

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF GLENDALE, CALIFORNIA
AMENDING SECTIONS 30.02.020, 30.10.070, 30.11.030, 30.11.040, 30.11.070,
30.12.020, 30.13.020, 30.14.020, 30.15.020, 30.20.040, 30.27.040, 30.32.030,
30.32.060, 30.32.090, 30.40.020, 30.40.050, 30.41.010, 30.47.020, 30.47.030,
30.60.040, 30.70.070 and 30.70.200 OF TITLE 30
OF THE GLENDALE MUNICIPAL CODE, 1995,
RELATING TO DESIGN REVIEW, ENTITLEMENT PROCESSES,
PARKING REQUIREMENTS FOR CERTAIN USES, AND MISCELLANEOUS
ZONING CODE CLEAN UPS
(Case No. PZC-0004-2023)

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLENDALE:

SECTION 1. Section 30.02.020 of the Glendale Municipal Code, 1995 is hereby amended to read as follows:

30.02.020 Additional permits or approvals may be required.

A. Design standards for lots and parcels of land. The standards of chapter ~~16.0816-20~~ of this code shall be applicable to the design of lots and parcels of land when applying the provisions of this title and when considering any application for a procedure prescribed by this code.

B. Denial of building permit until parcel map is approved. Except as otherwise provided in this code, no building permit shall be issued and no building or structure shall be constructed or altered on any land which has been separated in ownership in violation of the provisions of this code until and unless a parcel map has been recorded.

SECTION 2. Section 30.10.070 of the Glendale Municipal Code, 1995 is hereby amended to read as follows:

30.10.070 Zoning districts—Regulations.

A. Permitted Primary Uses and Structures. The purpose of the sectional listing of permitted primary uses and structures contained within each zone regulations is to identify all principal uses and structures that are allowable on a lot within that zone as a matter of right. Subject to the provisions of the zone, except as otherwise provided, no building, structure or land shall be used and no building, structure or use shall be established except the listed permitted primary uses and structures.

B. Permitted Accessory Uses and Structures. The purpose of the sectional listing of permitted accessory uses and structures contained within each zone regulations is to identify uses and structures that are allowable when they are integrated with and clearly

incidental to a primary use on the same lot. All buildings and structures shall conform to the development standards of the zone.

C. Temporary Uses and Structures. The purpose of the sectional listing of temporary uses and structures is to identify those uses that may be allowable within a given zone for a limited amount of time and under certain specified conditions.

D. Conditional Uses and Structures. The purpose of the sectional listing of conditional uses and structures is to identify those uses and structures which must first obtain permission for their establishment within the zone by a conditional use permit. The specific conditional uses and structures which are listed are considered to be typical of uses which require individual review as to their particular characteristics and location, and ones that may require special conditions to their establishment in order to protect the health, safety and general welfare.

E. Compliance with Laws. Notwithstanding any provision in this code to the contrary, any establishment that engages in or carries out any activity contrary to federal, state or local laws shall be prohibited.

F. Development Standards—General. The development standards contained within this title and the various zones have been established in order to assure adequate levels of light, air and density of development, to maintain and enhance locally-recognized values of community appearance and to promote the safe and efficient circulation of pedestrian and vehicular traffic. The standards are in furtherance of the goals and objectives of the comprehensive general plan and are found to be necessary for the preservation of the community, health, safety and general welfare.

G. Site Requirements—General. The area and dimensions of all building sites shall be sufficient to accommodate the anticipated density of development, open spaces, setbacks and parking spaces.

H. Density. The density of development has been established for each zone in accordance with the comprehensive general plan in order to promote the orderly, efficient and most appropriate growth within the city, consistent with the planned capability of services and infrastructures. Density shall be calculated from the area of the lot before any public right-of-way dedications are made. An accessory dwelling unit and/or junior accessory dwelling unit on a lot developed with single-family or multifamily dwelling unit(s) is deemed a residential use consistent with the existing general plan and zoning designation for the lot, as provided for in the Government Code of the State of California, Section 65852.2.

I. Lot Size. Where minimum lot sizes or dimensions required within the zone standards, they have been established in order to promote the type and scale of development envisioned in the comprehensive general plan. Where existing lots with lesser size and dimensions are existing in a zone, an exception has been made in some

zones for such lots when their development would not be harmful to the achievement of the overall goals and objectives of the plan.

J. Coverage. Maximum coverage requirements contained within certain zone standards have been established to provide minimum open spaces for light, air and ventilation and to reserve adequate area for open spaces, setbacks and other amenities. Coverage shall be calculated from the area of the lot after any public right-of-way dedications are made.

K. Height. Height standards are reflective of intensity and scale of development. In order to maintain a sound plan and compatibility with surrounding uses, the structural height of buildings must be regulated and intensities directed to their most appropriate location. Factors taken into consideration in the establishment of height criteria are shade/shadow effects; light, air and ventilation; scenic vistas; and intensity of development and ability to serve.

L. Unit Size. Minimum unit sizes as may be established in the various zones are for the purpose of assuring acceptable living areas, the control of overcrowding and the provision of conditions conducive to a decent, safe and sanitary environment.

M. Setbacks, Open Space and Landscaping Requirements. The purpose of setbacks, open space and landscaping requirements is to assure that an effective separation is provided between properties and uses to foster compatibility, identity, privacy, light, air and ventilation and provide for landscaped areas in the living and working environments for visual relief and recreation. Setbacks and required landscaping shall be calculated from the property lines or area of the lot after any public right-of-way dedications are made.

N. Medical Marijuana Dispensary, Marijuana Dispensary, Marijuana Cultivation, Marijuana Processing, and Delivery or Distribution of Marijuana or Medical Cannabis Products as Prohibited Uses. Notwithstanding any other provision of this code, a medical marijuana dispensary, marijuana dispensary, marijuana cultivation, marijuana processing, and delivery or distribution of marijuana or medical cannabis products, as these terms are defined in Section 9.10.010, are prohibited in all zones, including all specific plan areas, except where the city is preempted by federal or state law from enacting a prohibition of any such prohibited uses, or is preempted by federal or state law from enforcing any of these prohibitions.

O. Home-Sharing Activities and Vacation Rentals. Home-sharing, as defined in Section [5.56.0305.110.030](#), is permitted subject to the restrictions in Chapter [5.1105.56](#). Vacation rentals, as defined in Section [5.110.0305.56.030](#), are prohibited in all zones.

