amp; BUSINESS SUPPORT USES</b>					
Offices - Administrative business professional	MC (7)	MC (7)	C (3)	—	17.50.170
Offices - Government	—	—	C	—	
Offices - Medical	—	—	C	—	
<u>Research and Development (8)</u>	=	=	<u>C</u>	=	<u>17.50.240</u>
<b>RETAIL SALES</b>					
Alcohol sales - Beer and wine	—	—	C (3)	C (3)	
Alcohol sales - Full alcohol sales	—	—	C (3)	C (3)	
Commercial nursery	—	—	—	C (4)	17.50.180
Personal property sales	P	P	—	—	17.50.190
Restaurants	—	—	C (3)	C (3)	17.50.260
Restaurants, fast food	—	—	C (3)	C (3)	17.50.260
Restaurants, formula fast food	—	—	C (3)	C (3)	17.50.260
Restaurant with limited live entertainment	—	—	P	P	
Restaurant with walk-up window	—	—	P	P	17.50.260
Temporary uses	TUP	TUP	TUP	TUP	
Swap meets	—	—	C	C	
<b>SERVICES</b>					
Charitable institutions	—	—	MC	—	
Child day-care centers	C	C	C	—	17.50.080
Child day-care, large care homes, 9 to 14 persons	MC	MC	C	—	17.50.080

Child day-care, small care homes, 1 to 8 persons	P	P	C	—	
Filming, long-term	C	C	C	C	
Filming, short-term	P	P	P	P	
Public safety facilities	C (2)	C (2)	C	C	
<b>INDUSTRY, MANUFACTURING &amp; PROCESSING USES</b>					
Commercial growing areas	C	C	—	C (4)	
Recycling - Small collection facility	—	—	C	C	17.50.220
<b>TRANSPORTATION, COMMUNICATIONS &amp; UTILITY USES</b>					
Accessory antenna array	—	—	—	P	
Utility, major	C (2)	C (2)	C	C	
Utility, minor	P	P	P	P	
Wireless telecommunications facilities, major	—	—	C	—	17.50.310
Wireless telecommunications facilities, minor	MC	MC	MC	—	17.50.310
Wireless telecommunications facilities, SCL	—	—	P	—	17.50.310
<b>Notes:</b>					
(1) See Section 17.80.020 for definitions of the listed land uses.					
(2) Uses on a site greater than two acres that was established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).					
(3) Limited to accessory facilities of a principal use.					
(4) A horticultural or nursery use shall not replace a park or outdoor commercial recreation use.					
(5) Two units on a lot shall meet the development standards of the RM-12 district, Section 17.22.040, except as shown in Table 3-15.					
(6) A single-family use shall meet the development standards of the RS-6 district, Section 17.22.040, except as shown in Table 3-15.					
(7) Limited to buildings designated or listed in the National Register of Historic Places.					

(8) Limited to parcels not owned by Pasadena Unified School District or used as a K-12 school as of December 4, 2023.

**TABLE 3-14 - ALLOWED USES AND PERMIT REQUIREMENTS FAIR OAKS/ORANGE GROVE CL, C-2, AND C-3 DISTRICTS**

LAND USE (1)	PERMIT REQUIREMENT BY ZONE					Specific Use Standards
	FGSP -					
	CL-1a	CL-1b	C-2	C-3a, b, d	C-3c	
<b>RESIDENTIAL USES</b>						
Accessory dwelling unit	—	P	—	P	—	17.50.275
Caretakers quarters	—	P	—	P	—	
Dormitories	—	P	—	P	—	
Fraternity/sorority housing	—	P	—	P	—	
Home occupations	—	P	P	P	—	17.50.110
Mixed-use projects	—	P (3)	—	P (3)	—	17.33.050.E
Multi-family housing (14)	—	P	—	—(12)	—	
Residential accessory uses and structures	—	P	—	P	—	17.50.250
Residential care facilities, limited (14, 15)	—	P	—	P	—	
Single-family housing (15)	—	P (14)	—	P	—	
Supportive housing (14, 15)	—	P	—	P	—	
Transitional housing (14, 15)	—	P	—	P	—	
Work/live units	—	—	C (11)	C (11)	C (11)	17.50.370
<b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY USES (2, 9, 10)</b>						

Clubs, lodges, private meeting halls (4, 5)	MC	MC	MC	MC	MC	
Colleges - Nontraditional campus setting	P (3)	P (3)	P (3)	P (3)	P (3)	
Colleges - Traditional campus setting	C (4)	C (4)	C (4)	C (4)	C (4)	
Commercial entertainment	E (3)	E (3)	E (3)	E (3)	E (3)	17.50.130
Commercial recreation - Indoor	C (3)	C (3)	C (3)	C (3)	C (3)	17.50.130
Commercial recreation - Outdoor	C	C	C	C	C	17.50.130
Cultural institutions	P (4)	P (4)	P (4)	P (4)	P (4)	
Electronic game centers	C (3)	C (3)	C (3)	C (3)	C (3)	17.50.100
Internet access studios	C (3)	C (3)	C (3)	C (3)	C (3)	17.50.100
Park and recreation facilities	C	C	C	C	C	
Religious facilities	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.230
with columbarium	MC (4)	MC (4)	MC (4)	MC (4)	MC (4)	17.50.230
with temporary homeless shelter	P	P	P	P	P	17.50.230
with affordable housing	P	P	P	P (16)	P	17.50.230
Schools - Public and private	C (4)	C (4)	C (4)	C (4)	C (4)	17.50.270
Schools - Specialized education and training	P (3)	P (3)	P (3)	P (3)	P (3)	
Street fairs	P	P	P	P	P	
Tents	TUP	TUP	TUP	TUP	TUP	17.50.320
<b>OFFICE, PROFESSIONAL &amp; BUSINESS SUPPORT USES (2, 9, 10)</b>						
Automated teller machines (ATM)	P	P	P	P	P	17.50.060



Banks and financial services	P (3)	P (3)	P (3)	P (3)	P (3)	
with walk-up service	P	P	P	P	P	17.50.060
Business support services	P (3)	P (3)	P (3)	P (3)	P (3)	
Offices - Accessory	P	P	P	P	P	
Offices - Administrative business professional	P (3)	P (3)	P (3)	P (3)	P (3)	
Offices - Government	P	P	P	P	P	
Offices - Medical	P (3)	P (3)	P (3)	P (3)	P (3)	
Research and development- Offices	P (3)	P (3)	P (3)	P (3)	P (3)	17.50.240
<b>RETAIL SALES (2, 9, 10)</b>						
Alcohol sales - Beer and wine	C (6)	C (6)	—	C (6)	C (6)	
Alcohol sales - Full alcohol sales	C (6)	C (6)	—	C (6)	C (6)	
Building materials and supplies sales	—	—	—	C (3)	C (3)	
Commercial nurseries	C (3)	C (3)	C (3)	C (3)	C (3)	17.50.180
Convenience stores	C	C	—	C	C	
Food sales	P (3)	P (3)	—	P (3)	P (3)	
Internet vehicle sales	P (3)	P (3)	P (3)	P (3)	P (3)	
Personal property sales	—	—	—	P	P	17.50.190
Restaurants	P (3)	P (3)	—	P (3)	P (3)	17.50.260
Restaurants, fast food	C (3)	C (3)	—	C (3)	C (3)	17.50.260
Restaurants, formula fast food	C (3)	C (3)	—	C (3)	C (3)	17.50.260
Restaurants with limited live entertainment	P	P	—	P	P	

Retail sales	P (3)	P (3)	—	P (3)	P (3)	
Seasonal merchandise sales	P	P	P	P	P	17.50.180
Significant tobacco retailers	C (3)	C (3)	C (3)	C (3)	C (3)	17.50.330
Temporary uses	TUP	TUP	TUP	TUP	TUP	
Vehicle services - Automobile rental (3)	—	—	C (13)	C (13)	C (13)	
Vehicle services - Service stations (3, 7)	—	—	C	C	C	17.50.290
<b>SERVICES (2, 9, 10)</b>						
Adult day-care, limited	—	P	—	P	—	
Animal services - Boarding	—	—	—	C	C	
Animal services - Grooming	C (3)	C (3)	P (3)	P (3)	P (3)	
Catering services	P (3)	P (3)	P (3)	P (3)	P (3)	
Charitable institution (2, 4)	C	C	C	C	C	
Child day-care centers	P	P	P	P	P	17.50.080
Child day-care, large care homes, 9 to 14 persons	—	P	—	P	—	17.50.080
Child day-care, small care homes, 1 to 8 persons	—	P	—	P	—	
Drive-through business - nonrestaurants	C	C	C	C	C	17.50.090
Drive-through business - restaurants	C	C	C	C	C	17.50.090
Laboratories	P (3)	P (3)	P (3)	P (3)	P (3)	
Maintenance or repair services	P (3)	P (3)	P (3)	P (3)	P (3)	
Massage establishments	C (3)	C (3)	C (3)	C (3)	C (3)	17.50.155

Personal improvement services	P (3)	P (3)	P (3)	P (3)	P (3)	
Personal services	P (3)	P (3)	P (3)	P (3)	P (3)	
Personal services - Restricted	C (3)	C (3)	C (3)	C (3)	C (3)	17.50.200
Printing and publishing	C (3)	C (3)	P (3)	P (3)	P (3)	
Printing and publishing, limited	P (3)	P (3)	P (3)	P (3)	P (3)	
Public safety facilities	C (4)	C (4)	C (4)	C (4)	C (4)	
Vehicle services - Washing/detailing, small scale	P	P	P	P	P	17.50.290
<b>INDUSTRY, MANUFACTURING &amp; PROCESSING USES (2, 9, 10)</b>						
Commercial growing grounds	P (3)	P (3)	P (3)	P (3)	P (3)	17.50.180
Industry, restricted (3, 8)	—	—	C	C	C	
Industry, restricted, small scale (3, 8)	P	P	P	P	P	
Industry, standard (3)	—	—	— (8)	—	—	
Recycling - Small collection facility	C	C	C	C	C	17.50.220
<del>Research &amp; development - Non-</del> office	<del>C (8)</del>	<del>C (8)</del>	P	<del>C (8)</del>	<del>C (8)</del>	17.50.240
Wholesaling, distribution, & storage (3)	—	—	C	—	—	
Wholesaling, distribution, & storage, small-scale	P	P	P	P	P	
<b>TRANSPORTATION, COMMUNICATIONS &amp; UTILITY USES</b>						
Accessory antenna array	P	P	P	P	P	
Communications facility (2, 3, 9, 10)	—	—	P	P	P	

Commercial off-street parking (2, 10)	C	C	C	C	C	
Utility, major	C	C	C	C	C	
Utility, minor	P	P	P	P	P	
Wireless telecommunications facilities, major	C	C	C	C	C	17.50.310
Wireless telecommunications facilities, minor	MC	MC	MC	MC	MC	17.50.310
Wireless telecommunications facilities, SCL	P	P	P	P	P	17.50.310

**Notes:**

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Uses subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (3) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. See Section 17.61.050.J for additional requirements.
- (4) Uses on a site greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (5) A club or lodge established prior to September 9, 1996 is a permitted (P) use.
- (6) Alcohol sales is limited to sales for on-site consumption that is accessory to a principal use such as a restaurant. Alcohol sales in conjunction with the following uses is prohibited: nightclubs (commercial entertainment) and billiard parlors (commercial recreation - indoor).
- (7) Vehicle/equipment repair is limited to uses which provide limited services such as oil changes, window tinting, replacement of air filters, installation of car stereos and alarms, and other related services. All repairs shall occur within an enclosed building, overnight parking or storing of vehicles receiving services shall be within an enclosed building.
- (8) An industrial use established prior to December 29, 2002, is a permitted (P) use.
- (9) If within 300 feet of an R District this use shall be limited to 10 one-way truck trips by large trucks per day per 6-day work week. This restriction shall apply to new uses and uses that expand by more than 30 percent of the gross floor area. This restriction shall not apply if the site or the adjacent R District is within 500 feet of a freeway.
- (10) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each lot. This restriction shall apply to new uses or uses which expand by more than 30 percent of the gross floor area.
- (11) The residential component of a work/live unit shall be counted as part of the allowable density.
- (12) In C-3d multi-family housing is permitted.
- (13) Fair Oaks Ave: allowed on the west side, south of Orange Grove Boulevard and allowed on both sides, north of Orange Grove Boulevard. Orange Grove Boulevard: allowed on both sides, west of Fair Oaks Ave. Incidental maintenance is not allowed.

- (14) Two units on a lot shall meet the development standards of the RM-12 district, Section 17.22.040, except as shown in Table 3-15.
- (15) A single-family use shall meet the development standards of the RS-6 district, Section 17.22.040, except as shown in Table 3-15.
- (16) Not permitted in FGSP-C-3d zone.

## 17.35.030 - Allowable Land Uses

- A. **Definitions.** Definitions of specific land uses are found in Section 17.80.020.
- B. **Permit Requirements.** Table SFOSP-2 identifies the uses of land allowed, the land use permit required to establish each use, and limitations that may apply for a particular use.
- C. **Standards for Specific Land Uses.** Additional standards may apply to specific land uses; refer to the PMC Section noted in Table SFOSP-2.
1. Section 17.50.160 shall not apply to Mixed-Use Projects.
  2. Section 17.50.350 shall not apply to Multi-Family Housing.
- D. **Ground Floor Frontages.** In Mixed-Use zoning districts, additional commercial requirements and residential unit restrictions on the ground floor shall apply per Section 17.35.070.A.
- E. **Major Construction.** For all non-residential uses with a gross floor area of 25,000 square feet or greater, a Conditional Use Permit shall be required per Section 17.61.050.J.2.
- F. **Prohibited Uses.** Those uses not listed in Table SFOSP-2 are prohibited by the SFOSP, except as otherwise provided by Section 17.21.030.A.
- G. **Nonconforming Uses.** Existing uses which are made nonconforming by the SFOSP shall be subject to Section 17.71.

