

LAND USE

3

Downtown supports a variety of economic activities. The land use policies build on existing strengths and add amenities, services, employment and living opportunities. A mix of land uses is critical to support a diverse downtown climate, enhance the pedestrian quality of the street, reduce vehicle trips, and reinforce the existing varied character of Downtown Glendale. The land use policies encourage the clustering of certain uses as definable districts; designate key ground floor uses; identify opportunities to create mixed-use neighborhoods; and increase Downtown's supply of open space.

3.1 LAND USE POLICIES



3.1.1 Downtown Districts and Complementary Land Use Options

Include many land use options to encourage healthy urban districts with opportunities for interaction between uses. Direct certain land uses to specific areas to reduce potential land use conflicts such as noise or parking demand, while encouraging those land uses which enhance the attractiveness and convenience of the primary downtown land uses such as offices and residential use.

3.1.2 The 24-Hour Downtown

Encourage appropriate land uses that extend the life of Downtown into the evenings and weekends so that daytime, weekend, and nighttime uses can support each other and share parking seven days a week. Such uses can contribute to the vitality of the downtown area and the viability of downtown businesses.

3.1.3 Ground Floor Commercial

Provide ground floor uses where appropriate in order to support a pedestrian-oriented environment in Downtown. Strategically encourage ground floor uses that will contribute to creation of primary and secondary pedestrian activity streets.



3.1.4 Infill Mixed-use and Residential

Provide mixed-use commercial and residential development in designated areas of Downtown. In addition to market rate housing, encourage affordable and senior housing in Downtown as part of the Community Benefit program.

3.1.5 Community Benefits

Through the use of provision of community benefits that are consistent with the vision of the community and the DSP, projects may reach their full development potential, as described in Chapter 7 - Community Benefits. These benefits are intended to enhance the livability, contribute to the beautification of the city, and provide opportunity and accessibility for those that live, visit and work in the Downtown.