SECTION 3. Section 30.11.030 of the Glendale Municipal Code, 1995 is hereby amended to read as follows:

30.11.030 Residential district general development standards.

Table 30.11-B

RESIDENTIAL DISTRICT GENERAL DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District		
	ROS	R1R	R1
Minimum Lot Size	Minimum lot area and width required		
Area	As required by Section 30.11.060		As required by Section 30.11.060
Width	As required by Chapter 16.08		N/A
Residential Density Maximum	1 dwelling unit per lot See Section 30.11.040(D)(1) for density requirements	1 dwelling unit per lot See Section 30.11.040(D)(1) for density requirements	1 dwelling unit per lot. The maximum allowable density for any residential subdivision of 5 lots or more in the R1 zone shall not exceed an average of 1 dwelling unit per each 5,500 sq. ft. of site area.
Floor Area Ratio Maximum	District I: 0.30 for the 1st 10,000 sq. ft. of lot area and 0.10 for the portion of lot area thereafter		
	District II: 0.40 for the 1st 10,000 sq. ft. of lot area and 0.10 for the portion of lot area thereafter		
	District III: 0.45 for the 1st 10,000 sq. ft. of lot area and 0.10 for the portion of lot area thereafter		
	For the purpose of this section, in the ROS, R1R, and R1 zones only, FAR shall not include up to 500 sq. ft. of garage area as specified in the definition of the term for dwelling units having a floor area of less than 3,500 sq. ft. Up to 700 sq. ft. of garage area shall not be included for dwelling units having a floor area of 3,500 sq. ft. or more.		
	Lots with an average current slope of 40% or greater, the maximum floor area ratio shall be 0.30 for the first 10,000 sq. ft. of lot area and 0.10 for the portion of lot area thereafter.		N/A
Maximum Lot Coverage (1)	40%, including all residential and accessory buildings		
Minimum Setbacks Required (1)	See Section 30.11.070 for setback exceptions		
Street Front	15 feet		25 feet

Development Feature	Requirement by Zoning District		
	ROS	R1R	R1
Street Side	15 feet		6 feet
Interior	10 feet		Buildings and structures permitted after May 2, 1991, shall be set back a minimum of 6 feet.
	Buildings and structures permitted after May 2, 1991, shall be set back a minimum of 10 feet.		All buildings and structures and additions to such buildings and structures for which a building permit has been issued in the R1R and R1 zone permitted prior to May 2, 1991, shall be set back from the interior property lines a minimum of 4 feet for buildings or structures 20 feet or lower in height; not less than 5 feet for buildings or structures over 20 feet and equal to or less than 30 feet in height; and, not less than 6 feet for buildings or structures over 30 feet in height.
Height Limits (2) (3)			Shall not exceed 25 feet, pursuant to the definition of height set forth in this title (plus 3 feet for any roofed area having a minimum pitch of 3 feet in 12 feet)
Primary and Wireless Telecommunications Facilities	See Section 30.11.040(E) for primary building height requirements		
Accessory Buildings	No accessory building shall exceed a height of 12 feet, or 15 feet where a minimum roof pitch of 3 feet in 12 feet is provided, pursuant to the definition of height set forth in this title. Accessory buildings, in the ROS and R1R zones only, constructed to the side of or below the down slope wall of the main building or structure on a lot with an average downhill orientation of 5 horizontal to 1 vertical (5:1) slope or steeper, shall be limited as follows: the down slope wall of such accessory building shall not exceed 10 feet in height		
Accessory Structures	Accessory structures shall not exceed a height of 15 feet pursuant to the definition of height set forth in this title.		

Development Feature	Requirement by Zoning District		
	ROS	R1R	R1
Permanently Landscaped Open Space (3)	40% minimum of the lot area (See Chapter 30.31 for additional requirements)		
Parking and Loading	As required by Chapter 30.32 (Parking and Loading)		
Design Review	As required by Chapter 30.47 (Design Review)		

Notes: (1) For lot coverage and setback requirements related to solar energy equipment, see Section 30.30.050.

(2) For exceptions to height limits for wireless telecommunications facilities, see Chapter 30.48.

(3) For height and landscape open space requirements related to solar energy equipment, see Section 30.30.050.

RESIDENTIAL DISTRICT GENERAL DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District			
	R-3050	R-2250	R-1650	R-1250
Minimum Lot Size	Minimum lot area and width required			
Area/Width	N/A	N/A	N/A	N/A
Residential Density Maximum	1 dwelling unit per 3,050 sq. ft. of lot area.	1 dwelling unit for each 2,250 sq. ft. of lot area. On lots having a width of 90 feet or greater, there shall be not more than 1 dwelling unit for each 1,800 sq. ft. of lot area.	1 dwelling unit for each 1,650 sq. ft. of lot area. On lots having a width of 90 feet or greater, there shall be not more than 1 dwelling unit for each 1,320 sq. ft. of lot area.	1 dwelling unit for each 1,250 sq. ft. of lot area. On lots having a width of 90 feet or greater, there shall be not more than 1 dwelling unit for each 1,000 sq. ft. of lot area.
Floor Area Ratio Maximum	.65	.85	1.0	1.2
Lot Coverage (2)	50% maximum including all residential and accessory buildings			
Setbacks Required (2)	See Section 30.11.070 for setback exceptions			

Street Front	25 feet minimum	20 feet minimum and an average of 23 feet for any garage or first residential floor; not less than 23 feet and an average of 26 feet for the second and third residential floors (see Diagram 1 in Figure 30.11.030).
Street Side	5 feet minimum and an average of 8 feet for the first residential floor; not less than 8 feet and an average of 11 feet for the second residential floor; and not less than 11 feet and an average of 14 feet for the third residential floor (see Diagram 2 in Figure 30.11.030).	
Interior	5 feet minimum and an average of 8 feet for the first residential floor; not less than 8 feet and an average of 11 feet for the second residential floor; and not less than 11 feet and an average of 14 feet for the third residential floor (see Diagram 2 in Figure 30.11.030). (1)	
Interior when abutting the ROS, R1R or R1 zones (excluding chimneys, railings and vents)	8 feet minimum and an average of 11 feet for the first residential floor; not less than 11 feet and an average of 14 feet for the second residential floor; and not less than 17 feet and an average of 20 feet for the third residential floor (see Diagram 3 in Figure 30.11.030). (1)	
Height Limits (2)(6)	Maximum of 3 stories and a maximum of 36 feet. (3) (4) (5)	
Primary and Wireless Telecommunications Facilities	On lots having a lot width of 90 feet or less, a maximum of 2 stories and a maximum of 26 feet. (3) (4) (5)	
Accessory Buildings	12 feet, or 15 feet where a minimum roof pitch of 3 feet in 12 feet is provided, pursuant to the definition of height set forth in this title.	
Accessory Structures	15 feet pursuant to the definition of height set forth in this title.	
Minimum Permanently Landscaped Open Space (2)	30% of lot area. See Chapter 30.31 for additional requirements	25% of lot area. See Chapter 30.31 for additional requirements
Parking and Loading	As required by Chapter 30.32 (Parking and Loading)	
Design Review	As required by Chapter 30.47 (Design Review)	

Notes: (1) For additions to existing dwelling units where only one (1) dwelling unit exists on the lot and for which a building permit was issued prior to December 14, 1995, see Section 30.11.070.

(2) For lot coverage, setback, height, and landscape open space requirements, see Section 30.30.050.

- (3) Additional five (5) feet of height shall be permitted for any roofed area having a minimum pitch of three (3) feet in twelve (12) feet.
- (4) Rooftop equipment shall not be included in the measurement of the vertical dimension provided that said equipment is fully screened by a roofed element of the building having a minimum pitch described herein.
- (5) A mezzanine shall not be considered a story. See Chapter 30.70 (Definitions).
- (6) For exceptions to height limits for wireless telecommunications facilities, see Chapter 30.48.