**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.	
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ZONING DISTRICT LAND USES AND PERMIT REQUIREMENTS

Land Use <sup>1</sup>	Permit Requirement								Section/ Notes
	SFO- CG	SFO- CL	SFO- CF	SFO- IF	SFO- MU-C	SFO- MU- G	SFO- MU-N	SFO- MU-T	
<b>RESIDENTIAL USES</b>									
Accessory Dwelling Unit	-	-	-	-	P	P	P	P	17.50.275
Boarding Houses <sup>2</sup>	-	-	-	-	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	-	
Single-Room Occupancy	-	-	-	-	P(L1)	P	P(L1)	P(L1)	
Supportive Housing	-	-	-	-	P	P	P	P	
Transitional Housing <sup>3</sup>	-	-	-	-	P	P	P	P	
<b>COMMERCIAL USES</b>									
<b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY USES</b>									
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)	
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	-	-	-	-	
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
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									



EXHIBIT 1

Alcohol Sales, Beer and Wine	C	-	C	C	C	C	C	C	17.50.040
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
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	-	-	-	-	-	
<b>SERVICES</b>									
Adult Day Care, General	C	C(L1)	-	-	C(L1)	C	-	-	
Adult Day Care, Limited	P	P(L1)	-	-	P(L1)	P	-	-	
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, Limited	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
Lodging, Bed and Breakfast Inns	-	-	-	-	-	C	-	-	17.50.140
Lodging, Hotels and Motels	C	-	-	-	C(L2)	-	C(L2)	-	17.50.150
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	
Public Safety Facilities	C	-	C	C	-	-	-	C	
Vehicle Services, Washing/Detailing	P(L4)	-	-	-	-	-	-	-	17.50.290
Vehicle Services, Washing/Detailing, Small-Scale	P	-	P	-	-	-	-	-	
<b>INDUSTRY, MANUFACTURING &amp; PROCESSING</b>									

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	-	-	-	-	
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	
Heliports	-	C	-	C	-	-	-	-	
Transportation Terminals	C	C	C	C	C	C	C	C	
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**

EXHIBIT 1

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
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	

Notes:

<sup>1</sup> See Section 17.80.020 for definition of the listed land uses.

<sup>2</sup> Includes Co-living facilities, which may include more than one shared kitchen per building. Separation requirements of Section 17.50.065 shall not apply.

<sup>3</sup> The maximum interior or exterior area in which support services are offered or located shall not exceed 250 square feet.

17.36.050 - WGSP District Land Uses and Permit Requirements

A. **Allowable land uses and permit requirements.** Table 3-16 identifies the uses of land allowed by this Zoning Code in each residential zoning district, and the land use permit required to establish each use, in compliance with Section 17.21.030 (Allowable Land Uses and Permit Requirements). The land use permit requirements established by Table 3-14 are as follows.

Symbol	Permit Requirement	Procedure is in 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.	17.61.050
E	Conditional use, Expressive Use Permit required.	17.61.060
TUP	Temporary use, Temporary Use Permit required.	17.61.040
—	Use not allowed. (See Section 17.21.030.A regarding uses not listed.)	

**Note:** the right column in the tables ("Specific Use Standards") will show a section number for regulations that apply to the particular use listed, in addition to the other general standards of this Zoning Code.

TABLE 3-16 - ALLOWED USES AND PERMIT REQUIREMENTS FOR WGSP ZONING DISTRICTS					
LAND USE (1)	PERMIT REQUIREMENT BY ZONE				Specific Use Standards
	WGSP -1A	WGSP -1B	WGSP -1C	WGSP -2	
<b>RESIDENTIAL USES</b>					
Accessory dwelling unit	P	P	—	P	17.50.275
Caretakers quarters	P	P	P	P	
Dormitories	C	C	C	—	
Fraternity/sorority housing	C	C	C	—	
Home occupations	P	P	P	P	17.50.110

Mixed-use projects	—	—	P	—	17.50.160
Multi-family housing	P	P	P	—	
Residential accessory uses and structures	P	P	P	C	17.50.250
Residential care facilities, limited	P	P	P	P	
Single-family housing	P	P	—	P	
Single-room occupancy	—	—	—	C	17.50.300
Supportive housing	P	P	P	P	
Transitional housing	P	P	P	P	
<b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY USES</b>					
Charitable institutions	C	C	C	—	
Clubs, lodges, private meeting halls	C	C	C	—	
Colleges - Nontraditional campus setting	C (3)	C (3, 4)	C (3)	C (3)	
Colleges - Traditional campus setting	C	C	C	C	
Commercial entertainment	E (3)	—	—	—	17.50.130
Cultural institutions	P	P	P	C	
Park and recreation facilities	C	C	C	C	
Religious facilities	C	C	C	C	17.50.230
with columbarium	C	C	C	C	17.50.230
with temporary homeless shelter	C	C	C	C	17.50.230
Schools - Public and private	C	C	C	C	17.50.270
Schools - Specialized education and training	C (3)	C (3)	C (3)	C (3)	
Street fairs	P	P	P	P	

Tents	P	P	P	P	17.50.320
<b>OFFICE, PROFESSIONAL &amp; BUSINESS SUPPORT USES</b>					
Automated teller machines (ATM)	—	—	P	—	17.50.060
Banks and financial services	—	—	P (3)	—	
with walk-up services	—	—	P (3)	—	17.50.060
Business support services	—	—	P (3)	—	
Offices - Administrative business professional	P	C (4)	P (3)	C	
Offices - Accessory	P	—	P (3)	—	
Offices - Governmental	P	P (4)	P (3)	C	
Research and development —Offices	P	C	<del>P (3)</del>	C	17.50.240
<b>RETAIL SALES</b>					
Alcohol sales - Beer and wine	—	—	C	—	17.50.040
Alcohol sales - Full alcohol sales	—	—	C	—	17.50.040
Food sales	—	—	P (3) (5)	—	
Personal property sales	P	P	P	P	17.50.190
Restaurants	—	—	P (3)	—	17.50.260
Restaurants, fast food	—	—	P (3)	—	17.50.260
Restaurants, formula fast food	—	—	P (3)	—	17.50.260
Restaurants with limited live entertainment	—	—	P (3)	—	
Restaurants with walk-up window	—	—	C	—	17.50.260
Temporary uses	TUP	TUP	TUP	TUP	

Vehicle services - Sales and leasing	—	—	C (3) (6)	—	17.50.360
<b>SERVICES</b>					
Adult Day-Care - General	C	C	C	—	
Adult Day-Care - Limited	P	P	P	P	
Charitable institutions	C	C	C	—	
Child day-care centers	P	P	P	—	17.50.080
Child day-care - Large care home, 9 to 14 persons	P	P	P	P	17.50.080
Child day-care - Small care home, 1 to 8 persons	P	P	P	P	
Filming, long-term	C	C	C	C	
Filming, short-term	P	P	P	P	
Life/care facilities	C	C	C	C	17.50.120
Laboratories	C	—	C	—	
Lodging - Bed and breakfast inns	C	C (4)	C (3) (7)	—	17.50.140
Lodging - Hotels, motels	C	C (4)	C (3) (7)	—	17.50.150
Medical services - Extended care	C	C	C	—	
Personal improvement services	—	—	P (3)	—	
Personal services	—	—	P (3)	—	
Printing and publishing, limited	—	—	P	—	
Public safety facilities	C	C	C	C	
Vehicle services - Washing and detailing, small-scale	—	—	P	—	17.50.290
<b>INDUSTRY, MANUFACTURING &amp; PROCESSING USES</b>					



## 17.37.040 - Allowable Land Uses

- A. **Definitions.** Definitions of specific land uses are found in Section 17.80.020, except those listed in Table LASP-2 footnotes.
- B. **Permit Requirements.** Table LASP-2 identifies the uses of land allowed, the land use permit required to establish each use, and limitations that may apply for a particular use.
- C. **Standards for Specific Land Uses.** Additional standards may apply to specific land uses; refer to the Section noted in Table LASP-2.
1. Section 17.50.160 shall not apply to Mixed-Use Projects.
  2. Section 17.50.350 shall not apply to Multi-Family Housing.
- D. **Upper Floors.** In LA-MU-N, stories above the ground floor are limited to residential uses; non-residential uses are prohibited.
- E. **Alcohol Sales.** The sale of alcohol is conditionally permitted only as an accessory use to the following primary uses where permitted.
1. On-site consumption: Accessory use to a restaurant or alcohol beverage manufacturing (i.e. brewery, distillery tasting room).
  2. Off-site consumption: Accessory use to retail food sales in commercial spaces >15,000 square feet; floor space for alcohol shall be no more than 5 percent of the total floor area, including both sales and storage.
- F. **Major Construction.** For all non-residential uses with a gross floor area of 25,000 square feet or greater, a Conditional Use Permit shall be required per Section 17.61.050.J.2.
- G. **Prohibited Uses.** Those uses not listed in Table LASP-2 are prohibited by this Specific Plan, except as otherwise provided by Section 17.21.030.A.
1. Drive-throughs associated with any use are prohibited.
- H. **Nonconforming Uses.** Existing uses which are made nonconforming by this Specific Plan shall be subject to Section 17.71.

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.	

Recycling - Small collection facilities	—	—	C	—	17.50.220
<b>TRANSPORTATION, COMMUNICATIONS &amp; UTILITY USES</b>					
Communications facilities	—	—	C	—	
Commercial off-street parking	C	—	—	—	
Utility, major	—	C	C	C	
Utility, minor	P	P	P	P	
Wireless telecommunications facilities - Minor	MC	MC	MC	—	17.50.310
Wireless telecommunications facilities - Major	C	C	C	—	17.50.310
Wireless telecommunications facilities, SCL	P	P	P	—	17.50.310

**Notes:**

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

<b>ZONING DISTRICT LAND USES AND PERMIT REQUIREMENTS</b>						
Land Use <sup>1</sup>	Permit Requirement					Section/Notes
	LA-CG	LA-CL	LA-CF	LA-MU-N	LA-RM-16	
<b>RESIDENTIAL USES</b>						
Accessory Dwelling Unit	—	—	—	P	P	17.50.275
Home Occupations	—	—	—	P	P	17.50.110
Mixed-Use Projects	—	—	—	P	—	
Multi-Family Housing	—	—	—	P	P	
Residential Accessory Uses and Structures	—	—	—	P	P	17.50.250
Residential Care, Limited	—	—	—	P	P	
Supportive Housing	—	—	—	P	P	
Transitional Housing <sup>2</sup>	—	—	—	P	P	
<b>COMMERCIAL USES</b>						
<b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY USES</b>						
Clubs, Lodges, Private Meeting Halls	C	C	C	C	C	
Colleges, Nontraditional Campus Setting	P	P	P	P	—	
Commercial Entertainment	E	—	E	E	—	17.50.130
Commercial Recreation, Indoor	P	—	P	P	—	
Commercial Recreation, Outdoor	C	—	C	—	—	

Cultural Institutions	P	P	P	P	C	
Electronic Game Centers	C	—	C	C	—	17.50.100
Park and Recreation Facilities	P	P	P	P	P	
Religious Facilities	C	C	C	C	C	
with Columbarium	MC	MC	MC	MC	—	17.50.230
with Temporary Homeless Shelter	C	C	C	C	—	
with Affordable Housing	P	P	P	—	—	17.50.230
Schools, Public and Private	C	C	C	C	C	17.50.270
Schools, Specialized Education and Training	P	P	P	P	—	
<b>OFFICE, PROFESSIONAL &amp; BUSINESS SUPPORT USES</b>						
Automated Teller Machines (ATMs)	P	P	P	P	—	17.50.060
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	—	
Animal Retail Sales	P	—	—	—	—	
Commercial Nurseries	C	C	C	C	—	17.50.180
Convenience Stores	C	C	C	C	—	
Food Sales	P	—	P	P	—	
Restaurants, Fast Food	P	—	P	P	—	17.50.260
Restaurants, Formula Fast Food	P	—	P	P	—	
Restaurants	P	P	P	P	—	
with Limited Live Entertainment	P	—	P	P	—	
with Walk-Up Window	MC	MC	MC	MC	—	
Retail Sales	P	P	P	P	—	Retail stores shall not exceed 40,000 square feet in size.
Service Stations	C	—	—	—	—	17.50.290
SERVICES						
Adult Day Care, Limited	P	P	P	P	P	
Animal Services, Grooming	P	P	P	P	—	
Catering Services	P	P	P	P	—	
Charitable Institutions	P	P	P	P	—	
Child Day Care Centers	C	C	C	C	C	17.50.080
Child Day Care, Large	—	P	—	P	P	

