

General Plan ID	Current General Plan Definition	Proposed General Plan Definition	Density Range	Implementing Zone(s) ID
Residential Uses				
Very Low Density Residential/Open Space	Very Low Density Residential/Open Space development is indicated as desirable in respect to Glendale's major mountainous areas, in the Verdugo Mountains, San Rafael Hills, and the lower slopes and canyons of the San Gabriel Mountains. The requirements of this category include a variable density standard based upon the steepness of slope (being defined as the ratio of the horizontal distance to the vertical change of the topography). On land which slopes more than 60 percent, the maximum density shall not exceed 0.45 units per acre. This density may be increased proportionately to a maximum density of three (3) units per acre with 0 percent slope. Clustering of development is encouraged to preserve natural features. Development should respect and be sensitive to the important natural resources of the property to be developed and should provide open space. Community Plans may provide additional design guidance for hillside areas.	The <b>Very Low Density Residential/Open Space</b> land use designation provides for the development of residential uses in hillside areas at a variable density of up to 3 units per acre, based on the steepness of slope. This designation is generally most suitable in areas where scenic and natural resources should be protected or where natural hazards limit development potential (such as hillsides). This designation is intended to maintain overall density restrictions pursuant to the intent of the slope density formula as defined in the Glendale Municipal Code. Community Plans may provide additional design guidance for hillside areas.	0-3 du/ac, based on the site's average current slope	Residential Open Space (ROS)
Low Density Residential	Low Density Residential development is compatible with Glendale's existing single family developed neighborhoods and vacant subdivided properties. The plan identifies neighborhoods and properties for preservation and maintenance at existing levels. The requirement of this category includes a variable density standard based upon the steepness of slope and the development characteristics of existing neighborhoods. For all land which slopes (being defined as the ratio of the horizontal distance to the vertical change of the topography) more than 60 percent, the maximum density shall not exceed 0.45 units per acre. This density may be increased proportionately to a maximum density of 3 units per acre with 0 percent slope. Clustering of development is encouraged to preserve natural features. For the further division of steeply sloping property (greater than 30 percent) in existing neighborhoods, the density shall not exceed 1.5 units per acre. For gently sloping properties (less than 30 percent), the density standard shall reflect existing development patterns but should not exceed a density of 8 units per acre. Development should respect and be sensitive to the important natural resources of the property and provide open space. Community Plans may provide additional design guidance for hillside areas.	The <b>Low Density Residential</b> land use designation provides for the development of residential uses compatible with existing single family neighborhoods at a variable density of up to 8 units per acre, based on the steepness of slope and the development characteristics of adjacent uses. This designation is generally most suitable in areas where scenic and natural resources should be protected, where natural hazards limit development potential (such as hillsides), or within residential sections of the City with older homes and less topography. This designation is intended to maintain overall density restrictions pursuant to the intent of the slope density formula as defined in the Glendale Municipal Code Section. Community Plans may provide additional design guidance for hillside areas.	0-8 du/ac, based on the site's average current slope in the R1R zone	Restricted Residential (R1R); Low Density Residential (R1)
Low/Medium Density Residential	Moderate Density Residential development areas are sparsely located in the western, southeastern, and northern portions of the City and reflect locations for townhouse complexes mixed with medium-sized garden apartments. These locations are ideal with respect to convenience and access to the regional transportation network as well as functioning as buffer or	The <b>Low/Medium Density Residential</b> land use designation provides for a range of housing types, such as single-family attached and detached units, townhouses, row houses, garden apartments, and similar low-rise buildings, at a density up to 14 units per acre. This designation may function as a buffer or transition area between lower and higher development intensity areas. Community Plans may	0-14 du/ac	Moderate Density (R-3050)

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	transition areas between intensive development and areas designated for less intensive uses. This class maintains a relatively low density standard of 9 to 14 dwelling units to the acre.	provide additional design guidance for medium/low density residential areas.		
