

CITY OF PASADENA



COMMERCIAL & INDUSTRIAL ZONING DISTRICTS

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REVISED 09/08/11

CHAPTER 17.24 - COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS

Sections:

17.24.010 - Purpose of Chapter

17.24.020 - Purposes of Commercial and Industrial Zoning Districts

17.24.030 - Commercial and Industrial District Land Uses and Permit Requirements

17.24.040 - Commercial and Industrial District General Development Standards

17.24.050 - Commercial Frontage and Facade Standards

17.24.010 - Purpose of Chapter

This Chapter lists the land uses that may be allowed within the commercial and industrial zoning districts established by Section 17.20.020 (Zoning Map), determines the type of land use permit/approval required for each use, and provides basic standards for site layout and building size.

17.24.020 - Purposes of Commercial Zoning Districts

- **A. General purposes.** In addition to the purposes of this Zoning Code listed in Chapter 17.10, the general purposes of commercial and industrial district regulations are to:
 - 1. Provide appropriately located areas consistent with the General Plan for a full range of office, retail commercial, service commercial, and manufacturing uses needed by residents of, and visitors to, the City and the region;
 - 2. Strengthen the City's economic base, and provide employment opportunities close to home for residents of the City and surrounding communities;
 - 3. Create suitable environments for various types of commercial uses and protect them from the adverse effects of inharmonious uses;
 - 4. Minimize the impact of commercial development on adjacent residential districts;
 - 5. Ensure that the appearance and effects of commercial buildings and uses are harmonious with the character of the area in which they are located;
 - 6. Provide opportunities for residential development on the site of commercial development or on separate sites in certain commercial districts;
 - 7. Ensure the provision of adequate off-street parking and loading facilities; and
 - 8. Provide sites for public and semi-public uses needed to complement commercial development or be compatible with a commercial environment.

- **B.** Purposes of individual zoning districts. The additional purposes of each commercial and industrial district are as follows.
 - 1. Commercial Office (CO) District. To provide a landscaped environment for offices of residential scale and for residential development that is protected from the more intense levels of activity associated with retail commercial development. The CO district is consistent with and implements the General Commercial land use designation of the General Plan.
 - 2. Commercial Limited (CL) District. To provide sites for businesses serving the daily needs of nearby residential areas while establishing development standards that prevent significant adverse effects on residential uses within and adjoining a CL district; and provide opportunities for certain limited manufacturing and service uses that have impacts comparable to those of permitted retail uses to occupy space not in demand for retailing. The CL district is consistent with and implements the Neighborhood Commercial and General Commercial land use designations of the General Plan.
 - **3.** Commercial General (CG) District. To provide opportunities for the full range of retail and service businesses deemed suitable for location in Pasadena, including businesses not permitted in the CL district because they attract heavy vehicular traffic or traffic not destined for Pasadena residential areas or have certain adverse impacts; and provide opportunities for certain limited manufacturing uses that have impacts comparable to those of permitted retail and service uses to occupy space not in demand for retailing or services. The CG district is consistent with and implements the General Commercial land use designation of the General Plan.
 - **4. Industrial General (IG) District.** To provide sites for the full range of high technology, telecommunications, manufacturing, service, and distribution uses deemed suitable for location in Pasadena, to the extent feasible; and to minimize the impact of industry on adjacent residential districts.

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
С	Conditional use, Conditional Use Permit required.	17.61.050
Е	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.

17.24.040 - Commercial and Industrial District General Development Standards

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Table 2-6, in addition to the applicable development standards (e.g., landscaping, parking and loading, etc.) in Article 3 (Site Planning and General Development Standards). Principal and accessory structures shall meet the same development standards unless otherwise modified in this Zoning Ordinance.

	PERM	IT REQUI	Specific Use		
LAND USE (1)	CO	CL (2)	CG (2)	IG	Standards

RESIDENTIAL USES

Boarding houses	_	P	_	_	
Caretaker quarters	P	P	P	MC	
Dormitories	_	P	_	_	
Fraternity/sorority housing	_	P	_	_	
Home occupations	P	P	_	_	17.50.110
Mixed-use projects	P (8, 9)	P (8, 9)	_	_	17.50.160
Multi-family housing	P	P	_	_	
Residential accessory uses and structures	P	P	1	1	17.50.210, 250
Residential care facilities, general	C (3)	C (3)			
Residential care facilities, limited	P	P	_	_	
Single-room occupancy	_	_	P (12)	_	17.50.300
Single-family housing	P (4)	P (4)			
Transition housing	P (5)	P (5)	_		