SECTION 4. Section 30.11.040 of the Glendale Municipal Code, 1995 is hereby amended to read as follows:

30.11.040 Residential district additional ROS and R1R development standards.

The following standards shall apply in the ROS and R1R zones:

A. Hillside Development Review Policy.

1. Every discretionary decision made by the city council, along with city boards, commissions and administrators related to development in the ROS and R1R zones shall take the following into consideration:
 - a. Development shall be in keeping with the design objectives in the Glendale Municipal Code, the hillside design guidelines and the landscape Guidelines for hillside development as now adopted and as may be amended from time to time by city council.
 - b. Development shall be compatible with the surrounding neighborhood in terms of size, scale, bulk/mass, roofline orientation, setbacks, and site layout.
 - c. Site plans shall show preservation of prominent natural features, native vegetation and open space in a manner compatible with the surrounding neighborhood, minimizing alteration of terrain necessary for development.
 - d. Site plans for development of property on steep slopes shall take into account the visual impact on surrounding properties.
 - e. The architectural style and architectural elements of in-fill development shall be compatible with the surrounding neighborhood.

B. Regulations in Primary Ridgeline Areas, Secondary Ridgeline Areas, and Blue-Line Stream Areas. All subdivisions, development, building, construction, and grading in the ROS and R1R zones shall be regulated by

Sections ~~16.04.030~~16.08.010, ~~16.04.033~~16.08.020 and ~~16.04.037~~16.08.030 of this code as related to primary ridgeline areas, secondary ridgeline areas, and blue-line stream areas. Any exception to the standards contained in these sections shall only be made by the planning commission or the city council at a public hearing.

C. Preliminary Schematic Plans Required.

1. A “preliminary schematic plan” shall be required for all tentative tract and tentative parcel map applications located in the ROS and R1R zones pursuant to the requirements of Section 16.12.050 of this code.
2. All buildings and structures in the ROS and R1R zones shall comply with the “preliminary schematic plan” approved in conjunction with any tentative tract or tentative parcel map application, where applicable.

D. Density.

1. The maximum allowable density for any residential subdivision, including parcel maps, for the ROS zone, and excluding parcel maps for the R1R zone, shall depend on the average current slope of the entire area within the project including primary and secondary ridgeline areas and blue-line stream areas. The average current slope of a parcel of land shall be computed in accordance with the provisions of Chapter 30.70 of this title. The density for property shall be computed in accordance with the following:

Table 30.11-C

S	D	S	D
0—5.0%	3.00	40.1—45.0%	0.96
5.1—10.0%	2.70	45.1—50.0%	0.80
10.1—15.0%	2.42	50.1—52.0%	0.65
15.1—20.0%	2.13	52.1—54.0%	0.60
20.1—25.0%	1.87	54.1—56.0%	0.55
25.1—30.0%	1.61	56.1—58.0%	0.51
30.1—35.0%	1.37	58.1—60.0%	0.48
35.1—40.0%	1.15	60.1% or above	0.45

The letters shall have the following significance:

D = Maximum allowable density in dwelling units per gross acre.

S = Average current slope.

In no event shall the density be restricted to less than forty-five hundredths (0.45) dwelling units per acre. When the subdivision covers an area to be developed in more than one (1) unit of area, the first unit of area shall meet the density

requirements set forth herein. Each succeeding unit of area, which combined with the prior units of area, shall meet the average density requirements set forth herein. Where the development is in more than one (1) underlying residential zone, the number of allowable dwelling units must be separately calculated for each portion of the development that is in a separate zone and must then be combined to determine the number of dwelling units allowable in the entire development. The distribution of dwelling units within the development is not to be affected by existing underlying zoning boundaries and the provisions of this section shall control.

While clustering of dwelling units may be desirable to accomplish sensitive development, the net effective density within any portion of the subdivision shall not exceed one and one-half (1½) dwelling units per acre. Net effective density is the density of that area occupied by building envelopes within any portion of the subdivision excluding areas with an average current slope less than thirty (30) percent.

E. Height. No primary building in the R1R and ROS zones shall exceed two (2) stories in height or exceed a height of thirty-two (32) feet pursuant to the definition of height set forth in this title. An additional three (3) feet in height shall be permitted for any roofed area having a minimum roof pitch of three (3) feet vertical in twelve (12) horizontal. An additional story shall be permitted where the primary building is located on a portion of a lot having an average current slope of forty (40) percent (21.8 degrees) or steeper. The portion of a lot to be measured for the purpose of this section shall be the smallest possible polygon, in terms of area, necessary to enclose the primary building and having a maximum of four (4) sides.

F. Open Space. A minimum of forty (40) percent of the site area in the ROS and R1R zones shall be ungraded open space for any lot exceeding an average current slope of thirty (30) percent. In the case of new tentative tract maps, the required open space can be distributed throughout the subdivision.

G. Supporting Structures. All supporting structures below enclosed occupiable living spaces or garages which are exposed above the ground surface shall be fully enclosed by walls or suitable construction.

SECTION 5. Section 30.11.070 of the Glendale Municipal Code, 1995 is hereby amended to read as follows:

30.11.070 Residential district setback requirements and exceptions.

A. Street Front Setback. In the ROS, R1R, R1, R-3050, R-2250, R-1650 and R-1250 zones, no person shall construct, locate or maintain within the space between a street and a setback line established by ordinance or by this title, any building, wall, fence or other improvement or structure except:

1. General exceptions.

- a. Driveways and walks, provided that a driveway shall be limited to that area reasonably necessary to provide safe and efficient ingress to and egress from off-street parking spaces located behind a setback area;
- b. Eaves and awnings may project into a required setback area for a distance not to exceed thirty (30) inches;
- c. Flagpoles limited to one (1) per site;
- d. Footings and public utility vaults if fully subterranean;
- e. Landscape accent lighting not to exceed eighteen (18) inches in height;
- f. Retaining walls, planters or curbs which are not more than eighteen (18) inches in height above the ground surface existing at the time of construction, except that retaining walls shall not be used to create light and ventilation wells as an intrusion into a front setback area;
- g. Uncovered steps, ramps, or landings not over four (4) feet high as measured parallel to the natural or finish ground level at the location of the construction may project into the required setback area for a length of fourteen (14) feet measured parallel to the building. Such steps, ramps, and landings may project into the required setback area for a distance of three (3) feet in the ROS, R1R and R1 zones; four (4) feet in the R-3050, R-2250, R-1650, R-1250. A pedestrian ramp that has a maximum slope of one (1) vertical to twelve (12) horizontal shall be allowed in any portion of the setback area;
- h. Circular driveways shall be a permitted exception on lots having a minimum width of eighty (80) feet and where buildings or structures are set back not less than twenty-five (25) feet from the property line. The outer turning radius of a circular driveway shall be a minimum of twenty-five (25) feet. Circular driveways shall be used only for the temporary storage of motor vehicles and shall not be used in lieu of required off-street parking spaces. In the ROS, R1R and R1 zones only, a driveway shall not occupy more than forty-five (45) percent of the area measured from a line twenty-five (25) feet back from the street right-of-way line except for flag lots and lots located on the curve of a cul-de-sac. Circular driveways pavement must consist of interlocking pavers, permeable pavement or a driveway that includes a landscaped median. The maximum width of a circular driveway shall be fifteen (15) feet. The area located between the street front or street side property lines and the circular driveway shall be landscaped with five (5) gallon shrubs covering a minimum of sixty-five (65) percent of this area and such shrubs shall consist of varieties that grow to a minimum of three (3) feet high at maturity;
- i. Lampposts adjacent to walkways, stairways and driveways not to exceed a height of five (5) feet. In the ROS, R1R and R1 zones only, there shall be no

more than two (2) lampposts on lots less than sixty (60) feet wide at the front setback line and no more than four (4) lampposts on lots that are sixty (60) feet wide or greater at the front setback line;

j. Fences and walls located within the street front setback or within the street side setback within the “H” Overlay Zone in compliance with Chapter 30.21.