Child Day Care, Small	—	P	—	P	P	
Laboratories	P	MC	P	MC	—	
Maintenance and Repair Services	P	—	P	P	—	
Massage Establishments	C	—	—	C	—	17.50.155
Mortuaries/Funeral Homes	C	—	C	—	—	
Neighborhood Gardens	P	P	P	P	P	
Personal Improvement Services	P	P	P	P	—	
Personal Services	P	P	P	P	—	
Printing and Publishing, Limited	P	P	P	P	—	
Public Safety Facilities	C	C	C	C	C	
<b>INDUSTRY, MANUFACTURING &amp; PROCESSING</b>						
Alcohol Beverage Manufacturing <sup>3</sup>	—	—	C	—	—	17.37.040.E, 17.50.040
with Accessory Tasting Room <sup>4</sup>	—	—	C	—	—	
Custom Manufacturing/Artisan Production <sup>5</sup>	—	—	P	—	—	
Recycling Centers, Small	—	—	MC	—	—	17.50.220
Research and Development, Non-Offices	C	C	P	—	—	17.50.240
<b>TRANSPORTATION, COMMUNICATIONS, AND UTILITY USES</b>						
Accessory Antenna Arrays	P	P	P	P	—	
Commercial Off-Street Parking	C	C	C	—	—	

Communications Facilities	C	C	C	C	—	
Transportation Terminals	C	C	C	C	—	
Utilities, Major	C	C	C	C	C	
Utilities, Minor	P	P	P	P	P	
Wireless Telecom Facilities, Major	C	C	C	C	—	17.50.310
Wireless Telecom Facilities, Minor	MC	MC	MC	MC	—	
Wireless Telecom Facilities, SCL	P	P	P	P	—	
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:						
<sup>1</sup> See Section 17.80.020 for definition of the listed land uses, except those listed in footnotes.						
<sup>2</sup> The maximum interior or exterior area in which support services are offered or located shall not exceed 250 square feet.						
<sup>3</sup> <b>Alcohol Beverage Manufacturing</b> is defined as a use where manufacturing of beer, wine, or other alcohol beverages are produced and prepared. Sale for off-site consumption permitted.						
<sup>4</sup> <b>Accessory Tasting Room</b> is defined as the sale of beverages manufactured on the premises for on-site or off-site consumption. It includes establishments such as breweries,						

wineries, and distilleries that offer tastings and sales of alcohol beverages in accordance with a license issued by the California Department of Alcoholic Beverage Control.

<sup>5</sup> **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.



17.38.040 - ECSP District Land Uses and Permit Requirements

A. **Allowable land uses and permit requirements.** Table 3-3 identifies the uses of land allowed by this Zoning Code in each residential zoning district, and the land use permit required to establish each use, in compliance with Section 17.21.030 (Allowable Land Uses and Permit Requirements). The land use permit requirements established by Table 3-3 are as follows.

Symbol	Permit Requirement	Procedure is in 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.	17.61.050
E	Conditional use, Expressive Use Permit required.	17.61.060
TUP	Temporary use, Temporary Use Permit required.	17.61.040
—	Use not allowed. (See Section 17.21.030.A regarding uses not listed.)	

**Note:** the right column in the tables ("Specific Use Standards") will show a section number for regulations that apply to the particular use listed in addition to the other general standards of this Zoning Code.

TABLE 3-3 - ALLOWED USES AND PERMIT REQUIREMENTS FOR ECSP ZONING DISTRICTS								
LAND USE (1)	PERMIT REQUIREMENT BY ZONE							Specific Use Standards
	ECSP CG-1	ECSP CG-2	ECSP CL-3	ECSP CG-3	ECSP CG-4	ECSP CG-5	ECSP CG-6	
<b>RESIDENTIAL USES</b>								
Accessory dwelling unit	—	—	P	—	—	—	—	17.50.275
Boarding houses	—	—	P	—	—	—	—	
Caretakers quarters	P	P	P	P	P	P	P	
Dormitories	—	—	P	—	—	—	—	
Fraternity/sorority housing	—	—	P	—	—	—	—	









Animal services - Hospitals	—	—	—	P (4)	P (4)	—	P (4)	17.50.050
Catering services	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Charitable institutions	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	
Child day-care centers	P	—	—	P	P	P	—	17.50.080
Child day-care - Large care home, 9 to 14 persons	—	—	P	—	—	—	—	17.50.080
Child day-care - Small care home, 1 to 8 persons	—	—	P	—	—	—	—	
Drive-through business - Nonrestaurants	—	—	—	C	C	—	C	17.50.090
Drive-through business - Restaurants	—	—	—	C	C	—	C	17.50.090
Emergency shelters	MC	MC	—	MC	MC	MC	MC	
Filming, long-term	C	C	C	C	C	C	C	
Filming, short-term	P	P	P	P	P	P	P	
Laboratories	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Life/care facilities	C	C	C	C	C	C	C	17.50.120
Lodging - Bed and breakfast inns	—	—	C	—	—	—	—	17.50.140
Lodging - Hotels, motels	C (4)	C (4)	—	C (4)	C (4)	C (4)	C (4)	17.50.150
Maintenance or repair services	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Massage establishments	C (4)	C (4)	—	C (4)	C (4)	C (4)	C (4)	17.50.155
Medical services - Extended care	—	—	C (6)	—	—	C (6)	—	

Medical services - Hospitals	C (6)	C (6)	—	C (6)	C (6)	C (6)	C (6)	
Mortuaries, funeral homes	—	—	—	P (4)	P (4)	—	P (4)	
Personal improvement services	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Personal services	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Personal services, restricted	C (4)	C (4)	—	C (4)	C (4)	C (4)	C (4)	17.50.200
Printing and publishing	P (4)	P (4)	C (4)	P (4)	P (4)	P (4)	P (4)	
Printing and publishing, limited	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	P (4)	
Public safety facilities	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	C (6)	
Sexually oriented businesses	P	P	—	P	P	P	P	17.50.295
Vehicle services - Vehicle/equipment repair	C (4)	—	—	C (4)	C (4)	—	C (4)	17.50.360
Vehicle services - Washing and detailing	—	—	—	C (4)	C (4)	—	C (4)	17.50.290
Vehicle services - Washing/detailing, small-scale	—	—	P	P	P	—	P	17.50.290
<b>INDUSTRY, MANUFACTURING &amp; PROCESSING USES (7, 8, 9)</b>								
Industry, restricted	—	—	—	C (4)	C (4)	—	C (4)	
Industry, restricted, small-scale	—	—	—	C	C	C	C	
Recycling - Small collection facility	—	C	C	C	C	C	C	17.50.220





Wireless telecommunications facilities, SCL	P	P	P	P	P	P	P	17.50.310
TRANSIT-ORIENTED DEVELOPMENT								
Transit-oriented development (4, 7)	—	—	P	—	—	—	P	17.50.340

**Notes:**

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Mixed-use projects and multi-family housing permitted only within 1/4 mile of light rail platform.
- (3) Not used.
- (4) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. See Section 17.61.050.J for additional requirements.
- (5) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (6) A use established on a site greater than two acres after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (7) Uses subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (8) If within 300 feet of an R District this use shall be limited to 10 one-way truck trips by large trucks per day per six-day work week. This restriction shall apply to new uses and uses that expand by more than 30 percent of the gross floor area. This restriction shall not apply if the site or the adjacent R District is within 500 feet of a freeway.
- (9) No more than five large trucks (except trucks associated with vehicle services - sales and leasing) shall be stored on each lot. This restriction shall apply to new uses or uses that expand by more than 30 percent of the gross floor area.
- (10) The use is permitted if it is located within a mixed-use project.

17.31.090 - Open Space

These standards are intended to:

- Provide a variety of open space types for gathering, recreation and respite that contribute to enhanced livability within an urban setting;
- Give residents access to light, air, and pleasant views from their living spaces;
- Improve building design and site planning through the integration of open space throughout the development; and
- Correlate open space requirements with number of residents and size of buildings.

A. **Minimum Area**

1. **Private and Common Open Space.** Projects shall provide the minimum area of Open Space based on use and size. Areas used regularly for parking, loading or storage shall not count towards minimum Open Space requirements.
  - a. **Residential.** Projects with dwelling units shall provide the minimum area of Open Space per Table ECSP-7 as a combination of Private and/or Common Open Space.
  - b. **Non-residential.** Projects with more than 40,000 square feet of non-residential floor area shall provide a minimum of 5 percent of the gross non-residential floor area as Common Open Space.
    - (1) ~~Research & and Development (Office and Non-Office) uses may reduce Common Open Space area requirements by a maximum of 50 60 percent, subject to review and approval of Design Commission. For the purpose of calculating required Open Space, Research and Development projects (or the Research and Development portion of a project with multiple uses) shall exclude mechanical space from floor area for required Open Space.~~
  - c. **Mixed-use.** Projects shall comply with requirements applicable to each type of use above.

**Table ECSP-7: Residential Open Space by Unit Type**

Number of Bedrooms	0	1	2	3+
Per Unit, sq ft	200	225	250	275

2. **Publicly Accessible Open Space (PAOS).** Projects with more than 80,000 square feet of gross floor area (GFA) shall provide a minimum area of PAOS, calculated as a percentage of GFA, as set in Table ECSP-8.
  - a. PAOS shall be provided in addition to Private and Common Open Space requirements.
    - (1) ~~Research & and Development (Office and Non-Office) uses may reduce POAS PAOS area requirements by a maximum of 50 60 percent, subject to review and approval of Design Commission. For the purpose of calculating required Open Space, Research and Development projects (or the Research and Development portion of a project with multiple uses) shall exclude mechanical space from floor area for required PAOS.~~
  - b. Projects shall comply with PAOS standards per Section 17.31.090.D and Paseo standards per Section 17.31.090.E where relevant.

**Table ECSP-8: Publicly Accessible Open Space**

Project Size (GFA)	80,000—119,999 sq ft	120,000+ sq ft	160,000—199,999 sq ft	200,000+ sq ft
Per Project, sq ft	2%	3%	4%	5%

**B. Private Open Space**

1. **Dimensions.** A minimum area of 40 square feet with a minimum dimension of 5 feet in each direction is required for Private Open Space.
2. **Distribution.** A maximum of 40 percent of the required residential Open Space set in Table ECSP-7 shall be Private Open Space.
  - a. All Private Open Space shall be outdoors.
  - b. Private Open Space may be located within a required setback.

**C. Common Open Space**

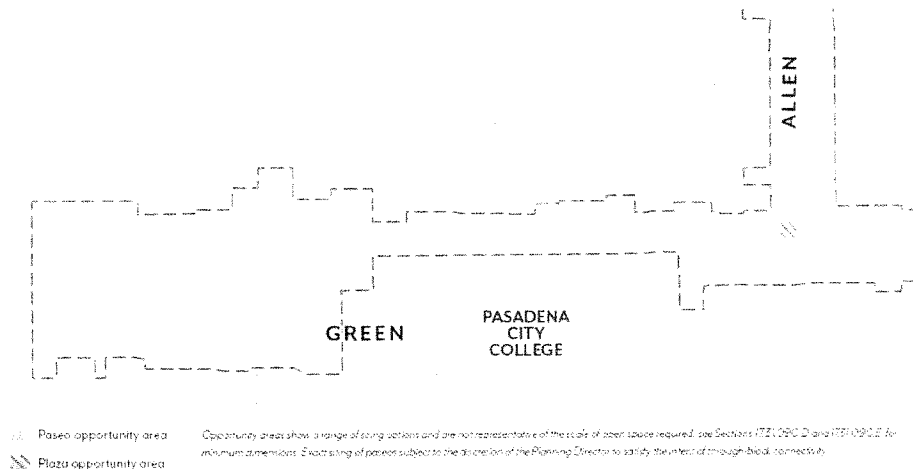
1. **Dimensions.** A minimum area of 400 square feet with a minimum dimension of 15 feet in each direction is required for Common Open Space.
2. **Distribution.** A minimum of 60 percent of the required residential Open Space set in Table ECSP-7 shall be Common Open Space shared among tenants.
  - a. A minimum of 70 percent of Common Open Space shall be outdoors, and a minimum of 80 percent of outdoor Common Open Space shall be open to the sky.
  - b. A maximum of 30 percent of Common Open Space may be indoors. Indoor Common Open Space shall not include spaces used primarily for circulation.
3. **Access.** Common Open Spaces may be accessible to the public.
4. **Hardscape.** A maximum of 25 percent of Common Open Space may be paved in standard concrete. Remaining areas shall use one of the following enhanced paving techniques: brick, natural stone, unit concrete pavers, textured and colored concrete, concrete with exposed or special aggregate. Alternative paving may be allowed per review authority approval.
5. **Landscape.** A minimum of 25 percent of Common Open Space shall be planted area with a minimum dimension of 30 inches in length, width, and depth. Landscaping shall comply with Section 17.44.050.
6. **Trees.** A minimum of one 24-inch box tree per project or for every 500 square feet of outdoor Common Open Space, whichever is greater, shall be planted within the Common Open Space. For projects with 2 or more trees, a minimum of 50 percent of trees planted shall be shade trees.
7. **Water Features.** A maximum of 5 percent of the required Common Open Space shall be fountains, reflecting pools, or other decorative water features. Swimming pools are not considered water features for the purposes of this standard.

**D. Publicly Accessible Open Space (PAOS)**

1. **Area.** Minimum area requirements are set in Section 17.31.090.1 and Table ECSP-8, and may be contiguous or noncontiguous, subject to the dimension and elevation standards below.
2. **Paseos.** Projects that are required to provide PAOS per Section 17.31.090.A.2 and located on parcels that include a paseo opportunity area on Figure ECSP-20, as defined as a pedestrian passageway that connects a public street to another public street, alley, or internal public space.