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES (8, 10)

Clubs, lodges, private meeting halls	C	C (6)	P	P	
Colleges - Nontraditional campus setting	P (9)	P (9)	P (9)	P (9)	
Colleges - Traditional campus setting	C (3)	C (3)	C (3)		
Commercial entertainment		E (9)	E (9)	E (9)	17.50.130
Commercial recreation – Indoor		_	C (9)	C (9)	17.50.130
Commercial recreation – Outdoor	_	_	C (9)	C (9)	17.50.130
Cultural institutions	P (3)	P (3)	P(3)	P (3)	

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Includes the CL and CG districts with all suffixes (e.g., CL-2, CG-1, CG-2).
- (3) Uses on sites greater than two acres that were established after June 30, 1985, shall require a zone change to PS (Public, Semi-Public).
- (4) Allowed subject to the development standards of the RS-6 district, Section 17.22.040.
- (5) The maximum interior or exterior area in which support services are offered or located shall not exceed 250 sq. ft.
- (6) A club, lodge, or private meeting hall established prior to September 9, 1996, shall be a permitted (P) use.
- (7) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (8) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (9) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. of gross floor area. See Section 17.61.050.J. for additional requirements.
- (10) 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.
- (11) Use is permitted only as an accessory use to a restaurant (including fast food and formula fast food) or food sales.
- (12) Use not permitted in the Lincoln Corridor, CG-1 district.
- (13) In the CG-1 district, this use is permitted only when accessory to another use and located within a building.
- (14) Use is conditionally permitted in the Lincoln Corridor, CG-1 district.

	PERMI	Γ REQUIR	Specific Use		
LAND USE (1)	CO	CL (2)	CG (2)	IG	Standards

RECREATION, EDUCATION & PUBLIC ASSEMBLY USES - (CONTINUED) (8, 10)

Electronic game centers	_	_	C (9) (12)	C (9)	17.50.100
Internet access studios	_	_	C (9)	C (9)	17.50.100
Park and recreation facilities	C	C	C	C	
Religious facilities	C (3)	C (3)	MC (3, 7)	_	17.50.230
with columbarium	P (3)	P (3)	P (3)	_	17.50.230
with temporary homeless shelter	С	P	P	_	17.50.230
Schools - Specialized education and training	_	P (9)	P (9)	P (9)	
Schools – Public and private	_	C (3)	C (3)	_	17.50.270
Street fairs	P	P	P	P	
Tents	TUP	TUP	TUP	TUP	17.50.320

OFFICE, PROFESSIONAL & BUSINESS SUPPORT USES (8, 10)

Automated teller machines (ATM)	P	P	P (13)	P	17.50.060
Banks and financial services	P (9)	P (9)	P (9)	P (9)	
with walk-up services	P	P	P	P	17.50.060
Business support services	_	P (9)	P (9)	P (9)	
Offices - Accessory to primary use	P	P	P	P	
Offices - Administrative business professional	P (9)	P (9)	P (9)	P (9)	
Offices - Governmental	P (3)	P (3)	P (3)	C (3)	
Offices - Medical	P (9)	P (9)	P (9)	P (9)	
Research and development - Offices	P (9)	P (9)	P (9)	P (9)	17.50.240
Work/live units		_	C		17.50.370

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- (4) Allowed subject to the development standards of the RS-6 district, Section 17.22.040.
- (5) The maximum interior or exterior area in which support services are offered or located shall not exceed 250 sq. ft.
- (6) A club, lodge, or private meeting hall established prior to September 9, 1996, shall be a permitted (P) use.
- (7) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
- (8) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
- (9) Conditional Use Permit approval required for new construction exceeding 25,000 sq. ft. of gross floor area. See Section 17.61.050.J. for additional requirements.
- (10) 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.
- (11) Use is permitted only as an accessory use to a restaurant (including fast food and formula fast food) or food sales.
- (12) Use not permitted in the Lincoln Corridor, CG-1 district.
- (13) In the CG-1 district, this use is permitted only when accessory to another use and located within a building.
- (14) Use is conditionally permitted in the Lincoln Corridor, CG-1 district.