2. Additional exception in the ROS, R1R and R1 zones. In the ROS, R1R and R1 zones, necessary railings to comply with Building Code requirements adjacent to driveways or stairways and ramps which are either elevated above the ground surface or depressed below the ground surface shall be permitted in the street front setback area.

3. Additional exceptions for R-3050, R-2250, R-1650, R-1250 zones.

a. In the R-3050, R-2250, R-1650, R-1250 zones, fire department connections and standpipes, not to exceed a height of twenty-four (24) inches are permitted in required street front setback area. To the greatest extent possible, such fire equipment shall be incorporated into landscaped areas and located adjacent to walls, landings, stairways, driveways or other locations to minimize the visual impact.

b. In the R-3050, R-2250, R-1650, R-1250 zones, necessary railings to comply with Building Code requirements adjacent to stairways and ramps which are either elevated above the ground surface or depressed below the ground surface shall be permitted in the street front setback area.

4. Storage prohibited. No person shall store materials or equipment within the space between a street and a setback line established by ordinance or by this chapter, except temporarily during construction on the same premises. No required setback area shall be used to store any motor vehicle, trailer, camper, boat or parts thereof, equipment or any type of antenna for more than seventy-two (72) hours at a time except as provided for in this title.

B. Street Side Setback. In the ROS, R1R, R1, R-3050, R-2250, R-1650 and R-1250 zones, no person shall construct within the space between a street and a setback line established by ordinance or by this title, any building, wall, fence or other improvement or structure except:

1. General exceptions.

a. Eaves and awnings may project into a required setback area for a distance not to exceed thirty (30) inches.

b. Flagpoles, limited to one (1) per site.

- c. Footings and public utility vaults if fully subterranean.
- d. Landscape accent lighting not to exceed eighteen (18) inches in height.

2. Additional exceptions in the ROS and R1R zones. In the ROS and R1R zones, the following may be permitted in the required street side setback area:

- a. Driveways and walks, provided that a driveway shall be limited to that area reasonably necessary to provide safe and efficient ingress to and egress from off-street parking spaces located behind a set-back area. Circular driveways shall be a permitted exception on lots having a minimum width of eighty (80) feet and where buildings or structures are set back not less than twenty-five (25) feet from the property line. The outer turning radius of a circular driveway shall be a minimum of twenty-five (25) feet. Circular driveways shall be used only for the temporary storage of motor vehicles and shall not be used in lieu of required off-street parking spaces. A driveway shall not occupy more than forty-five (45) percent of the street setback area measured from a line twenty-five (25) feet back from the street right-of-way line except for flag lots and lots located on the curve of a cul-de-sac. Circular driveways pavement must consist of interlocking pavers, permeable pavement or a driveway that includes a landscaped median. The maximum width of a circular driveway shall be fifteen (15) feet. The area located between the street front or street side property lines and the circular driveway shall be landscaped with five (5) gallon shrubs covering a minimum of sixty-five (65) percent of this area and such shrubs shall consist of varieties that grow to a minimum of three (3) feet high at maturity;
- b. Necessary railings to comply with Building Code requirements adjacent to driveways or stairways and ramps which are either elevated above the ground surface or depressed below the ground surface shall be permitted in the street side setback area;
- c. Lampposts adjacent to walkways, stairways and driveways not to exceed a height of five (5) feet. There shall be no more than two (2) lampposts on lots less than sixty (60) feet wide at the front setback line and no more than four (4) lampposts on lots that are sixty (60) feet wide or greater at the front setback line;
- d. Retaining walls, planters or curbs which are not more than eighteen (18) inches in height above the ground surface existing at the time of construction, except that retaining walls shall not be used to create light and ventilation wells as an intrusion into a front setback area; and
- e. Uncovered steps, ramps, or landings not over four (4) feet high as measured parallel to the natural or finish ground level at the location of the construction may project into the required setback area for a length of fourteen

(14) feet measured parallel to the building. Such steps, ramps, and landings may project into the required setback area for a distance of three (3) feet. A pedestrian ramp that has a maximum slope of one (1) vertical to twelve (12) horizontal shall be allowed in any portion of the setback area.

3. Additional exceptions in the R1 zone. In the R1 zone, the following may be permitted in the required street side setback area:

- a. Driveways and walks provided that a driveway shall be limited to that area reasonably necessary to provide safe and efficient ingress to and egress from off-street parking spaces located behind a setback area. Circular driveways shall be a permitted exception on lots having a minimum width of eighty (80) feet and where buildings or structures are set back not less than twenty-five (25) feet from the property line. The outer turning radius of a circular driveway shall be a minimum of twenty-five (25) feet. Circular driveways shall be used only for the temporary storage of motor vehicles and shall not be used in lieu of required off-street parking spaces. In no event shall a driveway occupy more than forty-five (45) percent of the street setback area.
- b. Necessary railings to comply with Building Code requirements adjacent to driveways or stairways and ramps which are either elevated above the ground surface or depressed below the ground surface shall be permitted in the street side setback area.
- c. Lampposts adjacent to walkways, stairways and driveways not to exceed a height of five (5) feet. Lampposts shall not exceed two (2) lampposts on lots less than sixty (60) feet wide at the front setback line and no more than four (4) lampposts on lots that are sixty (60) feet wide or greater at the front setback line.
- d. Retaining walls, planters or curbs which are not more than eighteen (18) inches in height above the ground surface existing at the time of construction.

4. Additional exceptions in the R-3050, R-2250, R-1650, R-1250 zones. In the R-3050, R-2250, R-1650 and R-1250 zones, the following may be permitted in the required street side setback area:

- a. Driveways and walks, provided that a driveway shall be limited to that area reasonably necessary to provide safe and efficient ingress to and egress from off-street parking spaces located behind a setback area.
- b. Fire department connections and standpipes, not to exceed a height of twenty-four (24) inches. To the greatest extent possible, such fire equipment shall be incorporated into landscaped areas and located adjacent to walls, landings, stairways, driveways or other locations to minimize the visual impact.

- c. Lampposts adjacent to walkways, stairways and driveways, not to exceed a height of five (5) feet.
- d. Necessary railings on top of subterranean and semi-subterranean garages to comply with Building Code requirements.
- e. Retaining walls, planters or curbs which are not more than eighteen (18) inches in height above the ground surface existing at the time of construction.
- f. Subterranean and semi-subterranean parking garages shall be set back a minimum of five (5) feet from the street side property line. Such parking garages may include equipment, service, utility and storage areas provided such areas do not have any door, window or other opening to the outside facing the street except for necessary ventilation.
- g. Additions to any existing residential dwelling unit where only one (1) residential dwelling unit exists on the lot and for which a building permit has previously been issued for the dwelling unit prior to December 14, 1995, shall be set back a minimum of six (6) feet from any side property line abutting a street.