Medium Density Residential	Medium Density Residential development is located mainly in the southern portions of the City, south of the Ventura Freeway. Small pockets occur in the western and northern portions. Intended for these areas are townhouses and smaller garden apartments at the density of 15 to 19 dwellings to the acre.	The <b>Medium Density Residential</b> land use designation provides for a range of housing types, such as single-family detached and attached units, townhouses, row houses, garden apartments, and similar buildings, at a density of up to a maximum of 19 units per acre for lots less than 90 feet in width, and up to 24 units per acre for lots 90 feet or greater feet in width. Community Plans may provide additional design guidance for medium density residential areas.	0-19 du/ac for lots less than 90 feet in width or 0-24 du/ac for lots 90 feet or greater in width	Medium Density (R-2250)
Medium/High Density Residential	Medium/High Density Residential development is located sparsely in North Glendale and Central Glendale. Intended for these areas are medium size garden apartments at a density of 20 to 26 units to the acre.	The <b>Medium/High Density Residential</b> land use designation provides for a range of housing types, such as condominiums, townhouses, row houses, apartments, and similar buildings, at a density up to 26 units per acre for lots less than 90 feet in width, and up to 33 units per acre for lots 90 feet or greater in width. Community Plans may provide additional design guidance for medium/high density residential areas.	0-26 du/ac for lots less than 90 feet in width or 0-33 du/ac for lots 90 feet or greater in width	Medium High Density (R-1650)
High Density Residential	High Density Residential development is generally centered around the Downtown Specific Plan Area, with a relatively small pocket located in North Glendale. These locations provide ideal access to the regional freeway network as well as close-in convenience to the major shopping facilities of the Downtown. The standards provide for relatively large multiple dwelling complexes at a density of 27 to 35 dwelling to the acre. Urban Centers and Urban Corridors may be appropriate for high density residential.	The <b>High Density Residential</b> land use designation provides for a range of housing types, such as condominiums, townhouses, apartments, and similar buildings, at a density up to 35 units per acre for lots less than 90 feet in width, and up to 43 units per acre for lots 90 feet or greater in width. Urban Centers and Urban Corridors may be appropriate for high density residential. Community Plans may provide additional design guidance for high density residential areas.	0-35 du/ac for lots less than 90 feet in width or 0-43 du/ac for lots 90 feet or greater in width	High Density (R-1250)
High/Very High Density Residential			0-43 du/ac for lots less than 90 feet in width or 0-50 du/ac for lots 90 feet or greater in width	New zone (R-1000)
Very High Density Residential			0-87 du/ac for lots less than 90 feet in width or 0-100 du/ac for lots 90 feet or greater in width	New zone (R-500)
Nonresidential Uses				
Neighborhood Commercial	Commercial Centers and Development Districts, other than those in the Downtown area, feature a major commercial center in the Montrose Shopping Park; community serving retail and services along most major traffic arterials; and neighborhood convenience shopping centers dispersed throughout the City at locations in or adjacent to the neighborhood served. The use of two colors on the land use map differentiates the distribution of the two categories of commercial use: Neighborhood and Community/Services. The commercial uses located in the	The <b>Neighborhood Commercial</b> land use designation provides for a variety of low-scale local-serving commercial uses in proximity to lower density residential neighborhoods; appropriate uses include retail, service, and low-rise office uses. There is no maximum floor area ratio (FAR) for stand-alone commercial projects or for the commercial component of mixed-use projects.  This designation also allows for new housing opportunities by enabling vacant and underutilized commercial buildings to be redeveloped with residential uses. Stand-alone residential projects	Commercial Uses: No maximum FAR  Residential Uses: 1.2 FAR and 0-35 du/ac for lots less than 90 feet in width or 0-43 du/ac for lots 90 feet or greater in width	Neighborhood Commercial (C1)

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	<p>Downtown Specific Plan Area are discussed in the Downtown Specific Plan Area Land Use category.</p>	<p>and the residential components of mixed-use project are subject to a maximum FAR of 1.2 and a density range of up to a maximum of 35 du/ac for lots less than 90 feet and 43 du/ac for lots 90 feet or greater in width.</p>		