3.2 PERMITTED LAND USES

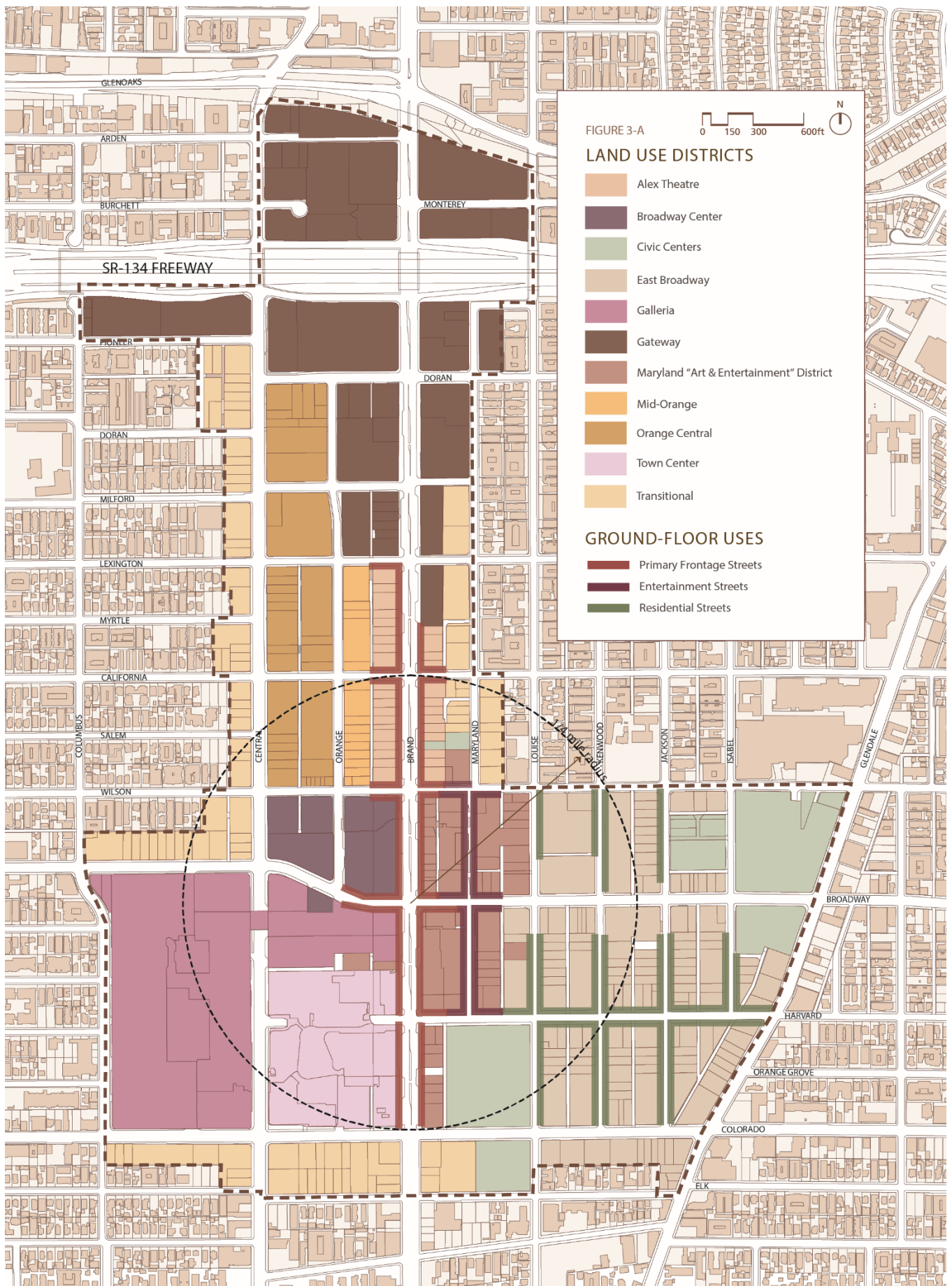
3.2.1 Permitted Uses by District

Downtown is divided into eleven sub-districts, as identified in the Land Use map (Figure 3-A). Each district or district group has its own permitted uses described in Section 3.3

3.2.2 Ground Floor Uses

To accomplish pedestrian-oriented objectives of the DSP, certain streets have use restrictions at the ground floor (see Table 3-B in Section 3.3). These use restrictions are coupled with the design standards described by Sections 4.2 Building Design and 4.3 The Pedestrian Realm with Ground Floor frontage restrictions are indicated on the Land Use map (Figure 3-A).

- A. Primary Frontage Streets** shall have ground floor uses including retail, restaurants and entertainment uses prescribed by the land use standards. These uses are needed to activate the street and support one another as a destination and shopping experience. All such streets shall be developed with retail storefronts or arcades incorporating features such as frequent entries and display windows to enhance the pedestrian shopping experience. Primary Frontage streets are concentrated within a 5-minute walk (approximately 1/4 mile radius) of the Brand/ Broadway intersection.
- B. Entertainment Streets** are established to promote and encourage the concentration of arts, cultural and entertainment venues such as museums, galleries, theaters and nightclubs. Supportive retail and restaurants are also allowed on these streets, and therefore entertainment streets share the similar design standards of Primary Frontage Streets.
- C. Residential Streets** are located in the East Broadway District, where landscaped setbacks from the sidewalk are required (see Section 4.1.3). Ground floor uses may be retail, services, office, live/work and/or residential.