- a. Paseos shall meet the standards set in Section 17.31.090.E; design standards Section 17.31.090.D through Section 17.31.090.D.12 shall not apply.
- b. In opportunity areas where a paseo has already been provided by previous development, additional paseos shall not be required.
3. **Plazas.** Projects that are required to provide PAOS per Section 17.31.090.A.2 and located on parcels that include a plaza opportunity location on Figure ECSP-20, shall be required to meet the minimum area requirement by providing a plaza.
  - a. PAOS design standards shall apply.
4. **Dimensions.** A minimum area of 400 square feet with a minimum dimension of 20 feet in each direction is required for PAOS.
5. **Access.** A maximum of 20 percent of the PAOS may be used as outdoor dining for a restaurant; a minimum of 80 percent of the PAOS shall be accessible to the general public.
6. **Signage.** PAOS shall have signage visible from the adjacent sidewalk identifying the space as a publicly-accessible amenity and listing accessible hours.
7. **Hours.** At a minimum, PAOS shall be open to the general public from 8am to 8pm.
8. **Elevation.** A minimum of 3,000 square feet of PAOS shall be at sidewalk elevation. If less square footage is required, then all required PAOS shall be at sidewalk elevation.
9. **Hardscape.** A maximum of 25 percent of PAOS shall be paved in standard concrete. Remaining areas shall use one of the following enhanced paving techniques: brick, natural stone, unit concrete pavers, textured and colored concrete, concrete with exposed or special aggregate. Alternative paving may be allowed per review authority approval.
10. **Seating.** Seating shall be provided at a minimum of 1 seat per 300 square feet of required PAOS. Fractions shall be rounded down to the nearest whole number.
  - a. Benches shall be calculated as 1 seat per 24 linear inches.
11. **Landscape.** A minimum of 25 percent of PAOS shall be planted area with a minimum dimension of 30 inches in length, width, and depth. Landscaping shall comply with Section 17.44.
12. **Trees.** A minimum of one 24-inch box tree per project or for every 750 square feet of PAOS, whichever is greater, shall be planted. For projects with 2 or more trees, a minimum 50 percent of trees planted shall be shade trees.
13. **Common Open Space Credit.** PAOS in excess of the minimum may count towards a maximum of 30 percent of the Common Open Space requirement at a 1:1 ratio.

**Figure ECSP-20: Required Publicly Accessible Open Space**



**E. Paseos**

1. **Dimensions.** Paseos shall have an average width of 25 feet, minimum width of 15 feet, and be a minimum of 75 percent open to the sky. Paseos shall have a walk zone with a minimum width of:
  - a. 10 feet for commercial/mixed-use paseos.
  - b. 8 feet for residential-only paseos.
2. **Access.** Paseos shall be physically and visually accessible from the connecting public sidewalk.
  - a. Fences, walls, and/or entry gates are permitted; however, these features shall not block passage through the paseo during public hours.
  - b. Bollards (fixed or removable) shall be provided at all entry points of paseos to restrict vehicular access during public hours.
  - c. Emergency vehicular access shall be provided.
3. **Signage.** Paseos shall have signage visible from the adjacent sidewalk identifying the space as a publicly-accessible amenity and listing public hours. In paseos that have commercial frontages, a directory signage shall be provided at each entry the all paseos. Specific sign guidelines shall be created for all properties with building facades immediately adjoining the paseos.
4. **Hours.** At a minimum, paseos shall be open to the general public from 8am to 8pm. Commercial loading shall be limited to non-public hours.
5. **Elevation.** Paseos shall be at ground level and ADA accessible.
6. **Programming.** A maximum of 10 percent of required paseo area may be used by adjacent restaurants or food sales uses as a space restricted to customers only. Any additional programming must be non-transactional and without financial barriers to entry.
  - a. Exception: Paseos may be closed to public access for private events no more than once per month.
7. **Hardscape.** A maximum of 25 percent of paseos shall be paved in standard concrete. Remaining areas shall use one of the following enhanced paving techniques: brick, natural stone, unit concrete pavers, textured and colored concrete, concrete with exposed or special aggregate. Alternative paving may be allowed per review authority approval.
8. **Stormwater Management.** A minimum of 25 percent of the total paved area shall be permeable paving to allow for stormwater infiltration. Depending on soil and site conditions, infiltration and/or flow-through planters shall be installed to capture and treat 100 percent of the stormwater run-off on-site.
9. **Seating.** Seating shall be provided within the paseo at a minimum of 1 seat per 300 square feet of required space. Fractions shall be rounded down to the nearest whole number.
10. **Landscape.** A minimum of 25 percent of paseo area shall be planted area a minimum of 30 inches in length, width, and depth. Landscaping shall comply with Section 17.44.
11. **Trees.** A minimum of one 24-inch box tree per project or per each 750 square feet of paseo area, whichever is greater, shall be planted. For projects with 2 or more trees, a minimum 50 percent of trees planted shall be shade trees.
12. **Blank Walls.** Paseos shall adhere to the blank wall standards defined in Section 17.31.080.C, or provide one of the following mitigations:
  - a. Green wall, vines, or other vertical landscaping element that covers a minimum of 75 percent of non-conforming blank wall area.
  - b. Public art including, but not limited to, murals.

17.35.080 - Open Space

These standards are intended to:

- Provide a variety of open space types for gathering, recreation and respite that contribute to enhanced livability within an urban setting;
- Give residents access to light, air, and pleasant views from their living spaces;
- Improve building design and site planning through the integration of open space throughout the development; and
- Correlate open space requirements with number of residents and size of buildings.

**A. Minimum Open Space**

1. **Private and Common Open Space.** Projects shall provide the minimum area of Open Space based on use and size. Areas used regularly for parking, loading or storage shall not count towards minimum Open Space requirements.
  - a. **Residential.** Projects with dwelling units shall provide the minimum area of Open Space per Table SFOSP-7 as a combination of Private and/or Common Open Space.
  - b. **Non-residential.** Projects with more than 40,000 square feet of non-residential floor area shall provide a minimum of 5 percent of the gross non-residential floor area as Common Open Space.
    - (1) Research and Development uses may reduce Common Open Space area requirements by a maximum of 60 percent. Research and Development projects (or the Research and Development portion of a project with multiple uses) shall exclude mechanical space from floor area for required Open Space.
  - c. **Mixed-use.** Projects shall comply with requirements applicable to each type of use.

**Table SFOSP-7: Residential Open Space by Unit Type**

Number of Bedrooms	0	1	2	3+
Per Unit, sq ft	200	225	250	275

2. **Publicly Accessible Open Space (PAOS).** Projects with more than 60,000 square feet of gross floor area (GFA) shall provide a minimum area of PAOS, calculated as a percentage of GFA, as set in Table SFOSP-8.
  - a. PAOS shall be provided in addition to Private and Common Open Space requirements.
    - (1) Research and Development uses may reduce PAOS requirements by a maximum of 60 percent. Research and Development projects (or the Research and Development portion of a project with multiple uses) shall exclude mechanical space from floor area for required PAOS.
  - b. Projects shall comply with PAOS standards per Section 17.35.080.D and Paseo standards per Section 17.35.080.E where relevant.
    - (1) PAOS and Paseo standards may be modified through the Design Review process, if the review authority finds that the modified design continues to be accessible to the public, functional, and includes features such as landscaping, trees, and outdoor seating.

**Table SFOSP-8: Publicly Accessible Open Space by Project Size & Location**

Project Size (GFA)	60,000- 119,999 sq ft	120,000- 159,999 sq ft	160,000- 199,999 sq ft	200,000+ sq ft
Projects within 500 feet of a Metro station platform	4%		5%	
Projects outside 500 feet of a Metro station platform	2%	3%	4%	5%

#### B. Private Open Space

1. **Dimensions.** A minimum area of 40 square feet with a minimum dimension of 5 feet in each direction shall be required for Private Open Space.
2. **Distribution.** A maximum of 40 percent of the required residential Open Space set in Table SFOSP-7 shall be Private Open Space.
  - a. All Private Open Space shall be outdoors.
  - b. Private Open Space may be located within a required setback.

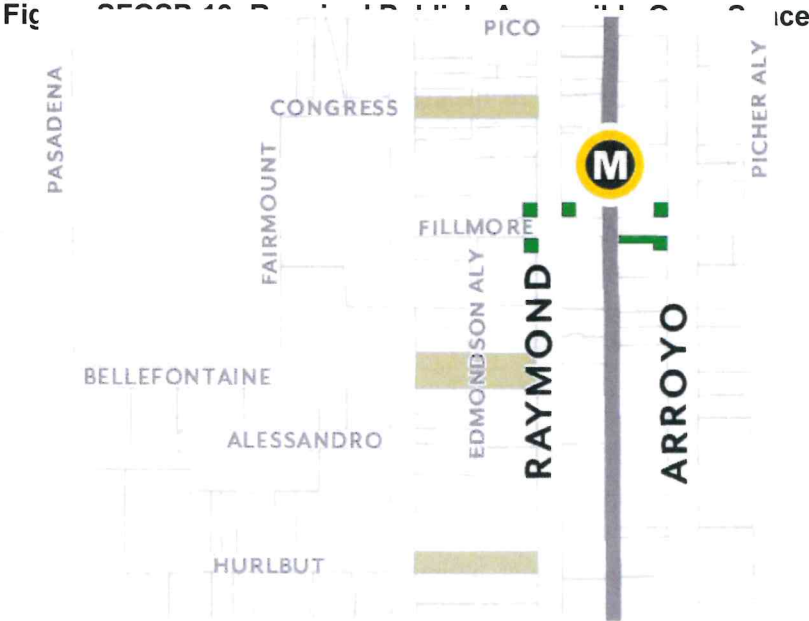
#### C. Common Open Space

1. **Dimensions.** A minimum area of 400 square feet with a minimum dimension of 15 feet in each direction shall be required for Common Open Space.
2. **Distribution.** A minimum of 60 percent of the required residential Open Space set in Table SFOSP-7 shall be Common Open Space shared among tenants.
  - a. A minimum of 70 percent of Common Open Space shall be outdoors, and a minimum of 80 percent of outdoor Common Open Space shall be open to the sky.
  - b. A maximum of 30 percent of Common Open Space may be indoors. Indoor Common Open Space shall not include spaces used primarily for circulation.
3. **Access.** Common Open Spaces may be accessible to the public.
4. **Hardscape.** A maximum of 25 percent of Common Open Space may be paved in standard concrete. Remaining areas shall use one of the following enhanced paving techniques: brick, natural stone, unit concrete pavers, textured and colored concrete, concrete with exposed or special aggregate. Alternative paving may be allowed per review authority approval.
5. **Landscape.** A minimum of 25 percent of Common Open Space shall be planted area with a minimum dimension of 30 inches in length, width, and depth. Landscaping shall comply with Section 17.44.050.
6. **Trees.** A minimum of one 24-inch box tree per project or for every 750 square feet of outdoor Common Open Space, whichever is greater, shall be planted within the Common Open Space. For projects with 2 or more trees, a minimum of 50 percent of trees planted shall be shade trees.
  - a. Trees planted in pots, on the ground floor, shall not be counted towards the tree requirement.
7. **Water Features.** A maximum of 5 percent of the required Common Open Space shall be fountains, reflecting pools, or other decorative water features. Swimming pools are not considered water features for the purposes of this standard.

#### D. Publicly Accessible Open Space (PAOS)

1. **Area.** Minimum PAOS requirements are set in Section 17.35.080.A.2 and Table SFOSP-8, and may be contiguous or noncontiguous, subject to the dimension and elevation standards below.
2. **Paseos.** Projects that are required to provide PAOS per Section 17.35.080.A.2 and located on parcels that include a paseo opportunity area on Figure SFOSP-18, shall be required to meet the minimum area requirement by providing a paseo, defined as a pedestrian passageway that connects a public street to another public street, alley, or internal public space.
  - a. Paseos shall meet the standards set in Section 17.35.080.E; design standards Section 17.35.080.D.4 through Section 17.35.080.D.12 shall not apply.
  - b. No additional paseo shall be required in opportunity areas where a paseo exists. The existing paseo shall be subject to standards in Section 17.35.080.E. The standards may be modified through the Design Review process, if the review authority finds that the modified design continues to be accessible to the public, functional, and includes features such as landscaping, trees, and outdoor seating.
3. **Plazas.** Projects that are required to provide PAOS per Section 17.35.080.A.2 and located on parcels that include a plaza opportunity location on Figure SFOSP-19, shall be required to meet the minimum area requirement by providing a corner plaza per Figure SFOSP-19.
  - a. PAOS design standards shall apply.
4. **Dimensions.** A minimum area of 400 square feet with a minimum dimension of 20 feet in each direction is required for PAOS.
5. **Access.** A maximum of 20 percent of the PAOS may be used as outdoor dining for a restaurant subject to review authority approval; a minimum of 80 percent of the PAOS shall be accessible to the general public.
6. **Signage.** PAOS shall have signage visible from the adjacent sidewalk identifying the space as a publicly-accessible amenity and listing accessible hours.
7. **Hours.** At a minimum, PAOS shall be open to the general public from 8am to 8pm.
8. **Elevation.** A minimum of 3,000 square feet of PAOS shall be at sidewalk elevation. If less square footage is required, then all required PAOS shall be at sidewalk elevation.
9. **Hardscape.** A maximum of 25 percent of PAOS shall be paved in standard concrete. Remaining areas shall use one of the following enhanced paving techniques: brick, natural stone, unit concrete pavers, textured and colored concrete, concrete with exposed or special aggregate. Alternative paving may be allowed per review authority approval.
10. **Seating.** Seating shall be provided at a minimum of 1 seat per 300 square feet of required PAOS. Fractions shall be rounded down to the nearest whole number.
  - a. Benches shall be calculated as 1 seat per 24 linear inches.
11. **Landscape.** A minimum of 25 percent of PAOS shall be planted area with a minimum dimension of 30 inches in length, width, and depth. Landscaping shall comply with Section 17.44.
12. **Trees.** A minimum of one 24-inch box tree per project or for every 750 square feet of PAOS, whichever is greater, shall be planted. For projects with 2 or more trees, a minimum 50 percent of trees planted shall be shade trees.
13. **Common Open Space Credit.** PAOS in excess of the minimum may count towards a maximum of 30 percent of the Common Open Space requirement at a 1:1 ratio.