Community Commercial	<p>Community Plans provide vision and urban design guidance for commercial areas within Community Plans. The intent of providing such guidance for commercial areas is to identify the nature of desired future growth and aid in establishing appropriate general urban design criteria. The following commercial design categories are consistent with the Neighborhood and Community/Services Commercial designation: Town Center, Village Center, Urban Corridor, Suburban Corridor, Main Street Corridor and Campus. Urban Centers may be appropriate in mixed use development areas.</p> <p>Neighborhood Centers -It is recommended that the location of convenience goods be distributed to small neighborhood shopping centers throughout the City, and that such locations be within close proximity to the residential areas from which the daily trips for this type use originate. Design and development standards for these centers should emphasize restrictive land use controls to designate compatible types of uses, height regulations, attractive landscaping and adequate off-street parking. Performance standards should be included which provide for adequate residential buffers or open space "green belts" to assure commercial-residential compatibility. These centers should be "clustered" and not permitted to "string-out" along arterials, collectors or local streets. Residential developments should not be facilitated within designated commercial centers, unless a particularly innovative plan in individual cases is presented</p> <p>Community Commercial Services/Centers -This category of commercial land use contains two distinct commercial types. The types are combined in that they both serve community shopping functions. First, community commercial centers are recommended to be very restrictive as to uses allowed, similar to the neighborhood centers but at a larger market scale. Secondly, community services should feature flexibility, in the range and type of services and facilities provided.</p>	<p>The <b>Community Commercial</b> land use designation provides for a variety of local- and regional-serving retail, employment-generating office, and service-oriented business activities. There is no maximum floor area ratio (FAR) for stand-alone commercial projects or for the commercial component of mixed-use projects.</p> <p>This designation also allows for stand-alone residential or mixed-use projects. Stand-alone residential projects and the residential components of mixed-use project are subject to a maximum FAR of 1.2 and a density up to a maximum of 35 du/ac for lots less than 90 feet in width and up to 43 du/ac for lots 90 feet or greater in width.</p>	<p>Commercial Uses: No maximum FAR</p> <p>Residential Uses: 1.2 FAR and up to a maximum of 35 du/ac for lots less than 90 feet in width or 43 du/ac for lots 90 feet or greater in width.</p>	<p>Community Commercial (C2); Commercial Service (C3); Commercial Hillside (CH); Commercial Planned Development (CPD); Commercial Auto (CA); Commercial Retail (CR); Commercial Equestrian (CE)</p>
Industrial	<p>Industrial development features light manufacturing; assembly and wholesale/warehousing facilities and activities. Generally, the plan indicates manufacturing in the western section of the City between San Fernando Road and the Golden State Freeway and along San Fernando Road south of the Ventura Freeway. Some light industrial uses, oriented to retail trade are planned for inclusion in the community commercial category and other commercial categories. Some very light industrial uses may be comparable with residential uses in mixed use areas and mixed use projects along San Fernando Road.</p>	<p>The <b>Industrial</b> designation provides for a variety of industrial and manufacturing uses, including light manufacturing, assembly, warehousing facilities, and similar uses. Other uses that are determined to be compatible with primary uses may also be allowed. There is no maximum floor area ratio for industrial uses and massing is regulated by the maximum height standard.</p>	<p>No FAR maximum</p>	<p>Industrial (IND)</p>

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Mixed-Use Residential	Mixed Use Development areas are generally located along the city's major arterials. These areas generally allow for a compatible mix of commercial, industrial, and residential land uses, or just (stand alone) commercial, industrial, or residential land uses in various combinations, depending on the specific zoning district designation. Urban Corridors, Urban Centers and Campus may be appropriate land use design categories for mixed use development areas. Residential densities generally range from a low of 35 to a high of 100 dwelling units to the acre (du/ac), with the specific density being adjusted depending on the adjoining land use and zone district designation to help ensure compatibility between land uses. For example, the 35 du/ac density is available to sites abutting a single-family zoning district designation; the 87 du/ac density is available to sites abutting a multi-family zoning district, while the highest allowable density of 100 du/ac is only available to sites abutting nonresidential zoning districts. Residential development (mixed use or free-standing) at even higher densities may be permitted in the downtown area and is discussed under the Downtown Specific Plan Area land use category.	The <b>Mixed-Use Residential</b> designation provides opportunities for a compatible mix of commercial, industrial, and residential land uses in the same building, on the same parcel of land, or within the same area. Stand-alone commercial, industrial, or residential land uses in various combinations may also be allowed, depending on the specific zoning district designation. There is no maximum floor area ratio (FAR) for stand-alone nonresidential projects or for the nonresidential component of mixed-use projects. Residential densities are defined in the Glendale Municipal Code.	Nonresidential Uses: No maximum FAR  Residential Uses: See the Glendale Municipal Code Zoning Districts SFMU, IMU-R, TOD I, TOD II, MX I, and MX II	Commercial/Residential Mixed Use (SFMU); Industrial/Commercial Mixed Use (IMU-R); Transit Oriented Development (TOD I and TOD II); New Mixed Use I (MX I); New Mixed Use II (MX II)