	PERMI'	T REQUIRI	Specific Use		
LAND USE (1)	CO	CL (2)	CG (2)	IG	Standards

RETAIL SALES (8, 10)

RETAIL SALES (8, 10)					
Alcohol sales - Beer and wine	C	C	C (11)	C	17.50.040
Alcohol sales - Full alcohol sales	C	C	C (11)	C	17.50.040
Animal services - retail sales		P (9)	P (9)	P (9)	
Bars or taverns		C (9)	C (9) (12)	C (9)	17.50.070
with live entertainment		C	C (12)	C	17.50.130
Building materials and supplies sales	_	_	P (14)	P	
Commercial nurseries	C (9)	C (9)	P (9)	P (9)	17.50.180
Convenience stores	C	С	C	C	
Firearm sales	_	_	_	C (9)	
Food sales	P (9)	P (9)	P (9)	P (9)	
Internet vehicle sales	_	C (9)	C (9)	C (9)	
Liquor stores	С	С	C (12)	С	17.50.070
Pawnshops		_	C (9) (12)	C (9)	17.50.200
Restaurants	_	P (9)	P (9)	P (9)	17.50.260
Restaurants, fast food	_	P (9)	P (9)	P (9)	17.50.260
Restaurants, formula fast food	_	P (9)	P (9)	P (9)	17.50.260
Restaurants with limited live entertainment	_	P	P	P	
Restaurants with walk-up window	_	С	С	С	
Retail sales	C (9)	P (9)	P (9)	P (9)	
Seasonal merchandise sales	P	P	P	P	17.50.180
Significant tobacco retailers	_	_	C (9)	C (9)	17.50.330
Swap meets	_	_	C (9)	C (9)	
Temporary Uses	TUP	TUP	TUP	TUP	

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- (7) A minor conditional use permit is required to establish a new use. An existing use is a permitted (P) use.
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	PERMIT REQUIREMENT BY ZONE				Specific Use
LAND USE (1)	CO	CL (2)	CG (2)	IG	Standards

RETAIL SALES – CONTINUED) (8, 10)

Vehicle services - Automobile rental	_	C (9)	P (9)	P (9)	
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 (9)	C (9)	C (9)	17.50.360

SERVICES (8, 10)

P	P	P	_	
C (3)	C (3)	C (3) (12)	C (3)	
_	_	P (9)	P (9)	
_	P (9)	P (9)	P (9)	
		P (9)	P (9)	17.50.050
	P (9)	P (9)	P (9)	
C (3)	C (3)	C (3)	C (3)	
P	P	P	С	17.50.080
P	P	_	_	17.50.080
P	P	P	_	
	_	_	C (3)	
	С	С	С	17.50.090
	С	С	С	17.50.090
	_	MC	MC	
С	С	С	С	
P	P	P	P	
C (9)	P (9)	P (9)	P (9)	
	C (3) C (3) P P C C	C (3) C (3)	C (3) C (3) C (3) (12) — — P (9) — P (9) P (9) — — P (9) — P (9) P (9) C (3) C (3) C (3) P P P P P P P P P P P P — — — — C C — — MC C C C P P P	C (3) C (3) C (3) (12) C (3) — — P (9) P (9) — P (9) P (9) P (9) — — P (9) P (9) P (9) — P (9) P (9) P (9) P (9) C (3) C (3) C (3) C (3) C (3) P P P P C P P P P C P P P P — — P P P — — C C C C — C C C C — — C C C — — — MC MC C C C C P P P P P

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

SERVICES - (CONTINUED) (8, 10)

SERVICES (CONTINCEE) (0, 10)					
Life/care facilities	_	С	С	_	17.50.120
Lodging - Bed and breakfast inns	C (9)	C (9)	C (9)	_	17.50.140
Lodging - Hotels, motels	_	_	C (9)	C (9)	17.50.150
Maintenance and repair services	_	P (9)	P (9)	P (9)	
Massage establishment	_	_	C (9)	C (9)	17.50.155
Medical services - Extended care	C (3)	C (3)	_	_	
Medical services – Hospitals	_	_	C (3) (12)	_	
Mortuaries, funeral homes	_	P (9)	P (9)	P (9)	
Personal improvement services	_	P (9)	P (9)	P (9)	
Personal services	_	P (9)	P (9)	P (9)	
Personal services, restricted	_	_	C (9)	C (9)	17.50.200
Printing and publishing	_	C (9)	P (9)	P (9)	
Printing and publishing, limited	С	P	P	P	
Public maintenance & service facilities	_	_	C (3)	C (3)	
Public safety facilities	C (3)	C (3)	C (3)	C (3)	
Sexually oriented business			P (12)		17.50.295
Vehicle services - Vehicle equipment repair	_	_	C (9)	C (9)	17.50.360
Vehicle services - Washing and detailing	_	_	C (9)	C (9)	17.50.290
Vehicle services - Washing and detailing, small-scale	_	P	P	P	17.50.290