E. Paseos

- 1. **Dimensions.** Paseos shall have an average width of 20 feet, minimum width of 15 feet, and be a minimum of 75 percent open to the sky. Paseos shall have a walk zone with a minimum width of:
  - a. 10 feet for commercial/mixed-use paseos.
  - b. 8 feet for residential-only paseos.
- 2. **Access.** Paseos shall be physically and visually accessible from the connecting public sidewalk.
  - a. Fences, walls, and/or entry gates are permitted; however, these features shall not block passage through the paseo during public hours.
  - b. Bollards (fixed or removable) shall be provided at all entry points of paseos to restrict vehicular access during public hours.
  - c. Emergency vehicular access shall be provided.
- 3. **Signage.** Paseos shall have signage visible from the adjacent sidewalk identifying the space as a publicly-accessible amenity and listing public hours. In paseos that have commercial frontages, a directory shall be provided at each entry. Specific sign guidelines shall be created for all properties with building facades immediately adjoining the paseos.
- 4. **Hours.** At a minimum, paseos shall be open to the general public from 8am to 8pm. Commercial loading shall be limited to non-public hours.
- 5. **Elevation.** Paseos shall be at ground level and ADA accessible.
- 6. **Programming.** A maximum of 10 percent of required paseo area may be used by adjacent restaurants or food sales uses as a space restricted to customers only. Any additional programming must be non-transactional and without financial barriers to entry.
  - a. Exception: Paseos may be closed to public access for private events no more than once per month.
- 7. **Hardscape.** A maximum of 25 percent of paseos shall be paved in standard concrete. Remaining areas shall use one of the following enhanced paving techniques: brick, natural

stone, unit concrete pavers, textured and colored concrete, concrete with exposed or special aggregate. Alternative paving may be allowed per review authority approval.

8. **Stormwater Management.** A minimum of 25 percent of the total paved area shall be permeable paving to allow for stormwater infiltration. Depending on soil and site conditions, infiltration and/or flow-through planters shall be installed to capture and treat 100 percent of the stormwater run-off on-site.
9. **Seating.** Seating shall be provided within the paseo at a minimum of 1 seat per 300 square feet of required space. Fractions shall be rounded down to the nearest whole number.
10. **Landscape.** A minimum of 25 percent of paseo area shall be planted area a minimum of 30 inches in length, width, and depth. Landscaping shall comply with Section 17.44.
11. **Trees.** A minimum of one 24-inch box tree per project or per each 750 square feet of paseo area, whichever is greater, shall be planted. For projects with 2 or more trees, a minimum 50 percent of trees planted shall be shade trees.
  - a. Trees planted in pots, on the ground floor, shall not be counted towards the tree requirement.
12. **Blank Walls.** Paseos shall adhere to the blank wall standards defined in Section 17.35.070.C, or provide one of the following mitigations:
  - a. Green wall, vines, or other vertical landscaping element that covers a minimum of 75 percent of non-conforming blank wall area.
  - b. Public art including, but not limited to, murals.

17.37.090 - Open Space Standards

These standards are intended to:

- Provide a variety of open space types for gathering, recreation and respite that contribute to enhanced livability within an urban setting;
- Give residents access to natural light and fresh air in and around their living spaces;
- Improve building design and site planning through the integration of open space throughout the development; and
- Correlate open space requirements with number of residents and size of buildings.

**A. Minimum Area.**

1. **Private and Common Open Space.** Projects shall provide the minimum area of Open Space based on use and size. Areas used regularly for parking, loading or storage shall not count towards minimum Open Space requirements.
  - a. Residential. Projects with dwelling units shall provide the minimum area of Open Space per Table LASP-8 as a combination of Private and/or Common Open Space.
  - b. Non-residential. Projects with more than 40,000 square feet of non-residential floor area shall provide a minimum of 5 percent of the gross non-residential floor area as Common Open Space.
 

(1) Research and Development uses may reduce Common Open Space area requirements by a maximum of 60 percent. Research and Development projects (or the Research and Development portion of a project with multiple uses) shall exclude mechanical space from floor area for required Open Space.
  - c. Mixed-use. Projects shall comply with requirements applicable to each type of use.

**Table LASP-8: Residential Open Space**

Number of Bedrooms	0	1	2	3+
Per Unit, sq ft	200	225	250	275

2. **Publicly Accessible Open Space.** In LA-CF, projects with more than 80,000 square feet of floor area shall provide a percentage of gross floor area as Publicly Accessible Open Space, as set in Table LASP-9.
  - a. Publicly Accessible Open Space shall be provided in addition to Private and Common Open Space requirements.
 

(1) Research and Development uses may reduce PAOS requirements by a maximum of 60 percent. Research and Development projects (or the Research and Development portion of a project with multiple uses) shall exclude mechanical space from floor area for required PAOS.

**Table LASP-9: Publicly Accessible Open Space**

Project Size (GFA)	80,000—119,999 sq ft	120,000+ sq ft
Per Project, sq ft	2%	3%

**B. Private Open Space.**

1. **Dimensions.** A minimum area of 40 square feet with a minimum dimension of 5 feet in each direction shall be required for Private Open Space.
2. **Distribution.** A maximum of 40 percent of the required residential Open Space set in Table LASP-8 shall be Private Open Space.
  - a. All Private Open Space shall be outdoors.
  - b. Private Open Space may be located within a required setback.

**C. Common Open Space.**

1. **Dimensions.** A minimum area of 400 square feet with a minimum dimension of 15 feet in each direction is required for Common Open Space.
2. **Distribution.** A minimum of 60 percent of the required residential Open Space set in Table LASP-8 shall be Common Open Space shared among tenants.
  - a. A minimum of 70 percent of Common Open Space shall be outdoors, and a minimum of 80 percent of outdoor Common Open Space shall be open to the sky.
  - b. A maximum of 30 percent of Common Open Space may be indoors. Indoor Common Open Space shall not include spaces used primarily for circulation.
3. **Landscape.** A minimum of 25 percent of Common Open Space shall be planted area with a minimum dimension of 30 inches in each direction. Landscaping shall comply with Section 17.44.050.
4. **Trees.** A minimum of one 24-inch box tree per project or for every 500 square feet of outdoor Common Open Space, whichever is greater, shall be planted within the Common Open Space. For projects with 2 or more trees, a minimum of 50 percent of trees planted shall be shade trees.
5. **Hardscape.** A maximum of 25 percent of Common Open Space may be paved in standard concrete. Remaining areas shall use one of the following enhanced paving techniques: Brick, natural stone, unit concrete pavers, textured and colored concrete, concrete with exposed or special aggregate. Alternative paving may be allowed per review authority approval.
6. **Water Features.** A maximum of 5 percent of the required Common Open Space shall be fountains, reflecting pools, or other decorative water features. Swimming pools are not considered water features for the purposes of this standard.
7. **Access.** Common Open Spaces may be accessible to the public if desired by the property owner.

**D. Publicly Accessible Open Space.**

1. **Area.** Minimum area requirements are set in Section 17.37.090.A.2, and may be contiguous or noncontiguous, subject to the dimension and elevation standards below.
2. **Dimensions.** A minimum area of 400 square feet with a minimum dimension of 20 feet in each direction is required for Publicly Accessible Open Space.

3. **Access.** A minimum of 50 percent of the Publicly Accessible Open Space shall be accessible to the general public and shall not be restricted to patrons of a particular business.
4. **Signage.** Publicly Accessible Open Space shall have signage visible from the adjacent sidewalk identifying the space as a publicly-accessible amenity and listing accessible hours.
5. **Hours.** At a minimum, Publicly Accessible Open Space shall be open to the general public from 8:00 a.m. to 8:00 p.m.
6. **Elevation.** A minimum of 3,000 square feet of Publicly Accessible Open Space shall be at sidewalk elevation. If less square footage is required, then all required Publicly Accessible Open Space shall be at sidewalk elevation.
7. **Hardscape.** A maximum of 25 percent of Publicly Accessible Open Space shall be paved in standard concrete.
  - a. Remaining areas shall use one of the following enhanced paving techniques: Brick, natural stone, unit concrete pavers, textured and colored concrete, and concrete with exposed or special aggregate. Alternative paving may be allowed per review authority approval.
8. **Seating.** Seating shall be provided at a minimum of 1 seat per 300 square feet of required Publicly Accessible Open Space.
  - a. Benches shall be calculated as 1 seat per 24 linear inches.
  - b. Fractions shall be rounded down to the nearest whole number.
9. **Landscape.** A minimum of 25 percent of Publicly Accessible Open Space shall be planted area with a minimum dimension of 30 inches in length, width, and depth. Landscaping shall comply with Section 17.44.
10. **Trees.** A minimum of one 24-inch box tree per project or for every 750 square feet of Publicly Accessible Open Space, whichever is greater, shall be planted. For projects with 2 or more trees, a minimum 50 percent of trees planted shall be shade trees.
11. **Common Open Space Credit.** Publicly Accessible Open Space in excess of the minimum may count towards a maximum of 30 percent of the Common Open Space requirement at a 1:1 ratio.

## 17.31.100 – Parking

These standards are intended to:

- Reduce the visual impacts of parking;
- Regulate appropriate parking supply and location in a manner that prioritizes pedestrian access and multi-modal activity;
- Encourage change of use and adaptive reuse of existing buildings through parking reductions and exemptions;
- Promote a more efficient use of parking spaces through shared parking among multiple uses within a project; and
- Increase design standards for parking structures through ensuring habitable floor areas between parking and street frontage and screening.

A. **Minimum Parking**

1. **Number of Spaces.** Projects shall provide off-street automobile parking spaces per Table ECSP-9 based on general use classifications, and subject to the standards of Section 17.46.
  - a. Reductions in parking requirements shall apply for properties within half-mile of Allen and Lake Stations per Section 17.50.340.
  - b. Bicycle parking shall be required per Section 17.46.320.

**Table ECSP-9: Minimum Parking**

Use Classification <sup>1</sup>	Number of Spaces	Exceptions
Residential	≥ 1-bed: 1 per unit ≤2-bed: 1.5 per unit Guest: 1 per 10 units	Guest parking may be shared with commercial parking in mixed-use projects <sup>2</sup>
Recreation, Education & Public Assembly	Section 17.46.040	
Office, Professional & Business Support <sup>3</sup>	2 per 1,000 sq ft in EC-MU-C; 3 per 1,000 sq ft elsewhere	No parking required for: •First 5,000 sq ft of a project •First 500 sq ft of outdoor dining (per tenant)
Retail Sales (including Restaurants)		
Services		
Industry, Manufacturing & Processing	2 per 1,000 sq ft	Recycling Centers: plus 1 space per bin
Transportation, Communications & Utility	Section 17.46.040	
<b>Other Exceptions</b>		

No new parking required for:

- Projects within designated historic resources (excluding additions)
- Changes of use in College District

**Notes:**

1 Use classifications correspond to general use categories in Table ECSP-2. The number of spaces listed above shall apply to all uses listed under these general categories, with the exception of specific uses where the parking requirement is lower per Section 17.46.040.

2 No shared parking agreement is required; each guest space shall count as 1 commercial space.

3 The number of spaces for Research and Development land uses shall be 2 per 1,000 sq ft regardless of zoning district.

2. **Shared Parking.** Parking may be shared among multiple uses per Section 17.46.050.
3. **Unbundled Parking.** For any building with new residential units, automobile parking spaces shall be leased or sold separately from the rental or purchase fees, such that renters or buyers have the option of renting or buying the unit at a lower price than if the parking was included.
  - a. For deed-restricted affordable units, one parking space shall be included in the base rent of each unit. The tenant may choose to receive the parking space or receive a rent discount equivalent to half the amount charged for monthly lease of a parking space. Tenants of affordable units shall not sublease their parking spaces.
  - b. Renters or buyers have the right of first refusal to parking built for their unit. Any remaining spaces may be leased to other users on a month-to-month basis. New occupants shall have the opportunity to lease or purchase parking built for their unit.

**B. Vehicle Access**

1. **Driveways.** For Projects with less than 200 feet of primary street frontage, a maximum of 1 two-lane driveway shall be permitted. For sites with more than 200 feet of primary street frontage, a maximum of 2 two-lane driveways shall be permitted.
  - a. Driveways are not permitted on primary frontages of less than 200 feet where there is access from a secondary street or alley.
  - b. The Zoning Administrator shall determine the primary frontage.