5. Storage prohibited. No person shall store materials or equipment within the space between a street and a setback line established by ordinance or by this chapter, except temporarily during construction on the same premises. No required setback area shall be used to store any motor vehicle, trailer, camper, boat or parts thereof, equipment or any type of antenna for more than seventy-two (72) hours at a time except as provided for in this title.

C. Interior Setback. In the ROS, R1R, R1, R-3050, R-2250, R-1650 and R-1250 zones, no person shall construct, locate or maintain within the space between a property line and an interior setback line, any building, wall, fence or other improvement or structure except:

1. General exceptions.

- a. Boundary line fences and freestanding (non-retaining) walls may be located along the interior property lines or within interior setback areas, but may not encroach into the street setback area.
- b. Eaves and awnings may project into a required setback area for a distance not to exceed thirty (30) inches, provided they do not project closer than thirty (30) inches to an interior property line.
- c. Footings and public utility vaults if fully subterranean.

d. Fireplaces and chimneys may project into the required interior setback area a maximum of two (2) feet for a length of ten (10) feet measured parallel to the building.

e. Utility meters.

2. Additional exceptions in the ROS, R1R and R1 zones. In the ROS, R1R and R1 zones, the following may be permitted in the required interior setback area:

a. In the ROS and R1R zones only, retaining walls under three (3) feet in height may be located anywhere within the interior setback areas. Retaining walls at least three (3) feet and but under ~~eight (8)~~five (5) feet in visible height may be located no closer than five (5) feet to any interior property line. See Section 30.30.010(B) for additional regulations on the height of retaining walls.

b. In the R1 zone only, retaining walls five (5) feet in visible height may be located within interior setback area.

c. Detached private garages.

d. Driveways and walks.

e. Mechanical equipment, including water heaters, when screened or enclosed shall not be required to set back from an interior property line.

f. Railings adjacent to stairways.

g. Swimming pools and spas shall be set back a minimum of three (3) feet from any interior property line, such distance being measured to the edge of the water.

h. In the case of subdivisions in the ROS and R1R zones with a “preliminary schematic plan” building envelope location requirement (see Section 30.11.040), structures may be closer to the interior property line, provided the setback between building envelopes is at least twenty (20) feet.

i. Uncovered steps, ramps, or landings not over four (4) feet high as measured parallel to the natural or finish ground level at the location of the construction may project into the required setback area three (3) feet for a length of fourteen (14) feet measured parallel to the building. A pedestrian ramp that has a maximum slope of one (1) vertical to twelve (12) horizontal shall be allowed in any portion of the setback area.

j. Existing porte cocheres that are over an existing driveway and existing wing walls, provided the porte cochere or wing wall was legally constructed prior to December 14, 1995.

3. Additional exceptions in the R-3050, R-2250, R-1650, R-1250 zones. In the R-3050, R-2250, R-1650 and R-1250 zones, the following may be permitted in the required interior setback area:

- a. Driveways and walks, except where abutting the ROS, R1R or R1 zones.
- b. Detached private garages on a lot where all vehicular access to parking spaces is gained from an alley.
- c. Attached and detached private garages not exceeding a height of fifteen (15) feet (if attached, that portion of the garage extends beyond the main building) on lots less than sixty-one (61) feet wide shall have a minimum interior setback of five (5) feet.
- d. Subterranean parking garages, except where abutting the ROS, R1R or R1 zones.
- e. Swimming pools and spas shall be set back a minimum of four (4) feet from any interior property line, except where abutting the ROS, R1R or R1 zones, such distance being measured to the edge of the water.
- f. Uncovered steps, ramps, or landings not over four (4) feet high as measured parallel to the natural or finish ground level at the location of the construction may project into the required setback area four (4) feet for a length of fourteen (14) feet measured parallel to the building, except where abutting the ROS, R1R or R1 zones. A pedestrian ramp that has a maximum slope of one (1) vertical to twelve (12) horizontal shall be allowed in any portion of the setback area.
- g. Railings, walls on top of roof deck balconies with a maximum height of forty-five (45) inches.
- h. Semi-subterranean parking garages shall have a minimum interior setback of five (5) feet. Semi-subterranean parking garages not extending more than three (3) feet above grade may project completely to the interior property line, except where abutting the ROS, R1R or R1 zones, provided that the combined height of the garage and any solid wall or solid fence on top of the garage in the setback area does not exceed six and one-half (6 1/2) feet above the adjacent ground level and the garage is located immediately adjacent to the interior property line. Any portion of a wall or fence exceeding a height of six and one-half (6 1/2) feet above the adjacent ground level shall be a minimum of fifty (50) percent open.
- i. Additions to any existing residential dwelling unit where only one (1) residential dwelling unit exists on the lot and for which a building permit has

previously been issued for the dwelling unit prior to December 14, 1995, shall be set back a minimum of six (6) feet from any interior property line.

4. Storage prohibited. No required interior setback area shall be used to store any motor vehicle, trailer, camper, boat or parts thereof, equipment or any type of antenna for more than seventy-two (72) hours at a time except as provided for in this title.

SECTION 6. Section 30.12.020 of the Glendale Municipal Code, 1995 is hereby amended to read as follows:

30.12.020 Commercial district land uses and permit requirements.

A. Permitted Primary Uses and Structures. No building, structure or land shall be used and no building, structure or use in the commercial zoning districts shall be erected, structurally altered, enlarged or established except the following permitted uses, buildings and structures identified with a "P" in Table 30.12-A.

B. Conditional Uses and Structures. The following uses and structures identified with a "C" in Table 30.12-A may be permitted in the commercial zoning districts subject to approval of a conditional use permit (Chapter 30.42). The development standards of this zone shall apply except as otherwise provided herein.

C. Administrative Uses and Structures. The following uses and structures identified with an "A" in Table 30.12-A may be permitted in the commercial zoning districts subject to approval of an administrative use permit (Chapter 30.49). The development standards of this zone shall apply except as otherwise provided herein.

D. Temporary Uses. Temporary uses (identified with a "T" in Table 30.12-A), allowed subject to approval and compliance with all applicable provisions of this Zoning Code.

E. Permitted Accessory Uses and Structures. Accessory uses, buildings and structures shall be permitted in zones identified with a "P" in Table 30.12-A.

F. Wireless Telecommunications Facilities. Wireless telecommunications facilities, identified with a "W" in Table 30.12-A may be permitted subject to the approval of a wireless telecommunications facility permit as set forth in Chapter 30.48 of this code.

G. Standards for Specific Uses. Where the last column in the following tables ("See Standards in Chapter or Section") includes a Chapter or Section number, the regulations in the referenced chapter or section apply to the use; however, provisions in other sections of this Zoning Code may apply as well.

H. Uses Not Listed. Land uses that are not listed on Table 30.12-A, or are not shown in a particular zoning district are not allowed, except for other uses which the director of community development determines to be similar in nature, function and operation to listed permitted primary uses within these zones.