INDUSTRY, MANUFACTURING & PROCESSING USES (8, 10)

Commercial growing area	_	P	P	P	17.50.180
Industry, restricted	_		C (9)	C (9)	

- (1) See Section 17.80.020 for definitions of the listed land uses.
- (2) Includes the CL and CG districts with all suffixes (e.g., CL-2, CG-1, CG-2).
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- (8) Use subject to limitations on hours of operation. See Section 17.40.070 (Hours of Operation).
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	PERMIT REQUIREMENT BY ZONE				Specific Use
LAND USE (1)	CO	CL (2)	CG (2)	IG	Standards

INDUSTRY, MANUFACTURING & PROCESSING USES - (CONTINUED) (8, 10)

Industry, restricted, small scale	_	P	P (14)	P	
Industry, standard	_	_	_	P (9)	
Recycling centers - Small collection facilities	MC	MC	MC	MC	17.50.220
Recycling centers - Large facilities	_		C (9)	C (9)	17.50.220
Research and Development - Non-offices	C (9)	C (9)	P (9)	P (9)	17.50.240
Wholesaling, distribution, & storage	_		C (9)	P (9)	
Wholesaling, distribution, & storage, small-scale	_	_	P (14)	P	

TRANSPORTATION, COMMUNICATIONS & UTILITY USES

Alternative fuel/recharging facilities (8, 9, 10)	_	C	С	C	
Accessory antenna array	P	P	P	P	
Communications facilities (8, 9, 10)	_	_	P	P	
Commercial off-street parking (8, 10)	С	С	С	С	
Heliports	_	_	С	С	
Transportation dispatch facility	_	_	C (9)	C (9)	
Transportation terminals	_	_	С	С	
Trucking terminals	_	_	_	C (7)	
Utility, major	C (3)	C (3)	C (3)	C (3)	
Utility, minor	P	P	P	P	
Vehicle storage (8, 9)	_	_	С	С	
Wireless telecommunications facilities, major	С	С	С	С	17.50.310
Wireless telecommunications facilities, minor	MC	MC	MC	MC	17.50.310
Wireless telecommunications facilities, SCL	P	P	P	P	17.50.310

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

TRANSIT-ORIENTED DEVELOPMENT

Transit-oriented development (8, 9)	P	P	P	P	17.50.340

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TABLE 2-6 - COMMERCIAL AND INDUSTRIAL DISTRICT GENERAL DEVELOPMENT STANDARDS

	Requirement by Zoning District						
Development Feature	СО	CL	CG	IG			

Minimum lot size (1)	Minimum area and width for new parcels.						
Minimum area	7,200 sf	Determine	Determined through subdivision process				
Width	55 ft						
Residential uses	Standards applic	cable to residential uses wh	here allowed in nonres	idential districts.			
Maximum density	As required for RM-48	16 units/acre in CL-2, per RM-32 elsewhere	Not app	blicable			
Standards (2)	district	As required for RM- 16 in CL-2, per RM- 32 elsewhere					
Setbacks	Minimum and maximum setbacks required. See Section 17.40.160 for setback measurement, allowed projections into setbacks, and exceptions to setbacks.						
Front	20 ft	5 ft (4) (5)	5 ft (4	4) (5)			
Sides (each)	15 ft and shall not project within the encroachment plane (17.40.160.D.2) when adjacent to an RS or RM-12 zone or the encroachment plane (17.40.160.D.3) when adjacent to an RM-16, RM-32, or RM-48 zone unless the adjacent lot is a PK overlay which is used for parking; none required otherwise except 10 ft for the CO zone.						
Corner	15 ft	5 ft (4) (5)	5 ft (4	4) (5)			
Rear	15 ft and shall not project within the encroachment plane (17.40.160.D.2) when adjacent to an RS or RM-12 zone or the encroachment plane (17.40.160.D.3) when adjacent to an RM-16, RM-32, or RM-48 zone unless the adjacent lot is a PK overlay which is used for parking; none required otherwise except 10 ft for the CO zone.						
Height limit	45 ft (3)	36 ft (3)	45 ft (3)	45 ft (3)			
Floor area ratio (FAR)	0.80	0.70	0.80	0.90			
Landscaping		As required by Chapte	er 17.44 (Landscaping)				
Lighting		As required by S	ection 17.40.080				
Parking	Parking shall comply with Chapter 17.46 (Parking and Loading), provided that no parking area shall be located between a building and a street, but shall be to the side or rear of the buildings on the site.						
Signs		As required by Cha	apter 17.48 (Signs)				