3.3 LAND USES & PERMIT REQUIREMENTS

TABLE 3-A-I: Land Uses and Permit Requirements												TABLE 3-B-I		
Land Uses ^{1, 2}	Permit Requirements by District ³										See Standards in GMC Section	Frontage Requirements ⁴		
	Alex Theatre	Broadway Center	Civic Centers	East Broadway	Galleria	Gateway	Downtown “ A & E”	Mid-Orange	Orange-Central	Transitional		Primary Frontage Streets	Entertainment Streets	Residential Streets
Key to Permit Requirements														
A = Administrative Use Permit (see Chapter 30.49) P = Permitted Use C = Conditional Use Permit (see Chapter 30.42) T = Temporary Use N = Use Not Allowed														
Accessory Buildings, Structures and Uses														
Accessory buildings and structures (associated with residential uses) _	P	P	P	P	P	P	P	P	P	P	-	N	N	P
Accessory dwelling unit (ADU), and/or junior accessory dwelling unit (JADU) on a lot developed with one residential dwelling unit	P	P	N	P	P	P	P	P	P	P	30.34.080	P	P	P
Accessory dwelling unit(s) (ADU) on a lot developed with more than one residential dwelling unit	P	P	N	P	P	P	P	P	P	P	30.34.080	P	P	P
Accessory uses	P	P	P	P	P	P	P	P	P	P	-	N	N	P
Antennas (pole type) and flagpoles	N	P	P	P	P	P	P	P	P	P	-	N	N	N
Carts (freestanding, non-motorized portable type)	P	P	P	P	P	P	P	P	P	P	30.34.040	P	P	P
Dish antennas	P	P	P	P	P	P	P	P	P	P	30.34.050	N	N	N
Home occupation	P	P	N	P	P	P	P	P	P	P	30.45	N	N	P
Home-sharing	P	P	P	P	P	P	P	P	P	P	5.110	N	N	P
Signs	P	P	P	P	P	P	P	P	P	P	30.33	P	P	P
Solar Energy Equipment	P	P	P	P	P	P	P	P	P	P	-	P	P	P
Education, Public Assembly Uses														
Convention Centers	P	P	P	N	P	P	P	P	N	N	-	N	P	C
Cultural Arts Centers	P	P	P	P	P	P	P	P	P	P	-	P	P	P
Gyms and health clubs	P	P	N	C	P	P	P	P	P	C	-	N	P	P
Gyms and health clubs (existing prior to June 1, 2003)	P	P	N	P	P	P	P	P	P	P	-	P	P	P
Indoor recreation centers	P	P	N	C	P	P	P	P	P	C	-	N	P	P
Museums	P	P	P	P	P	P	P	P	P	P	-	P	P	P
Places of worship	P	P	N	C	P	P	P	P	P	C	-	N	N	P
Places of worship (existing prior to June 1, 2003)	P	P	N	P	P	P	P	P	P	P	-	P	P	P
Private clubs and lodges	P	P	N	C	P	P	P	P	P	C	-	N	P	C
Public dances	P	P	P	P	P	P	P	P	P	P	-	P	P	P
Schools, physical instruction	P	P	N	P	P	P	P	P	P	P	-	N	P	P
Schools, private	P	P	N	C	P	P	P	P	P	C	-	N	N	P
Schools, private specialized education / training	P	P	N	N	P	P	P	P	P	N	-	N	C	P
Theaters	P	P	P	N	P	P	P	P	N	N	-	N	P	N

See Table 3-A-2, page 3-7 for Footnotes

TABLE 3-A-2: Land Uses and Permit Requirements												TABLE 3-B-2		
Land Uses ^{1, 2}	Permit Requirements by District ³											Frontage Requirements ⁴		
	Alex Theatre	Broadway Center	Civic Centers	East Broadway	Galleria	Gateway	Downtown "A & E"	Mid-Orange	Orange-Central	Transitional	See Standards in GMC Section	Primary Frontage Streets	Entertainment Streets	Residential Streets
Industrial, Manufacturing, Processing Uses														
Broadcasting studios and indoor support facilities - production	P	P	N	N	P	P	P	P	P	P	-	N	N	N
Soundstages - production	P	P	N	N	P	P	P	P	P	P	-	N	N	N
Recreation														
Adult Business Uses	P	P	N	N	P	P	P	P	P	N	30.34.010	P	P	P
Billiard establishment	P	P	N	N	P	P	P	P	P	N	30.34.015	N	P	N
Nightclubs	P	P	N	N	C	C	P	C	C	N	30.34.015	N	P	C
Taverns	P	P	N	N	C	A	P	A	A	C	30.34.015	P	P	C
Residential Uses ⁵														
Domestic violence shelter	P	P	N	P	P	P	P	P	P	P	-	N	N	P
Live/work units	P	P	N	P	P	P	P	P	P	P	30.34.090	N	N	P
Live / work units with conditionally permitted uses	C	C	N	C	C	C	C	C	C	C	30.34.090	N	N	C
Mixed Use Development, provided that all uses are permitted in zone which the project is located	P	P	N	P	P	P	P	P	P	P	30.34.100	P	P	P
Mixed Use Development, where at least one use is conditionally permitted	C	C	N	C	C	C	C	C	C	C	30.34.100	C	C	C
Multiple residential dwelling units	P	P	N	P	P	P	P	P	P	P	-	N	N	P
Residential congregate living, Limited	C	C	N	C	C	C	C	C	C	C	-	N	N	C
Residential congregate living, Non-Medical	P	P	N	P	P	P	P	P	P	P	-	N	N	P
Senior Housing	P	P	N	P	P	P	P	P	P	P	-	N	N	P