Table 30.12-A

COMMERCIAL DISTRICTS AND PERMIT REQUIREMENTS

LAND USE (1)(2)	PERMIT REQUIREMENT BY ZONE							See Standards in Chapter or Section
	C1	C2	C3	CR	CP D	CH	CA	
Accessory Structures and Uses								
Accessory dwelling unit (ADU), and/or junior accessory dwelling unit (JADU) on a lot developed with one residential dwelling unit	P	P	P	P	P	P	P	30.34.080
Accessory dwelling unit(s) (ADU) on a lot developed with more than one residential dwelling unit	P	P	P	P	P	P	P	30.34.080
Accessory uses	P	P	P	P	P	P	P	
Antennas (pole type) and flagpoles	P	P	P	P	P	P	P	
Carts (freestanding, non-motorized, portable type)	P	P	P	P		P	P	30.34.040
Dish antennas	P	P	P	P	P	P	P	30.34.050
Home occupations	P	P	P	P		P		30.45
Home-sharing	P	P	P	P	P	P	P	5.1105.56
Reverse vending machines	P	P	P	P		P	P	30.12.040
Signs	P	P	P	P	P	P	P	30.33
Solar energy equipment	P	P	P	P	P	P	P	30.30.050
Institutional Uses								
Cultural arts centers			P	P		P		
Hospitals			P			P		
Museums		P		P			P	
Places of worship	P	P	P	C		P		
Schools, physical instruction	P	P	P	P		P		
Schools, private	C	C	C	C		C		
Schools, private specialized education and training	A	P	P	C		P		
Light Industrial Uses								
Backlots/outdoor facilities—Production			C			C		
Broadcasting studios and indoor support facilities—Production		P	P	P(3)		P		
Medical and dental laboratories		P	P	P(3)		P		
Soundstages—Production			P			P		
Utility and transmission facilities	C	C	C	C	C	C	C	
Miscellaneous Uses								

LAND USE (1)(2)	PERMIT REQUIREMENT BY ZONE							See Standards in Chapter or Section
	C1	C2	C3	CR	CP D	CH	CA	
Non-emergency heliports			C			C		
Parking lots or structures	P	P	P	P	P	P	P	30.32 30.51.020
Office Uses								
Contractors office and/or storage, temporary	T	T	T	T	T	T	T	
Contractors office	P	P	P	P	P	P		
Medical and dental offices	P	P	P	P(3)	P	P	P	
Office	P	P	P	P(3)	P	P	P	
Office, consumer services			P			P	P	
Veterinary offices, including hospitalization services	P	P	P	P		P		
Recreational Uses								
Arcade establishment			C			C	C	
Billiard establishments		P	P			P	P	
Children's indoor play areas		P	P	P		P		
Community gardens	P	P	P	P	P	P		30.34.045
Cyber-café establishments			P			P	A	
Gyms and health clubs		P	P	C		P	P	
Indoor recreation center	P	P	P	P		P		
Outdoor commercial recreation			C			C		
Private clubs and lodges	C	C	P	C		P		
Public dances	P	P	P	P		P	P	
Taverns	C	C	C	C		C	C	
Theaters		C	P	C		P		
Residential Uses								
Domestic violence shelters	P	P	P	P	P	P		
Emergency shelter		C	C			C		
Residential congregate living, limited subject to the provisions of one residential dwelling per lot in the R-1250 zone	P	P	P	P	P	P		
Residential congregate living, medical	A	P	P			P		
Residential congregate living, non-medical, subject to the provisions of the R-1250 zone and provided further that ground floor level is occupied with permitted commercial uses	P	P	P			P		
Residential congregate living, non-medical, at the ground floor level	A	A	A			A		

LAND USE (1)(2)	PERMIT REQUIREMENT BY ZONE							See Standards in Chapter or Section
	C1	C2	C3	CR	CP D	CH	CA	
subject to the provisions of the R-1250 zone								
Multiple residential dwellings subject to the provisions of the R-1250 zone and provided further that the ground floor level is occupied with permitted commercial uses	P	P	P	P		P		
Multiple residential dwellings with dwelling units at the ground floor level subject to provisions of the R-1250 zone	C	C	C			C		
One residential dwelling per lot subject to the provisions of the R-1250 zone	P	P	P	P	P	P		
Senior housing subject to the provisions of the R-1250 zone and provided further that the ground floor level is occupied with permitted commercial uses	P	P	P	P		P		
Senior housing at the ground floor level subject to the provision of the R-1250 zone	C	C	C	C		C		
Retail Uses								
Alcoholic beverage sales	A(4))	A(4))	A(4))	A(4)		A(4))	A(4))	
Automobile supply store		P	P	P		P	P	
Banquet halls		C	C	C		C		
Christmas tree sales lots, when maintained between November 1st and January 9th	T	T	T	T		T		5.44 5.36
Firearms, weapon sales		P	P	P		P		
Hardware stores	P	P	P	P		P	P	
Jewelry stores	P	P	P	P		P	P	
Liquor stores	A	A	A	A		A	A	
Nurseries and garden supplies	P	P	P	P		P		
Paint and wallpaper stores	P	P	P	P		P	P	
Pawnshops			P			P		
Pharmacy	P	P	P	P		P	P	
Pumpkin sales lots, when maintained between October 15th and November 1st	T	T	T	T		T		5.44 5.36

LAND USE (1)(2)	PERMIT REQUIREMENT BY ZONE							See Standards in Chapter or Section
	C1	C2	C3	CR	CP D	CH	CA	
Restaurant, counter service with limited seating	P	P	P	P		P	P	
Restaurants, fast food	A	P	P	A		P	P	
Restaurants, full service	P	P	P	P		P	P	
Retail stores, general merchandise	P	P	P	P		P	P	
Spas and swimming pools, sales and service	P	P	P	P		P		
Supermarkets	P	P	P	P		P	P	
Vehicle sales, leasing and rental agencies			P			P	P	30.34.160
Service Uses								
Ambulance services	P	P	P	P		P	P	
Banks and financial institutions	P	P	P	P		P	P	
Business support services	P	P	P	P(3))		P	P	
Car washes, full or self service		P	P			P	P	30.34.030
Day care centers	P	P	P	P	P	P	P	
Gas station	C	P	P	C		P	P	<u>30.34.020</u>
Heating and air conditioning sales and service (HVAC)			P			P		30.34.070
Hotels and motels		P	P	P(3))		P		
Massage establishment	C	C	C	C		C	C	5.64
Mortuaries and funeral homes			P			P		
Personal services	P	P	P	P		P	P	
Pet grooming	P	P	P	P		P		
Repair and maintenance, consumer products	P	P	P	P		P	P	
Tire stores			P			P	P	30.34.140
Vehicle repair garage			P			P	P	30.34.150
Wireless telecommunications facilities	W	W	W	W	W	W	W	30.48

Key to Permit Requirements	Symbol	See Chapter
Permitted use	P	
Administrative use—Administrative use permit required	A	30.49

Conditional use—Conditional use permit required	C	30.42
Temporary use	T	
Wireless telecommunications facilities permit required	W	30.48
Use not allowed		

Notes:

- (1) See Section 30.03.010 regarding uses not listed.
- (2) See Chapter 30.70 for definitions of the land uses.
- (3) Permitted above the first floor level only.
- (4) AUP—An Administrative Use Permit (AUP) is not required for supermarkets with 20,000 sq. ft. of floor area or greater.