**C. Layout & Design**

1. **Surface Parking.** Parking lots shall be set back a minimum of 30 feet from the primary frontage, a minimum of 10 feet from any secondary frontage, and a minimum of 5 feet from RM zoning. Parking shall be buffered by habitable floor area or landscaping, except for access and driveways, and comply with Section 17.46.230.
  - a. Landscaping used as a parking buffer shall be located in the required parking setback and shall include hedges or shrubs a minimum of 3 feet in height at the time of planting that form a continuous visual screen.
2. **Structured Parking.** Above ground parking structures shall be buffered by permitted non-parking uses a minimum of 35 feet in depth adjacent to the sidewalk line, except for driveways or pedestrian access to the parking area.
  - a. Parking structure facades visible from public streets, excluding alleys, shall use materials and design at least comparable to and integrated with the building architecture.

3. **Underground Parking.** Subterranean parking shall be set back a minimum of 5 feet from Green Street and RM zoning. Otherwise, it may extend up to the property line.



17.37.100 - Parking Standards

These standards are intended to:

- Reduce the visual impacts of parking;
- Regulate appropriate parking supply and location in a manner that prioritizes pedestrian access and multi-modal activity;
- Encourage change of use and adaptive reuse of existing buildings through parking reductions and exemptions;
- Promote a more efficient use of space through shared parking among multiple uses; and
- Increase design standards for parking structures by ensuring habitable floor area and screening between parking and street frontage.

A. **Minimum Parking.**

1. **Number of Spaces.** Projects shall provide off-street automobile parking spaces per Table LASP-10 based on general use classifications.
  - a. Bicycle parking shall be required per Section 17.46.320.

**Table LASP-10: Minimum Parking**

Use Classification <sup>1</sup>	Number of Spaces	Exceptions
Residential	≤1-bed: 1 per unit ≥2-bed: 1.5 per unit Guest: 1 per 10 units	Guest parking may be shared with commercial parking in mixed-use projects
Recreation, Education & Public Assembly	Section 17.46.040	
Office, Professional & Business Support <sup>2</sup>		No parking required for:
Retail Sales (including Restaurants)	2 per 1,000 sq ft in LA-CG; 3 per 1,000 sq ft elsewhere	• First 5,000 sq ft of a project • First 500 sq ft of outdoor dining (per tenant)
Services		
Industry, Manufacturing & Processing	2 per 1,000 sq ft	Recycling Centers: Plus 1 space per bin
Transportation, Communications & Utility	Section 17.46.040	

## Other Exceptions

No new parking required for:

- Projects within designated historic resources (excluding additions).
- Changes of use in structures built prior to 1970.

### Notes:

<sup>1</sup> Use classifications correspond to general use categories in Table LASP-2. The number of spaces listed above shall apply to all uses listed under these general categories, with the exception of specific uses where the parking requirement is lower per Section 17.46.040.

<sup>2</sup> The number of spaces for Research and Development land uses shall be 2 per 1,000 sq ft regardless of zoning district.

2. **Shared Parking.** Parking may be shared among multiple uses per Section 17.46.050.
  3. **Unbundled Parking.** For any building with new residential units, off-street automobile parking spaces shall be leased or sold separately from the unit rental or purchase fees, such that renters or buyers have the option of renting or buying the residential unit at a lower price than if the parking was included.
    - a. For deed-restricted affordable units, one parking space shall be included in the base rent of each unit. The tenant may choose to receive the parking space or receive a rent discount equivalent to half the amount charged for monthly lease of a parking space. Tenants of affordable units shall not sublease their parking spaces.
    - b. Renters or buyers have the right of first refusal to parking built for their unit. Any remaining spaces may be leased to other users on a month-to-month basis. New occupants shall have the opportunity to lease or purchase parking built for their unit.
- B. **Vehicle Access.**
1. **Driveways.** For Projects with less than 200 feet of primary street frontage, a maximum of 1 two-lane driveway shall be permitted. For sites with more than 200 feet of primary street frontage, a maximum of 2 two-lane driveways shall be permitted.
    - a. Driveways shall be prohibited on primary frontages of 200 feet or less where there is access from a secondary street or alley.
    - b. The Zoning Administrator shall determine the primary frontage.
- C. **Layout & Design.**
1. **Surface Parking.** Parking lots shall be set back a minimum of 30 feet from the primary frontage, 10 feet from any secondary frontage, and 5 feet from RS zoning.
    - a. Parking shall be buffered by habitable floor area or landscaped area, except for access and driveways; a minimum of one tree of at least 24 gallons in size shall be provided for every 300 square feet of landscaped area.
    - b. Landscaped area shall be provided as a percentage of surface parking area as follows:
      - (1) Ten to 20 parking spaces: a minimum of 5%.

- (2) More than 20: a minimum of 10%.
  - c. One tree of at least 24 gallons in size shall be provided for every 6 parking spaces and located so as to visually disrupt long rows of parked vehicles.
    - (1) Trees shall be distributed as evenly as possible throughout the parking area; a maximum of 35% of required trees may be clustered/located within the street setback.
  - d. Landscaping shall include hedges or shrubs with a minimum height of 3 feet at the time of planting that form a continuous visual screen of vehicle headlights.
  - e. Landscaping shall be provided between a building and a contiguous parking area per review authority approval.
2. **Podium Parking.** A maximum of 1 story of above-grade parking is permitted within habitable buildings. Multiple stories of above ground parking are permitted if the project meets the parking structure standards below.
3. **Parking Structures.** Structures shall be buffered with habitable floor area between the parking and Lincoln Avenue, except for access and driveways.
- a. Stand-alone parking structures are prohibited in the LA-MU-N zoning district.
  - b. Elevators and stairs shall be located adjacent sidewalks or public spaces.
  - c. Parking areas shall be screened from the public realm using heavy-gauge metal, precast concrete panels, laminated glass, green walls, photovoltaic panels or other material per review authority approval.
4. **Underground Parking.** Subterranean parking shall be set back a minimum of 5 feet from RS zoning. Otherwise, it may extend up to the property line.

17.46.040 - Number of Off-Street Parking Spaces Required

- A. **Table 4-6.** Off-street parking spaces shall be provided in compliance with Table 4-6 (Off-Street Parking Space Requirements), below.
- B. **Minimum standards.** The parking requirements of Table 4-6 are expressed as minimum standards. The required numbers shall be met and not exceeded, unless otherwise allowed in full compliance with this Chapter. Projects located within 1/4 mile of a light-rail station or within the Central District Transit-Oriented Area (Figure 3-5) shall comply with the parking requirements and maximums of Section 17.50.340 (Transit-Oriented Development)
- C. **Residential uses — no limit on additional parking.** For residential uses, there is no limit on the maximum additional parking provided. Projects located within 1/4 mile of a light-rail station or within the Central District Transit-Oriented Area (Figure 3-5) shall comply with the provisions of Section 17.50.340 (Transit-Oriented Development).
- D. **Nonresidential uses — additional parking allowed.** Additional parking spaces above the minimum requirement are allowed for nonresidential uses or the nonresidential portions of mixed-use projects only in the following manner:
  - 1. The project is not located within 1/4 of a light-rail station or within the Central District Transit-Oriented Area (Figure 3-5).
  - 2. Additional spaces up to a maximum of 50 percent above the required minimum/maximum are allowed as a matter of right, without any discretionary review by the City.
  - 3. Additional spaces above 50 percent of the required minimum/maximum are allowed only upon the approval of a Variance in compliance with Section 17.61.080.
- E. **Gross floor area.** References to spaces per square foot are to be computed on the basis of gross floor area unless otherwise specified, and shall include allocations of shared restroom, circulation area, and storage areas.
- F. **Uses not listed.**
  - 1. Land uses not specifically listed in Table 4-6 (Off-Street Parking Space Requirements), below, shall provide parking as required by the Zoning Administrator.
  - 2. The Zoning Administrator shall use the requirements of Table 4-6 as a guide in determining the minimum number of off-street parking spaces to be provided.
- G. **Rounding in calculations.** If a fractional number is obtained in calculations performed in compliance with this Section, one parking space shall be required for a fractional unit of 0.50 or above, and no space shall be required for a fractional unit of less than 0.50.

TABLE 4-6 - OFF STREET PARKING SPACE REQUIREMENTS	
Use Classification	Minimum Parking
<b>Residential Uses</b>	
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.
<b>Multi-Family Residential</b>	
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.
<b>Recreation, Education &amp; Public Assembly Uses</b>	
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.
<b>Commercial Entertainment</b>	
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.
<b>Commercial Recreation - Indoor</b>	
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.
<b>Commercial Recreation - Outdoor</b>	
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.
<b>Religious Facilities</b>	
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.

<b>Schools</b>	
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.
<b>Office, Professional, &amp; Business Support Uses</b>	
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 <u>2</u> spaces per 1,000 sq. ft.
Work/Live Units	3 spaces per 1,000 sq. ft.
<b>Retail Sales</b>	
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.
<b>Services</b>	
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 for every 4 beds.
Emergency Shelters, Limited	1 space for every 4 beds.
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.
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.
<b>Industry, Manufacturing &amp; Processing Uses</b>	
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	<del>2 spaces per 1,000 sq. ft.</del>
Wholesaling, Distribution, & Storage	2 spaces per 1,000 sq. ft.

Wholesaling, Distribution & Storage, small-scale	2 spaces per 1,000 sq. ft.
<b>Transportation, Communications &amp; Utility Uses</b>	
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.

## 17.50.240 - Research and Development Facilities

- A. **Applicability.** ~~The following standards apply to Research and Development facilities, as this land use type may be as defined in Article 8 (Glossary of Specialized Terms and Land Use Types) may exceed the height limit and appurtenance roof coverage provisions identified in this Zoning Code.~~
- B. **Height and appurtenance roof coverage provisions.**
1. **Height limits.** ~~The height limit of the base zoning district may be exceeded by a maximum of 40-12 feet (excluding the appurtenance height) in order to accommodate additional mechanical equipment between floors.~~
  2. ~~The height limit may exceed the maximum in Section 17.50.240.B.1 through the approval of a Minor Conditional Use Permit, granted in compliance with Section 17.61.050. However, no additional floor area shall be allowed by this provision.~~
  3. ~~**Appurtenance roof coverage encroachments.** Subparagraph 17.40.060 D.2.a. specifies that appurtenances covering not more than 25 percent of the roof area may exceed the height limit established by the applicable zoning district by a maximum of 15 feet.~~
- ~~However, the allowable appurtenance roof coverage for research and development facilities may exceed the height limit, up to by a maximum of 18 feet, for up to 50a maximum of 75 percent of the roof area.~~
4. ~~The appurtenance roof coverage and height may exceed the maximums in Section 17.50.240.B.2 through the approval of a Minor Conditional Use Permit, granted in compliance with Section 17.61.050.~~
- C. **Gross Floor Area.** For the purpose of calculating floor area ratio (FAR), research and development facilities shall exclude mechanical space and appurtenances from gross floor area.
- C. ~~**Allowed by Minor Conditional Use Permit.** The height and/or appurtenance roof coverage provisions may be exceeded to the maximum limits identified in Subsection B., above through the approval of a Minor Conditional Use Permit, granted in compliance with [Section 17.61.050](#).~~

## 17.50.340 - Transit-Oriented Development (TOD)

**A. Applicability.**

1. The standards of this Section provide for a mixture of commercial, high-density residential, mixed-use, public, and semi-public uses in close proximity to light rail stations, encouraging transit usage in conjunction with a safe and pleasant pedestrian-oriented environment.
2. These standards emphasize intensification of development and reduced reliance on motor vehicles.
3. These standards shall apply to new Projects located within a designated TOD area of a radius of 1,320 feet ( $\frac{1}{4}$  mile) from a light-rail station platform. Within the Central District, these standards shall also apply to the area identified on Figure 3-5 - Central District Transit-Oriented Area. A Project shall be subject to provisions of this Section if any portion of the Project's property boundary is within the specified distance indicated in this Section.
4. When there is an overlap between TOD areas, the more restrictive standards of the respective TOD areas shall apply.
5. Optional Half-Mile TOD Area.
  - a. Projects located between 1,320 feet (quarter-mile) and 2,640 feet (half-mile) of a light-rail station platform may voluntarily make use of applicable TOD standards provided in this Section, unless:
    - (1) The proposed Project is one of the prohibited land uses listed in Section 17.50.340.B; or
    - (2) The proposed Project is located between 1,320 feet (quarter-mile) and 2,640 feet (half-mile) of the Sierra Madre Villa Gold Line station platform, where the optional half-mile TOD area shall not apply.
  - b. If TOD standards are utilized, the Project must comply with all standards listed in this Section.

**B. Prohibited land uses.**

1. The following nontransit-oriented land uses, as these land uses are defined in Article 8 (Glossary of Technical Terms and Land Use Types), are prohibited within the designated TOD area as specified in Section 17.50.340.A.3:
  - a. Drive-through businesses;
  - b. Large recycling facilities;
  - c. Vehicle services - sales and leasing; (except for sales and leasing - limited);
  - d. Vehicle services - service stations;
  - e. Vehicle services - washing and detailing; (except washing and detailing, small-scale);
  - f. Vehicle storage; and
  - g. Wholesaling, distribution, and storage (including commercial and small-scale).

**C. Permit requirements.****1. Applicability.**

- a. A Minor Conditional Use Permit shall be required for any proposed commercial and industrial Projects exceeding 15,000 square feet of gross floor area.
- b. When a Conditional Use Permit is required per Section 17.61.050.J.2 (Major Construction), a proposed Project located within the TOD area shall be reviewed through a Conditional Use Permit with the additional findings listed in Section 17.50.340.C.4, in lieu of the Minor Conditional Use Permit requirement of this Section.