Mixed-Use Nonresidential		The <b>Mixed-Use Nonresidential</b> designation provides opportunities for a compatible mix of commercial and industrial land uses in the same building, on the same parcel of land, or within the same area. Stand-alone commercial and industrial land uses in various combinations may also be allowed, depending on the specific zoning district designation. There is no maximum floor area ratio (FAR).	No maximum FAR	Industrial Mixed Use (IMU)
Limited Development Uses				
Public/Semi-Public	<i>No definition given. Description is: land uses devoted to and utilized by the general public (such as schools, government offices, recreation facilities, parking, utilities, etc.).</i> PUBLIC/SEMI-PUBLIC areas support uses for the benefit of the general public, such as government offices and service yards, schools, parks, recreation facilities, transportation facilities, parking, hospitals and utilities. Public/Semi-public areas frequently take the form of campuses and may include both public and private lands.	The <b>Public/Semi-Public</b> designation provides for uses that benefit the general public, such as government offices and service yards, schools, transportation facilities, parking, hospitals and utilities. Public/Semi-public areas frequently take the form of campuses and may include both public and private lands. There is no maximum floor area ratio for public/semi-public uses.	No FAR maximum	Transportation (T); Medical Services (MS)
Recreation/Open Space	Recreation/Open Space is specifically shown for major public/semi-public properties in the City. The larger concentrations are located in the Verdugo Mountains and San Rafael Hills. Other smaller areas include larger City parks, Camp Max Straus, and the Oakmont and Chevy Chase golf courses.	The <b>Recreation/Open Space</b> designation provides for public and private open space and recreational uses and to protect open space, natural physical features and scenic resources.	N/A	Special Recreation (SR)
Cemetery	Specialized Use areas are identified on the map by utilizing symbols. This category includes parks, schools, and such specialized commercial activities as medical and automotive centers. Symbols are also used to differentiate between regional, community and neighborhood commercial centers. Cemeteries	The <b>Cemetery</b> designation is intended to address the unique requirements of cemetery uses in a manner conducive to the public health, safety, and general welfare.		Cemetery (CEM)

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	are also included in this category in order to identify them as specialized use areas. Historic Sites of Special Significance are also identified.			
Special Uses				
Specific Plan	The Downtown Specific Plan (DSP) area, a mixed use development district encompassing most of the Central Glendale Redevelopment Project Area, is located in the center of the city. It provides for a vibrant array of commercial (retail, service, office, entertainment) uses, in addition to very high density, urban housing and mixed use developments. Residential density will be determined, in part, by the limits pertaining to individually defined districts. Very dense urban development is envisioned as high-rise projects within districts currently dominated by large office towers. Elsewhere in the DSP area, such developments are envisioned as mid-rise to low-rise projects depending on their location. The Town Center (Americana on Brand), as well as other major shopping centers; a park and network of paseos and open spaces; office towers; and historic buildings are located within the DSP area.	<p>The Specific Plan designation provides an opportunity for the City to adopt detailed policies, standards, and criteria for the development or redevelopment of an area. As required by state law, specific plans generally consist of a land plan, circulation plan, development standards, design guidelines (standards?), and phasing plan and set forth detailed implementation programs necessary to serve the planning area.</p> <p>The actual designation of each Specific Plan area will be “Specific Plan (SP)” followed by a corresponding reference (e.g., SP-Downtown, SP-Town Center). Actual land uses are illustrated in detail in the specific plan documents (zoning). Amendments to land use in the specific plan will not warrant a revision to the General Plan (General Plan Amendment).</p>		Downtown Specific Plan (DSP); Town Center Specific Plan; and all future Specific Plans.
City-Owned Residential Overlay (CORO)	-	The City-Owned Residential Overlay, which applies to select sites owned by the City of Glendale, provides an opportunity for the development of stand-alone multifamily housing at a density of 20-50 units per acre. For new development, all standards related to the underlying land use designation shall continue to apply.	20-50 du/ac	<u>New</u> City-Owned Residential Overlay