SECTION 7. Section 30.13.020 of the Glendale Municipal Code, 1995 is hereby amended to read as follows:

30.13.020 Industrial district land uses and permit requirements.

A. Permitted Primary Use and Structures. No building, structure or land shall be used and no building, structure or use in the industrial zoning districts shall be erected, structurally altered, enlarged or established except the following permitted uses, buildings and structures identified with a “P” in Table 30.13-A.

B. Conditional Uses and Structures. The following uses and structures identified with a “C” in Table 30.13-A may be permitted in the industrial zoning districts subject to approval of a conditional use permit (Chapter 30.42). The development standards of this zone shall apply except as otherwise provided herein.

C. Administrative uses and structures. The following uses and structures identified with an “A” in Table 30.13-A may be permitted in the commercial zoning districts subject to approval of an administrative use permit (Chapter 30.49). The development standards of this zone shall apply except as otherwise provided herein.

D. Temporary Uses. Temporary uses (identified with a “T” in Table 30.13-A), allowed subject to approval and compliance with all applicable provisions of this Zoning Code.

E. Permitted Accessory Uses and Structures. Accessory uses, buildings and structures shall be permitted in zones identified with a “P” in Table 30.13-A.

F. Wireless Telecommunications Facilities. Wireless telecommunications facilities, identified with a “W” in Table 30.13-A may be permitted subject to the approval of a wireless telecommunications facility permit as set forth in Chapter 30.48 of this code.

G. Standards for Specific Uses. Where the last column in the following tables (“See standards in Section”) includes a section number, the regulations in the referenced section apply to the use; however, provisions in other sections of this Zoning Code may apply as well.

H. Uses not Listed. Land uses that are not listed on Table 30.13-A, or are not shown in a particular zoning district are not allowed, except where other uses which the director of community development determines to be similar in nature, function and operation to listed permitted primary uses within these zones.

Table 30.13-A

INDUSTRIAL ZONING DISTRICTS AND PERMIT REQUIREMENTS

LAND USE (1)(2)	PERMIT REQUIREMENT BY ZONE		See Standards in Section or Chapter
	IND	T	
Accessory Structures and Uses			
Accessory uses	P		
Antennas (pole type) and flagpoles	P		
Carts (freestanding, non-motorized, portable type)	P		30.34.040
Dish antennas	P		30.34.050
Home occupations	P		30.45
Home-sharing	P		5.110 5.56
Outdoor storage, incidental	P		
Reverse vending machines	P		30.13.040
Signs	P		30.33
Solar energy equipment	P		30.30.050
Industrial Mixed Use/Large Scale Projects			
Industrial mixed use/large-scale project, including all primary, accessory and temporary uses and structures and all uses and structures conditionally permitted in the C3 zone. Uses specified in the C3 zone shall be subject to specific development standards as required in the C3 zone.	P		
Education, Public Assembly, Recreation			
Nightclubs	C		
Schools, physical instruction	A		
Schools, private	C		
Schools, private specialized education and training	A		

LAND USE (1)(2)	PERMIT REQUIREMENT BY ZONE		See Standards in Section or Chapter
	IND	T	
Taverns	C		
Manufacturing and Processing			
Backlots/outdoor facilities—Production	P		
Broadcasting studios and indoor support facilities—Production	P		
Heavy manufacturing	P		
Light manufacturing	P		
Printing, publishing, and lithographic services	P		
Recycling	C		
Research and development	P		
Soundstage—Production	P		
Warehousing	P		
Wholesaling, including wholesaling of alcoholic beverages	P		
Residential and Institutional Uses			
Conversion of a live/work unit to entirely residential or entirely business use	C		
Domestic violence shelters	P		
Emergency shelters	P		
Live/work	C		<u>30.34.090</u>
Retail			
Alcoholic beverage sales	A(3)		
Building materials, supplies, sales and service	P		
Christmas tree sales lots, when maintained between November 1st and January 9th	T		<u>5.445.36</u>
Hardware stores	P		
Jewelry stores	P		
Nurseries and garden supply sales	P		
Paint and wallpaper stores	P		
Pharmacy	P		
Pumpkin sales lots, when maintained between October 15th and November 1st	T		<u>5.44 5.36</u>
Spas and swimming pools, sales and service	P		
Vehicle sales, leasing and rental agencies	P		30.34.160
Service Uses			
Ambulance services	P		
Body shops and painting booths	P		30.34.150
Business support services	P		

LAND USE (1)(2)	PERMIT REQUIREMENT BY ZONE		See Standards in Section or Chapter
	IND	T	
Car washes (full or self service)	P		30.34.030
Day care centers	A		
Equipment rental yards	P		
Gas stations	P		<u>30.34.020</u>
Heating and air conditioning sales and service (HVAC)	P		30.34.040
Kennel, animal boarding and daycare	P(4)		
Laundries and dry cleaning plants	P		
Medical and dental laboratories	P		
Moving services	P		
Repair and maintenance, consumer products	P		
Restaurant, counter service with limited seating	P		
Restaurants—Fast food	P		
Restaurants—Full service	P		
Storage, personal facilities	P		
Storage, outdoor facility	P		
Tire stores	P		30.34.140
Towing services and impound yards	P		30.34.145
Vehicle repair garages	P		30.34.150
Office Uses			
Contractor's office and/or storage, temporary	T		
Medical and dental offices	P		
Office	P		
Office, consumer services	P		
Veterinary offices, including hospitalization services	P		
Transportation and Communication Facilities			
Nonemergency heliports	C		
Parking lots or structures	P	P	30.32 30.51.020
Utility and transmission facilities	P	P	
Wireless telecommunications facilities	W	W	Chapter 30.48

	Symbol	See Chapter
Key to Permit Requirements		

Permitted use	P	
<u>Administrative use – Administrative use permit required</u>	<u>A</u>	<u>30.49</u>
Conditional use—Conditional use permit required	C	30.42
Temporary use	T	
Wireless telecommunications facilities permit required	W	30.48
Use not allowed		

Notes:

- (1) See Section 30.03.010 regarding uses not listed.
- (2) See Chapter 30.70 for definitions of the land uses.
- (3) AUP An Administrative Use Permit (AUP) is not required for supermarkets with 20,000sq. ft. of floor area or greater or for wholesaling.
- (4) Not to be located nearer than two hundred (200) feet to the R1, R1R, ROS, R-3050, R-2250, R-1650 and R-1250 zones if use includes outdoor facilities.

SECTION 8. Section 30.14.020 of the Glendale Municipal Code, 1995 is hereby amended to read as follows:

30.14.020 Mixed use district land uses and permit requirements.

A. Permitted Primary Uses and Structures. No building, structure or land shall be used and no building, structure or use in the ~~mixed-use~~mixed-use zoning districts shall be erected, structurally altered, enlarged or established except the following permitted uses, buildings and structures identified with a “P” in Table 30.14-A.

B. Conditional Uses and Structures. The following uses and structures identified with a “C” in Table 30.14-A may be permitted in the ~~mixed-use~~mixed-use zoning districts subject to approval of a conditional use permit (Chapter 30.42). The development standards of this zone shall apply except as otherwise provided herein.

C. Administrative Uses and Structures. The following uses and structures identified with an “A” in Table 30.14-A may be permitted in the commercial zoning districts subject to approval of an administrative use permit (Chapter 30.49). The development standards of this zone shall apply except as otherwise provided herein.