- 1 See Glendale Municipal Code Section 30.03.010 regarding uses not listed
- 2 See Glendale Municipal Code Chapter 30.70 for definitions of the land uses
- 3 Uses in the Town Center District are subject to the Town Center Specific Plan
- 4 Frontage Requirements apply only to the first 25 feet of lot depth of the ground floor for those streets designated with Ground Floor Uses on the Land Use Map (Figure 3-A)
- 5 Minimum unit size is 540 square feet (for senior or affordable units), 600 square feet (for efficiency and one bedroom units), 800 square feet (for two bedroom units), 1000 square feet (for three-bedroom units) with 90 cubic feet of private storage space (for all units). Projects must comply with Diverse Housing Mix percentages, unit sizes and development standards identified in Chapter 7.3.2.
- 6 "Hotel" means a building in which there are fifty (50) or more guest rooms where temporary lodging is provided for compensation, for a period of 30 consecutive calendar days or less, and where no provision is made for stove-top cooking in any individual room or suite. A development agreement is required for all new hotels in the DSP. All new hotels in the DSP must also meet the minimum quality standard of facilities and service equal to the general requirements of an American Automobile Association three (3) diamond rating or higher, as established in the "AAA Hotel Requirements and Diamond Guidelines" and all subsequent amendments thereto, or equivalent rating system.

3.3 LAND USES & PERMIT REQUIREMENTS (cont'd)

TABLE 3-A-3: Land Uses and Permit Requirements

Land Uses ^{1, 2}	Permit Requirements by District ³										See Standards in GMC Section	
Key to Permit Requirements A = Administrative Use Permit (see Chapter 30.49) P = Permitted Use C = Conditional Use Permit (see Chapter 30.42) T = Temporary Use N = Use Not Allowed	Alex Theatre	Broadway Center	Civic Centers	East Broadway	Galleria	Gateway	Downtown “ A & E”	Mid-Orange	Orange-Central	Transitional		
Retail Uses												
Alcoholic beverage sales	A	A	A	A	A	A	A	A	A	A		-
Alcoholic beverage sales, in Alex Theater, Broadway Center, Art & Entertainment districts only												
w/ Billiard Establishments	P	P					P				30.34.015	
w/ Indoor Recreation Centers							P				30.34.015	
w/ Nightclubs	P	P					P				30.34.015	
w/ Restaurant, full service	P	P					P				30.34.015	
w/ Taverns	P	P					P				30.34.015	
w/ Theaters	P	P					P				30.34.015	
Banquet halls	C	C	N	N	C	C	C	C	C	N	-	
Christmas tree sales lots, when maintained between Nov 1 - Jan 9	T	T	T	T	T	T	T	T	T	T	5.44	
Firearms, weapons sales	P	P	N	P	P	P	P	P	P	P	-	
Hardware Stores	P	P	N	P	P	P	P	P	P	P	-	
Jewelry Stores	P	P	N	P	P	P	P	P	P	P	-	
Liquor stores	A	A	N	A	A	A	A	A	A	A	-	
Nurseries and garden supplies	P	P	N	P	P	P	P	P	P	P	-	
Paint and wallpaper stores	P	P	N	N	P	P	P	P	P	P	-	
Paint and wallpaper stores, existing prior to June 1, 2003	P	P	N	P	P	P	P	P	P	P	-	
Pharmacy	P	P	N	P	P	P	P	P	P	P	-	
Pumpkin sales lots, when maintained between Oct 15 and Nov 1	T	T	T	T	T	T	T	T	T	T	5.44	
Restaurant, counter service w/ limited seating	P	P	N	P	P	P	P	P	P	P	-	
Restaurant, fast food	P	P	N	P	P	P	P	P	P	P	-	
Restaurant, full service	P	P	N	P	P	P	P	P	P	P	-	
Retail stores, general merchandise	P	P	N	P	P	P	P	P	P	P	-	
Spas and swimming pools, sales and service	P	P	N	P	P	P	P	P	P	P	-	
Supermarkets	P	P	N	P	P	P	P	P	P	P	-	