- (1) See Section 17.40.030 regarding development on an undeveloped lot and section 17.40.040 regarding development on a substandard lot.
- (2) Single-family residences shall meet the requirements of the RS-6 district (17.22.040); two units on a lot shall meet the requirements of the RM-12 district (17.22.040).
- (3) Limited to 36 feet in height and two stories if abutting an RS or RM-12 district. In the CL district, a third story may be allowed to accommodate only if housing is not abutting an RS or RM-12 District.

- (4) A building proposed as an infill project may be allowed no setback through the Design Review process if the review authority determines that a reduced front and/or corner setback would allow the proposed structure to match the established building placement pattern of the block.
- (5) The setback requirements for a project with more than 25,000 square feet of floor area shall be determined as part of the Conditional Use Permit approval for the project.

(Ord. § 2, 7210, 2011, Ord. 7164 § 4, (Exh 2), 2009; Ord. 7160 § 7, 2009; Ord. 7135 § 2 (Exh. 1), 2008; Ord. §7099 § 5 (Exh. 4), 2007; Ord. 7078 § 7 (Exh. 1), 2006; Ord. 7058 § 6 (Exh. 4), 2006; 7035 § 3, 2006)

17.24.050 - Commercial Frontage and Facade Standards

- **A. Purpose.** The provisions of this Section are intended to provide for pedestrian orientation and traditional building form in the commercial areas of the City. A principal design objective of this Zoning Code is for the street frontages in these areas to have continuous building facades with as few interruptions as possible in the progression of stores and other buildings, creating highly attractive, pedestrian-oriented streetscapes.
- **B.** Applicability. The requirements of this Section apply to proposed development within the CL, CG, and IG zoning districts. The review authority may approve minor variations to these standards as deemed appropriate, provided that the review authority also first finds that the minor variation will still produce a building that complies with the purpose of this Section.
- **C. Elevation of first floor.** At least 75 percent of the street-fronting length of the first habitable floor of a nonresidential structure shall be located no more than two vertical feet above or below the sidewalk elevation at any point along the street property line.
- **D. Building placement.** Each building shall be designed so that its front facade occupies 100 percent of its front property line. The review authority may grant exceptions for:
 - 1. A driveway that is necessary because no side street, alley, or easement can provide access to required parking on the rear of the lot or site;
 - 2. The initial phases of a multiphased building project that will occupy the entire frontage upon completion;
 - 3. A project proposed with a pedestrians-only plaza occupying a portion of the street frontage;
 - 4. A pedestrian corridor; or
 - 5. Double frontage or double-frontage corner lots or sites. The Review Authority shall determine which frontage is the primary frontage and which is the secondary frontage based on the character of the street frontages. A parking lot can face the street on the secondary frontage.
- **E. Building treatment.** Building design shall comply with the following requirements.
 - 1. Windows. Clear, untinted glass windows shall occupy a minimum of 50 percent of the width of the building facade parallel to the public sidewalk, with a minimum height of eight feet, to allow maximum visual interaction between sidewalk areas and the interior of buildings. Mirrored, reflective glass or tinted glass shall not be allowed. After installation, clear glass windows shall not later be treated so as to

- become opaque or to be blocked so as to prevent visibility of the ground floor interior from the sidewalk.
- **2. Railings and decorative grilles.** Any decorative railing or grille work that is placed in front of or behind street-level windows shall be at least 75 percent open to perpendicular view and no more than six feet in height above grade. No security gate or grille shall be installed on the exterior of any structure.
- **F. Pedestrian access to buildings.** The primary entrance of each ground-floor use shall be located within the primary building frontage, and shall be recessed a minimum of three feet when accessed from the public right-of-way. Walk-up facilities and entries shall be recessed and provide adequate queuing space to avoid interruption of pedestrian flow. (Ord. 7057 § 4, 2006)