

APPENDIX E: Zoning and Land Use Classifications in South Glendale

| | Where in SGCP? | Zoning Existing | Zoning Proposed | Density Stories & Height Adopted Maximum | Density Stories & Height Proposed Maximum | Land Uses | Other Development Standards |
|---|---|------------------------------------|-----------------|---|---|---|---|
| Centers | | | | | | | |
| Downtown | Downtown | DSP | DSP | See TABLE 4-A: Height / FAR Limits by District in DSP | Same | Regional retail & class A office, high-density mixed-use buildings, high-density residential, entertainment venues, hotels and hospital | Downtown Specific Plan Creative Sign Ordinance Consider height averaging |
| Urban Center | Tropico TOD | C3, C3 III, CA, SFMU | TOD II | Varies 35 du/ac & 50 feet to 100 du/ac & 75 feet | 100 du/ac 200 feet | Regional retail & class A office, high-density mixed-use buildings, high-density residential, entertainment venues, hotels and hospital | Consider height averaging; shared parking facilities; 200-foot height allowance for hospital; TOD zones |
| | | C3 I, IMU IMU-R, SFMU, T | TOD I | Varies 26 du/ac & 36 feet to 100 du/ac & 75 feet | 87 du/ac 5 stories/60 feet | | |
| Town Center | Pacific Avenue Gateway Pacific Edison | C3 I, & CR DSP, IMU, IMU-R, R-2250 | MX2 | Varies 19 du/ac & 36 feet to 35 du/ac & 25 feet | 50 du/ac 4 stories/50 feet | Community-serving retail & office, mixed-use development, high-density residential, service uses | Consider height averaging; shared parking facilities |
| Village Center | Adams Square Columbus School | C1, R 1250, R-1650, R-2250 | MX1 | Varies 19 du/ac & 36 feet to 35 du/ac & 25 feet | 35 du/ac 3 stories/50 feet | Neighborhood-focused retail & office, mixed-use development, service uses | |
| Corridors | | | | | | | |
| Mixed-Use High | East Broadway East Colorado Gateway South Central West Broadway West Colorado | R-1650, C3-I SFMU | MX3 | Varies 26 du/ac & 36 feet to 87 du/ac & 60 feet | 50 du/ac 5 stories/60 feet | Regional retail & class A office, high-density mixed-use, high-density residential, entertainment venues, hotels and hospital | Consider height averaging; shared parking facilities |
| Mixed-Use Low | East Colorado South Glendale (Palmer-Cerritos) | C1, C2 I, C3 I, R-1650, R-2250 | MX2 | Varies 19 du/ac & 36 feet to 35 du/ac & 50 feet | 43 du/ac 4 stories/50 feet | Community-serving retail and office,, mixed-use development, high-density residential, service uses | Consider height averaging; shared parking facilities |
| Main Street/ Neighborhood Commercial | South Glendale (Colorado-Palmer) Verdugo | C1, C2 I, C3 I, R-1650, R-2250 | MX1 | Varies 19 du/ac & 36 feet to 35 du/ac & 50 feet | 35 du/ac 3 stories/50 feet | Community-serving retail and office, and limited residential | Consider height averaging; shared parking facilities |
| Suburban | North Glendale Avenue | C2, C3 | Same | 35 du/ac 3 stories/50 feet | 35 du/ac 50 feet | Community-serving retail and office, and limited residential | |
| Industrial/Creative | San Fernando Road (N of Colorado) San Fernando Road (S of Pacific Curve) | IND IMU & IMU-R | Same | 100 du/ac 75 feet | 35-87 du/ac Variable Heights | Light manufacturing, assembly, wholesale, warehousing, and entertainment related uses | |
| Brand Boulevard of Cars | Brand Boulevard of Cars | CA | Same | 0 du/ac 90 feet | 0 du/ac 90 feet | Automobile sales, repair and service, and complementary auto-related uses | |
| Neighborhoods | | | | | | | |
| Multi-Family | City Center / Citrus Grove Diamond Moorpark / Vineyard Pacific Edison Roads End Somerset / Mariposa South Brand | R-1250 | Same | 35 du/ac 2-3 stories | Same | High density residential | Consider affordable density overlay adjacent to transit corridors |
| | | R-1650 | Same | 26 du/ac 2-3 stories | Same | Medium-High density residential | Consider affordable density overlay adjacent to transit corridor |
| | | R-2250 | Same | 19 du/ac 2-3 stories | Same | Medium density residential | Consider affordable density overlay adjacent to transit corridor |
| | | R-3050 | Same | 14 du/ac 2-3 stories | Same | Moderate density residential | Consider affordable density overlay adjacent to transit corridor |
| Single-Family | Pockets within Multi-Family | R1, R1R | Same | Varies 8 du/ac & 25 feet to 3 du/ac & 2-3 stories | Same | Low density residential | |
| Single-Family Hillside | Adams Hill | ROS, R1R | Same | 3 du/ac 2-3 stories (limited) | Same | Residential Open Space Restricted Residential | |

C Commercial
 CA Commercial Auto
 du/ac dwelling units per acre
 DSP Downtown Specific Plan
 FAR Floor Area Ratio
 IMU Industrial/Commercial Mixed-Use
 IMU-R Industrial/Commercial-Residential Mixed-Use
 IND Industrial
 MX Mixed-Use
 R Residential
 R1R Restricted Residential
 ROS Residential Open Space
 SFMU Commercial/Residential Mixed-Use
 SGCP South Glendale Community Plan
 TOD Transit-Oriented Development