See Table 3-A-4, page 3-9 for Footnotes

TABLE 3-B-3

Frontage Requirements ⁴		
Primary Frontage Streets	Entertainment Streets	Residential Streets
A	A	A
N	P	N
N	P	N
N	P	N
P	P	P
P	P	N
P	P	N
N	C	C
T	T	T
N	N	P
N	N	P
P	P	P
A	A	A
N	N	P
N	N	P
P	P	P
T	T	T
P	P	P
P	P	P
P	P	P
P	P	P
C	N	P

TABLE 3-A-4: Land Uses and Permit Requirements

TABLE 3-A-4: Land Uses and Permit Requirements												TABLE 3-B-4		
Land Uses ^{1, 2}	Permit Requirements by District ³											Frontage Requirements ⁴		
Key to Permit Requirements A = Administrative Use Permit (see Chapter 30.49) P = Permitted Use C = Conditional Use Permit (see Chapter 30.42) T = Temporary Use N = Use Not Allowed W = Wireless Telecommunications Facilities Permit (see Chapter 30.48)	Alex Theatre	Broadway Center	Civic Centers	East Broadway	Galleria	Gateway	Downtown "A & E"	Mid-Orange	Orange-Central	Transitional	See Standards in GMC Section	Primary Frontage Streets	Entertainment Streets	Residential Streets
Service, Office Uses														
Banks and financial institutions	P	P	N	P	P	P	P	P	P	P	-	P	P	P
Business support services	P	P	N	P	P	P	P	P	P	P	-	N	N	P
Contractor's office and / or storage	T	T	T	T	T	T	T	T	T	T	-	T	T	T
Day care centers	A	A	N	A	A	A	A	A	A	A	-	N	N	A
Hotels ⁶	P	P	N	P	P	P	P	P	P	P	-	P	P	P
Massage establishment	C	C	N	C	C	C	C	C	C	C	5.64	N	N	C
Medical and dental laboratories	P	P	N	N	P	P	P	P	P	N	-	N	N	P
Medical and dental offices	P	P	N	P	P	P	P	P	P	P	-	N	N	P
Offices	P	P	N	P	P	P	P	P	P	P	-	N	N	P
Personal services	P	P	N	P	P	P	P	P	P	P	-	P	P	P
Pet grooming	P	P	N	P	P	P	P	P	P	P	-	N	N	P
Repair and maintenance, consumer products	P	P	N	P	P	P	P	P	P	P	-	N	N	P
Veterinary offices	P	P	N	P	P	P	P	P	P	P	-	N	N	P
Transportation, Communication Uses														
Non-emergency heliports	C	C	C	N	C	C	C	C	C	N	-	N	N	N
Parking lot / structure facilities	P	P	P	N	P	P	P	P	P	N	30.34.120	N	N	P
Utility and transmission facilities	C	C	C	C	C	C	C	C	C	C	-	N	N	N
Wireless telecommunications facilities	W	W	W	W	W	W	W	W	W	W	30.48	N	N	N

1 See Glendale Municipal Code Section 30.03.010 regarding uses not listed

2 See Glendale Municipal Code Chapter 30.70 for definitions of the land uses

3 Uses in the Town Center District are subject to the Town Center Specific Plan

4 Frontage Requirements apply only to the first 25 feet of lot depth of the ground floor for those streets designated with Ground Floor Uses on the Land Use Map (Figure 3-A)

5 Minimum unit size is 540 square feet (for senior or affordable units), 600 square feet (for efficiency and one bedroom units), 800 square feet (for two bedroom units), 1000 square feet (for three-bedroom units) with 90 cubic feet of private storage space (for all units). Projects must comply with Diverse Housing Mix percentages, unit sizes and development standards identified in Chapter 7.3.2.

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