2. **Exceptions.** The following projects are exempt from the permit requirement of this Section (17.50.340.C):
  - a. A change of use or alterations to the existing building that results in new square footage less than 15,000 square feet; ~~and is exempt from the permit requirement of this Section (17.50.340.C).~~
  - b. Research and Development projects, or the Research and Development portion of a project with multiple uses.
3. **Issues for review.** Minor Conditional Use Permit and Conditional Use Permit review shall consider the site plan of the proposed Project to ensure that findings can be made that the use is compatible with transit.
4. **Required findings.** Minor Conditional Use Permit and Conditional Use Permit approval shall require that the review authority first make the following findings in addition to the findings required by Section 17.61.050:
  - a. The Project consists of a use, or mix of uses, that encourage transit use and is oriented toward the transit user.
  - b. The Project is designed to enhance pedestrian access and/or other non-motor vehicle modes of transportation to public transit.
  - c. The Project encourages pedestrian activity and/or other non-motor vehicle modes of transportation and reduces dependency on motor vehicles.

**D. Parking requirements.**

1. **Nonresidential development Projects.**
  - a. **Sierra Madre Villa Station TOD Area.**
    - (1) **Office uses.** For the uses Offices — Administrative, Business, Professional and Offices - Governmental, the minimum number of required off-street parking spaces shall be reduced by 25 percent, and this reduction shall be the maximum allowed number of parking spaces.
    - (2) **All other nonresidential uses.** For all other nonresidential uses, the minimum number of required off-street parking spaces shall be reduced by 10 percent, and this reduction shall be the maximum allowed number of parking spaces.
  - b. **Allen, Lake, Memorial Park, Del Mar, and Fillmore Station TOD Areas and Central District Transit-Oriented Area.**
    - (1) **Office uses.** For the uses offices - administrative business professional and offices - governmental, the minimum number of required off-street parking shall be reduced by 25 percent, with an optional reduction up to 35 percent. The 25 percent reduction shall be the maximum allowed number of parking spaces.
    - (2) **All other nonresidential uses.** For all other nonresidential uses, the minimum number of required off-street parking spaces shall be reduced by 10 percent, with an optional reduction up to 20 percent. The 10 percent reduction shall be the maximum allowed number of parking spaces.
  - c. **Further reduction with study.** The parking requirements may be further reduced through a parking demand study and approval of a Minor Conditional Use Permit.
2. **Exceeding allowable parking requirements.** A project site may exceed the maximum allowable parking requirements in compliance with the following conditions.
  - a. **Commercial Off-Street Parking.** A site may exceed the maximum allowable number of parking spaces if the parking is approved to serve as Commercial Off-Street Parking.



Approval of this parking shall require the granting of a Minor Conditional Use Permit in compliance with Section 17.61.050, and shall be subject to the following conditions:

- (1) All parking spaces in excess of the maximum allowable parking must be for public parking;
  - (2) The site shall provide a minimum of 25 public parking spaces;
  - (3) The site shall include pedestrian and automotive-oriented signs to advertise the availability and location of the public parking spaces on the property;
  - (4) Public parking may not be located on more than two levels, and must be located in a contiguous manner starting on the ground floor;
  - (5) Each public parking space shall have a sign noting that the parking space is available for public parking;
  - (6) Parking facilities shall be designed to allow for automated operations unless a parking attendant can be assigned during public parking hours;
  - (7) City shall be provided with monthly reports on monthly and transient usage;
  - (8) The public parking spaces shall comply with Section 17.40.070 of the Zoning Code. At a minimum, the spaces shall be available from 7:00 a.m. to 10:00 p.m., Monday through Sunday;
  - (9) If monthly passes are sold for the public parking spaces, sales shall not exceed 50 percent of the total public parking spaces;
  - (10) Hourly, daily, monthly rates for the public spaces may not exceed the City's Old Pasadena public parking structures rates by more than 150 percent;
  - (11) The parking area shall be managed to limit the use of public parking by tenants;
  - (12) The City may post wayfinding signs directing motorists to the commercial public parking on the site; and
  - (13) The City and/or other business districts may advertise the commercial public parking on site in written publications or on its website.
- b. **Shared parking.** A site may exceed the maximum allowable number of parking spaces if the parking is approved to serve as shared parking in compliance with Section 17.46.050.
- c. **Joint parking.** A site may exceed the maximum allowed number of parking spaces if the parking is approved to serve as joint parking.
- (1) Joint parking is a type of parking that is designed to serve uses on at least two different sites.
  - (2) The joint parking provided shall not exceed the maximum required parking for the combined total parking requirements of the different individual sites.
- d. **Sierra Madre Villa TOD Area.** The maximum allowed parking requirements in Section 17.50.340.D may be increased through a parking demand study and approval of a Minor Conditional Use Permit, up to an amount that is consistent with the standards applicable to other areas outside of the TOD areas as specified by the Section 17.46.040.
- e. **Existing Off-Street Parking Spaces.** If a Project results in a condition where the number of existing off-street parking spaces is greater than the requirements for such development or uses established by this Section, the number of existing spaces in excess of the prescribed maximums may be maintained, but shall not be further exceeded except as allowed by the Section 17.50.340.D.2.
3. **Residential development Projects.** The following requirements apply to multi-family residential and mixed-use development Projects proposing at least 48 dwelling units per acre.

- a. **Sierra Madre Villa Station TOD Area.**
    - (1) **Units less than 650 square feet.** A limit of 1 space for each unit (no more or less); and
    - (2) **Units 650 square feet or more.** A minimum of 1.5 spaces for each unit, to a maximum of 2 spaces per unit.
  - b. **Allen, Lake, Memorial Park, Del Mar, and Fillmore Station TOD Areas and Central District Transit-Oriented Area.**
    - (1) **Units less than 650 square feet.** A limit of 1 parking space for each unit (no more or less); and
    - (2) **Units 650 square feet or more.** A minimum of 1.5 parking spaces shall be required for each unit, to a maximum of 1.75 spaces per unit.
  - c. The parking requirements may be further reduced through a parking demand study and approval of a Minor Conditional Use Permit in compliance with Section 17.61.050.
  - d. City Permits for overnight parking shall not be allowed.
    - (1) City Permits for overnight parking on City streets shall not be issued for residential development Projects built in compliance with these regulations.
    - (2) Residential tenants shall be advised of the unavailability of on-street overnight parking permits.
  - e. Guest parking shall be provided as required by Table 4-6 (Off-Street Parking Space Requirements) of Section 17.46.040. The number of guest parking spaces provided shall not exceed the minimum number of guest parking spaces required by Table 4-6 of the Section 17.46.040.
4. **Modification.** The Zoning Administrator may modify the required parking in a parking garage (including below grade and at or above grade garages) by allowing the total parking requirement to exceed or be reduced by five percent but not more than 10 spaces, only if it can be shown to the satisfaction of the Zoning Administrator that such modification is necessary to alleviate on-site limitations resulting from, but not limited to, the configuration of the parking garage and/or vehicle circulation.
- E. **Development Projects within the CG zoning district.**
- 1. **¼ mile of the Allen Street Station.** For development Projects located within ¼ mile of the Allen Street Station, multi-family uses are conditionally permitted, shall contain a minimum of 50 dwelling units, and shall have a maximum allowable density of 48 units per acre. The Conditional Use Permit shall also establish the appropriate setbacks.
  - 2. **Between ¼ and ½ mile of the Allen Street Station.** For development Projects that are located between ¼ of a mile and ½ mile of the Allen Street Station that do not make use of applicable TOD standards as allowed by the Section 17.50.340.A.5, and require a Conditional Use Permit for a project over 25,000 square feet of gross floor area, the additional findings identified in Section 17.50.340.C.4., shall not be required, but shall be used to guide the review of the Project and the development of appropriate conditions.
  - 3. **Further reductions.** The parking requirements may be further reduced through a parking demand study and the issuance of a Minor Conditional Use Permit in compliance with Section 17.61.050.

**17.61.050 - Conditional Use Permits and Master Plans**

A. **Purpose.** Conditional Use Permits are intended to allow for activities and uses which may be desirable in the applicable zoning district and compatible with adjoining land uses, but whose effect on a site and its surroundings cannot be determined before being proposed for a particular location. The procedures of this Section provide for the review of the configuration, design, location, and potential impacts of the proposed use in order to evaluate the compatibility of the proposed use with surrounding uses, and the suitability of the use to the site.

B. **Applicability.** A Conditional Use Permit is required to authorize proposed land uses and activities identified by Article 2 (Zoning Districts, Allowable Land Uses, and Zone-Specific Standards) as being allowable in the applicable zoning district subject to the approval of a Conditional Use Permit, as well as by other specified sections of this Zoning Code (e.g., shared parking provisions [17.46.050]).

C. **Application requirements.** An application for a Conditional Use Permit 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 Conditional Use Permit applications. The applicant shall be responsible for providing the evidence in support of the findings required by Subsection H. (Findings and decision) below.

D. **Review authority.** Conditional Use Permits and Minor Conditional Use Permits shall be reviewed by the Hearing Officer and may be granted in compliance with the following:

1. The Hearing Officer may grant a Conditional Use Permit or Minor Conditional Use Permit for any use listed in Article 2 (Zoning Districts, Allowable Land Uses, and Zone-Specific Standards) as requiring a Conditional Use Permit or Minor Conditional Use Permit, as well as by other specified sections of this Zoning Code; or
2. Defer action and refer the application directly to the Board of Zoning Appeals (BZA).

E. **Minor Conditional Use Permits.** Minor Conditional Use Permits may be granted for only the following land use activities, in addition to those listed in Article 2 (Zoning Districts, Allowable Land Uses, and Zone-Specific Standards):

1. Auctions, for more than two days each month for the sale of items (e.g., antiques, collectibles, household components, motor vehicles, etc.) authorized to be sold by the auctioneer;
2. Alteration or expansion of a nonconforming use in compliance with Section 17.71.080.E. (Alteration or enlargement of a nonconforming use shall require a permit);
3. Temporary classrooms, offices, or similar structures, including a manufactured or mobile unit, which may be approved for a time period exceeding 12 months from the date of original approval, as an accessory use or as the first phase of a development project; and
4. Temporary enclosed storage, unrelated to a construction project, that may be approved for a time period exceeding 12 months from the date of original approval.

F. **Procedures.** The procedure for a Minor Conditional Use Permit shall be the same as for a Minor Variance, including those for notice and hearing upon request.

G. **Project review, notice, and hearing.**

1. Each application shall be analyzed by the Zoning Administrator to ensure that the application is consistent with the purpose and intent of this Section. The Zoning Administrator shall submit a staff report and recommendation to the Hearing Officer for consideration on a Conditional Use Permit. The Zoning Administrator shall submit a recommendation and may submit a staff report to the Hearing Officer for consideration of a Minor Conditional Use Permit.
2. The applicable review authority shall conduct a public hearing on an application for a Conditional Use Permit (Major and Minor) before the approval or disapproval of the permit.
3. Notice of the public hearing shall be provided, and the hearing shall be conducted in compliance with Chapter 17.76 (Public Hearings).
4. The applicable review authority shall render a decision on the application within 10 days following the final public hearing on the application.

**H. Findings and decision.** Following a public hearing, the applicable review authority may approve, conditionally approve, or disapprove an application for a Conditional Use Permit. The review authority may approve a Conditional Use Permit (Major and Minor) only after first finding that:

1. The proposed use is allowed with a Conditional Use Permit (Major and Minor) or Hillside Development Permit within the applicable zoning district and complies with all applicable provisions of this Zoning Code;
2. The location of the proposed use complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district;
3. The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan;
4. The establishment, maintenance, or operation of the use would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use;
5. The use, as described and conditionally approved, would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City; and
6. The design, location, operating characteristics, and size of the proposed use would be compatible with the existing and future land uses in the vicinity in terms of aesthetic values, character, scale, and view protection.

**I. Master Plans.** Master Plans, also known as Master Conditional Use Permits, shall be processed in compliance with the following provisions:

1. **Purpose.** The purposes of this Subsection are to:
  - a. Establish a procedure which reduces processing time and uncertainty by consolidating several Conditional Use Permit hearings over an extended period of time; and
  - b. Ensure orderly and thorough City review of expansion plans for certain public or semi-public and open space uses, resulting in more compatible and desirable development.
2. **Applicability.**

a. **Requirement.** The Director may require any use in the PS or OS district to submit a Master Plan application, appropriate environmental documents, and plans as required by Subparagraph I.3., below. Outside of the PS and OS districts, the Director may require any public, semi-public use to submit a Master Plan application as required by Subparagraph I.3. below. A Master Plan may be required and submitted even if construction is not imminent.

b. **Projects that are consistent.** After a Master Plan is approved by the Council, proposed projects consistent with the plan, as determined by the Director, shall not require a Conditional Use Permit or a Minor Conditional Use Permit, but shall comply with all other applicable requirements of this Zoning Code.

c. **Projects that are inconsistent.**

(1) If a project that is inconsistent with an approved Master Plan is proposed for a site located within an area covered by a Plan, an application shall be filed for an amendment to the plan, in compliance with Subparagraph 6.c. (Amendments), below.

(2) In the alternative, the Director may allow an applicant to apply for a Conditional Use Permit (Major or Minor), if the permit would be required in the absence of the Master Plan, for only the following projects:

- (a) Changes in parking involving 25 or fewer cars or 300 square feet or less of parking area;
- (b) Fences and walls;
- (c) Landscaping changes;
- (d) Minor changes in internal parking lot circulation;
- (e) Structures of 5,000 square feet or less of gross floor area; and
- (f) Other changes determined to be minor by the Director.

### 3. Procedures, requirements, review, and findings.

a. **Standard procedure.** Master Plans shall be processed in compliance with this Section, except as provided in this Subsection.

b. **Review authority.** The Council shall be the applicable review authority for Master Plans.

c. **Application requirements.** An application for a Master Plan 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 Master Plan applications. The applicant shall be responsible for providing the evidence in support of the findings required by Subsection G. (Findings and decision) above.

d. **Commission's review.** Before consideration by the Council, each Master Plan application shall be reviewed by the Commission in compliance with Chapter

17.76 (Public Hearings). The Commission's review shall be advisory to the Council and shall include a written recommendation on the required findings.

**e. Historic Preservation Commission's (HPC) review.** The Historic Preservation Commission (HPC) shall review and make a recommendation directly to the Council on a proposed Master Plan only if the plan:

- (1) Includes any area within a Landmark Overlay District or Historic District;
- (2) Proposes alteration, demolition, or removal of a landmark, a historic resource, or a work of Greene and Greene; or
- (3) Includes other historic resources determined to be significant by the Director.

**f. Design Commission's review.** The Design Commission (DC) shall review and make a recommendation to the Commission on each proposed Master Plan application.

**g. Community Development Committee's review.** The Community Development Committee shall review Master Plan applications submitted for projects located within redevelopment areas for consistency with an adopted Redevelopment Plan.

**h. Findings.** The findings required for a Conditional Use Permit, in compliance with Subsection H. (Findings and decision), above, shall be required for a Master Plan.

**4. Variance authority.** If the Master Plan includes an application for a Variance, the applicable review authority shall have the authority to approve, conditionally approve, or disapprove the Variance, in compliance with the required Variance findings identified in Subsection 17.61.080G. (Findings and decision).

#### **5. Expiration, amendments, and subsequent review.**

**a. Expiration.** A Master Plan and any other entitlement that were approved as part of the Master Plan shall expire on the date designated by the applicable review authority only if no building permits have been issued or the Master Plan has not been renewed.

**b. Renewal.** An approved Master Plan may be renewed for a period approved by the Commission, without notice or public hearing, if the Commission determines that findings made and conditions imposed on the original approval still apply. The renewal period, if approved, shall specify the new expiration date of the plan. Application for renewal shall be made in writing before expiration of the original approval.

**c. Amendments.** The Council may approve, conditionally approve, or disapprove an application for an amendment to an approved Master Plan. The application shall be processed with the same procedures and fees as required for Master Plan applications. The City's review of the proposed amendment shall be limited to the scope of the application, and shall not address reconsideration of aspects of the existing Master Plan, including conditions of approval, that are not the subject of the application, except as these aspects may be affected by the proposed amendment.

#### **d. Five-year review required.**

- (1) All Master Plans shall be reviewed by the Commission, or other review authority designated by the Council when it approves the plan, every five years,

commencing the fifth year after the approval date of the Master Plan, for compliance with the features of the plan and conditions of approval.

(2) The review shall take place at a noticed public hearing as provided in this Section for the initial hearing on adoption of the plan.

(3) The owner shall be notified in writing of the review authority's determination.

(4) If the review authority finds noncompliance with the plan or the conditions of approval, it may direct:

(a) The Director to withhold building and other permits for any development within the area covered by the plan until compliance is achieved; and/or

(b) The Director to schedule a public hearing before the Council for revocation of the Master Plan. The revocation hearing shall be noticed as required for a hearing for adoption of a Master Plan.

**6. Controlling provisions.** The requirements of this Subsection shall apply to Master Plans, in lieu of the renewal, modification, and reapplication provisions of Chapter 17.64 (Permit Implementation, Time Limits, and Extensions).

**J. Specialized Conditional Use Permits and Minor Conditional Use Permits.** If an application for a Conditional Use Permit or a Minor Conditional Use Permit involves one of the situations specified below, special notice and finding requirements shall be in compliance with the following:

**1. Alcohol sales.** Hearing notices and findings for Conditional Use Permit applications for the sale of alcohol shall be as follows:

**a. Off-site alcohol consumption.** The hearing notices shall be posted within 1,000 feet of the subject site, if the site abuts a residential zoning district.

**b. Findings.** In lieu of the regular Conditional Use Permit findings identified in Subsection G. (Findings and decision), above, the following findings shall be made before approval of a Conditional Use Permit to sell alcohol:

(1) The proposed location of the site for the Conditional Use Permit would not:

(a) Adversely affect the general welfare of the surrounding property owners;

(b) Result in an undesirable concentration of premises for the sale of alcoholic beverages, including beer and wine, in the area;

(c) Detrimentally affect the nearby surrounding area after giving special consideration to the proximity and nature of the proposed use with respect to the following:

i. Residential uses and residential zoning districts;

ii. Hospitals, park and recreation facilities, places of public assembly, public or private schools, and religious assembly uses that attract minors and other similar uses; and

iii. Other establishments offering alcoholic beverages (including beer and wine) for sale for consumption both on- and off-site.

(d) Aggravate existing problems created by the sale of alcohol (e.g., littering, loitering, noise, public drunkenness, and sales to minors); and

(e) The proposed use is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan.

(2) The public convenience or necessity is served. This additional finding shall apply only to applications for Conditional Use Permits that the State Department of Alcohol Beverage Control (ABC) determines are located in an area of undue concentration as defined by State law (California Business and Professions Code Section 23958.4.)

## 2. Major construction.

a. **Applicability.** A Conditional Use Permit shall be required for new construction of a nonresidential project or a nonresidential portion of a mixed use project that exceeds 25,000 square feet of gross floor area 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. This requirement shall not apply to Research and Development uses, public and semi-public uses, projects in the PS and OS Districts, projects with an approved master development plan, tenant improvements, or a project on the City's approved capital improvement budget.

### b. Review authority.

(1) For a major project 75,000 square feet or less, the Hearing Officer shall be the initial review authority and the Board of Zoning Appeals shall be the appeal authority.

(2) For a major project greater than 75,000 square feet, the Planning Commission shall be the initial review authority and the City Council shall be the appeal authority.

**K. Conditions of approval.** In approving a Conditional Use Permit (Major, Minor, or Master Plan), the applicable review authority may impose conditions (e.g., buffers, hours of operation, landscaping and maintenance, lighting, off-site improvements, parking, performance guarantees, property maintenance, signs, surfacing, time limits, traffic circulation, etc.) deemed reasonable and necessary to ensure that the approval would be in compliance with the findings required by Subsection G. (Findings and decision), above, and to preserve the public health, safety, and general welfare.

**L. Post approval procedures.** The procedures relating to appeals, changes, expiration, performance guarantees, and revocation that are identified in Article 7 (Zoning Code Administration), and those identified in Chapter 17.64 (Permit Implementation, Time Limits, and Extensions), except for Master Plans, shall apply following the decision on a Conditional Use Permit application.



## 17.80.020 - Definitions

**R. Definitions, "R."****Recycling Facilities (land use).**

A collection facility for recycling materials including glass, metal, paper products and other materials as may be determined by the Zoning Administrator. This use includes mobile recycling units, reverse vending machines and small and large collection facilities.

1. **Recycling, Large Collection Facilities.** A recycling facility over 700 square feet for the drop-off or deposit of recyclable materials. These uses include mobile recycling units, storage bins, required enclosures and reverse vending machines collectively over 700 square feet.
2. **Recycling, Small Collection Facilities.** A recycling facility of 700 square feet or less for the deposit or drop-off of CRV recyclable materials. These uses include mobile recycling units, storage bins, required enclosures and reverse vending machines.

**Religious Facilities (land use).**

A facility in which the primary use is religious worship. A religious facility may include related accessory activities including religious education, ministry, clothing and food distribution, counseling, employment assistance, referral services, and support groups. Other uses (e.g., private schools and child day-care centers) that are located on the site of a religious assembly use shall not be accessory uses.

1. **Temporary.** Religious services conducted on a site that is not permanently occupied by a religious assembly use.
2. **With Columbarium.** A religious assembly use that has a structure with niches either located within a building or outdoors designed to accommodate cremated human remains contained in urns.
3. **With Temporary Homeless Shelter.** A religious assembly use with temporary facilities for the homeless.

**Research and Development — Non-Office (land use).**

~~A laboratory facility that is primarily used for non-office scientific research. This use can include the design, development, and testing of biological, chemical, electrical, magnetic, mechanical, and/or optical components in advance of product manufacturing. This use does not involve the fabrication, mass manufacture, or processing of the products.~~

**Research and Development — Office (land use).**

~~Facilities that are primarily office uses for scientific research. This use can include the design, development, and testing of biological, chemical, electrical, magnetic, mechanical, and/or optical components in advance of product manufacturing. This use does not involve the fabrication, mass manufacture, or processing of the products.~~

**Research and Development (land use).**

Facilities that are used for research and development. This use can include the design, development, assembling, prototyping and testing of, but not limited to, biological, chemical, electrical, magnetic, mechanical, and/or optical components or processes in advance of product manufacturing. This use may include fabrication and manufacturing for research and development purposes. This use does not involve the fabrication, manufacturing, or processing of products for mass distribution.

**Residential Care Facilities.**

1. **Residential Care, General (land use).** State licensed facility, family home, group care facility, or similar facility that is maintained and operated to provide 24-hour nonmedical residential care for seven or more adults, children, or adults and children in need of personal services, supervision,

or assistance essential for sustaining the activities of daily living or the protection of the individual. This use includes the administration of limited medical assistance.

2. **Residential Care, Limited (land use).** State licensed facility, family home, group care facility, or similar facility that is maintained and operated to provide 24-hour nonmedical residential care for six or fewer adults, children, or adults and children as-in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or the protection of the individual and which is required by state law to be treated as a single housekeeping unit for zoning purposes. This use includes the administration of limited medical assistance.

**Residential Use.**

See "Land Use Classifications."

**Restaurants (land use).**

An establishment that sells prepared food or beverages either indoors or outdoors in nondisposable containers. A restaurant may provide for the accessory sale of food and nonalcoholic beverages for off-site consumption provided that all food and beverages sold for on-site consumption are served in nondisposable containers. A restaurant with a bar area exceeding 500 square feet or 30 percent of the dining area shall be classified as a bar.

**Restaurants, Fast Food (land use).**

A restaurant that sells prepared food either indoors or outdoors in disposable containers (e.g., paper or plastic). These uses include retail bakeries that provide on-site seating. A restaurant with a bar area exceeding 500 square feet or 30 percent of the dining area shall be classified as a bar.

**Restaurants, Formula Fast Food (land use).**

A fast-food restaurant which is required by contractual or other arrangements to offer standardized employee uniforms, exterior design, food preparation, ingredients, interior decor, menus, or signs; or adopts an appearance, food presentation format, or name which causes it to be substantially identical to another restaurant regardless of ownership or location.

**Restaurants with Limited Live Entertainment (land use).**

A restaurant, including a fast food or formula restaurant that provides accessory live entertainment, where the performance area does not exceed 75 square feet, and customer dancing does not occur. The use shall be classified as a nightclub (commercial entertainment) if the performance area exceeds 75 square feet or customer dancing is provided. Live entertainment does not include a sexually oriented business.

**Restaurants with Walk-up Window (land use).**

A restaurant, including a fast food or formula fast food restaurant that provides an exterior walk-window in which orders for food are taken and/or customers are served food.

**Retail Sales (land use).**

The retail sales of merchandise not specifically listed under another use. These uses include:

art galleries (for profit)

artists' supplies

bicycle shops

bookstores

cameras and photographic supply stores

clothing and accessory stores

collectibles stores (cards, coins, comics, stamps, etc.)

department stores

drug and discount stores

dry goods

fabrics and sewing supplies

florists and houseplant stores (indoor sales only—outdoor sales are "Plant Nurseries")

furniture, home furnishings and equipment

gift and souvenir shops

hardware

hobby materials

Jewelry

luggage and leather goods

musical instruments, parts and accessories

orthopedic supplies

paint sales

pet supplies sales, with no animals but fish

religious goods

secondhand clothing and appliances and furniture

small wares

specialty shops

sporting goods and equipment

Stationery

toys and games

variety stores

video rental and sales

**Reverse Vending Machine.**

A mechanical device that accepts one or more types of empty beverage containers, including aluminum cans, glass and plastic bottles and cartons, and issues a cash refund or a redeemable

credit slip with a value not less than the container's redemption value. One or more reverse vending machines occupying an area larger than 500 square feet are considered a large collection facility.

**Review Authority.**

The individual or official City body (the Director, Commission, or Council) identified by this Zoning Code as having the responsibility and authority to review, and approve or disapprove the permit applications described in Article 7 (Land Use and Development Permit Procedures).

**Room, Habitable.**

A room meeting the requirements of Municipal Code Chapter 14.12 for sleeping, living, cooking or dining purposes, excluding enclosed places (e.g., closets, pantries, bath or toilet rooms, service rooms, connecting corridors, laundries, unfinished attics, foyers, storage spaces, cellars, utility rooms and similar spaces).