D. Temporary Uses. Temporary uses (identified with a “T” in Table 30.14-A), allowed subject to approval and compliance with all applicable provisions of this Zoning Code.

E. Permitted Accessory Uses and Structures. Accessory uses, buildings and structures shall be permitted in zones identified with a “P” in Table 30.14-A.

F. Wireless Telecommunications Facilities. Wireless telecommunications facilities, identified with a “W” in Table 30.14-A may be permitted subject to the approval of a wireless telecommunications facility permit as set forth in Chapter 30.48 of this code.

G. Standards for Specific Uses. Where the last column in the following tables (“See Standards in Section or Chapter”) includes a section number, the regulations in the referenced section apply to the use; however, provisions in other sections of this Zoning Code may apply as well.

Table 30.14-A

MIXED USE ZONING DISTRICTS AND PERMIT REQUIREMENTS

LAND USE (1)(2)	PERMIT REQUIREMENT BY ZONE			See Standards in Section or Chapter
	IMU	IMU- R	SFMU	
Accessory Buildings, Structures and Uses				
Accessory dwelling unit (ADU), and/or junior accessory dwelling unit (JADU) on a lot developed with one residential dwelling unit		P	P	30.34.080
Accessory dwelling unit(s) (ADU) on a lot developed with more than one residential dwelling unit		P	P	30.34.080
Accessory buildings and structures		P	P	
Accessory uses	P	P	P	
Antennas (pole type)	P	P	P	
Carts (freestanding, non-motorized, portable type)	P	P	P	30.34.040
Dish antennas	P	P	P	30.34.050
Home occupation		P	P	30.45
Home-sharing	P	P	P	5.110
Reverse vending machines	P	P	P	30.14.040
Signs	P	P	P	30.33
Solar energy equipment	P	P	P	30.30.050
Institutional Uses				

LAND USE (1)(2)	PERMIT REQUIREMENT BY ZONE			See Standards in Section or Chapter
	IMU	IMU- R	SFMU	
Places of worship	C	C	C	
Schools, physical instruction	P	P	P	
Schools, private	C	C	C	
Schools, private specialized education and training	P	P	P	
Recreation				
Community gardens	P	P	P	30.34.045
Gyms and health clubs	C	C	C	
Indoor recreation centers	C	C	C	
Nightclubs	C			
Outdoor commercial recreation	C	C	C	
Private clubs and lodges	C	C	C	
Public dances	P	P	P	
Taverns	C	C	C	
Theaters	C	C	C	
Manufacturing and Processing				
Backlots/outdoor facilities—Production	P	C	C	
Broadcasting studios and indoor support facilities—Production	P	P	P	
Heavy manufacturing	P	P		
Laundries and dry-cleaning dry-cleaning plants	P	P(4)		
Light manufacturing	P	P	P(3)(4)	
Printing, publishing, and lithographic services	P	P(4)	P(3)(4)	
Research and development	P	P	P(4)	
Soundstages—Production	P	P	C	
Warehousing	P	P	P(4)	
Wholesaling, including wholesaling of alcoholic beverages	P	P	P(4)	
Residential Uses				
Domestic violence shelter	P	P	P	
Conversion of a live/work unit to entirely residential or entirely business use	C	C	C	
Emergency shelter	P			
Multiple residential dwelling units		A	P(5)	
Residential congregate living, limited			P	
Residential congregate living, medical		A	A	
Residential congregate living, non-medical		A	A	

LAND USE (1)(2)	PERMIT REQUIREMENT BY ZONE			See Standards in Section or Chapter
	IMU	IMU- R	SFMU	
Senior housing		C	P(5)	
Mixed-Use Developments				
Live/work units	A	A	P(6)	30.34.090
Live/work units with conditionally permitted uses	C	C	C(6)	30.34.090
Mixed-use development provided that all uses are permitted in zone which the project is located			P(6)	30.34.100
Mixed-use development where at least one use is conditionally permitted	C(8)	C	C	30.34.100
Retail Trade Uses				
Alcoholic beverage sales	A(9)	A(9)	A(9)	
Automobile supply stores	P	P		
Banquet halls	C	C		
Building materials, supplies, sales and service	P	P		
Christmas tree sales lots, when maintained between November 1st and January 9th	T	T		5.44 5.36
Firearms, weapon sales	P	P		
Hardware stores	P	P		
Jewelry stores	P	P	P	
Liquor stores	A	A	A	
Nurseries and garden supplies	P	P	P	
Paint and wallpaper stores	P	P		
Pharmacy	P	P	P	
Pumpkin sales lots, when maintained between October 15th and November 1st	T	T		5.44 5.36
Restaurant, counter service with limited seating	P	P	P	
Restaurants, fast food	P	P(7)	P(7)	
Restaurants, full service	P	P	P	
Retail stores, general merchandise	P	P	P	
Spas and swimming pools, sales and service	P	P		
Supermarkets	P	P	P	
Vehicle sales, leasing and rental agencies, including new and used automobiles,	P	P		30.34.160

LAND USE (1)(2)	PERMIT REQUIREMENT BY ZONE			See Standards in Section or Chapter
	IMU	IMU- R	SFMU	
motorcycles, light trucks, recreational vehicles and boats				
Vehicle sales, leasing and rental agencies, including new and used automobiles, motorcycles, light trucks, recreational vehicles and boats existing prior to September 12, 2006, including a one-time expansion on the same lot of up to 20% of floor area			P	30.34.160
Expansion of vehicle sales, leasing and rental agencies, including new and used automobiles, motorcycles, light trucks, recreational vehicles and boats existing prior to September 12, 2006, when proposed expansion is on the same lot as the existing facility and is greater than 20% of the floor area existing prior to September 12, 2006, or for any new facilities on separate or non-contiguous lots			C	30.34.160
Service Uses				
Ambulance services	P	P		
Banks and financial institutions	P	P	P	
Body shops and painting booths	P	P(4)		30.34.150
Business support services	P	P	P	
Car washes (full or self service)	P	P		30.34.030
Day care centers	P	P	A	
Equipment rental yards	P	P		
Gas stations	P	P	C	30.34.020
Heating and air conditioning sales and service (HVAC)	P	P		30.34.070
Hotel and motels	C	C	C	
Kennel, animal boarding and daycare	P(10)	P(10)		
Massage establishment	C	C	C	5.64
Medical and dental laboratories	P	P	P	
	A	A		
Mortuaries and funeral homes				
Moving and storage services	P	P		
Pawnshops	P	P	P	
Personal services	P	P	P	

LAND USE (1)(2)	PERMIT REQUIREMENT BY ZONE			See Standards in Section or Chapter
	IMU	IMU-R	SFMU	
Pet grooming	P	P		
Repair and maintenance, consumer products	P	P(4)	P(3)(4)(11)	
Storage, personal facility	P			
Storage, outdoor facility	P			
Tire stores	P	P		30.34.140
Towing services and impound yards	C	C		30.34.145
Vehicle repair garages	P	P(4)		30.34.150
Office Uses				
Contractor's office and/or storage, temporary	T	T		
Medical and dental offices	P	P	P	
Offices	P	P	P	
Office, consumer services	P	P	C	
Veterinary offices, including hospitalization services	P	P		
Transportation and Communications Uses				
Parking lot/structure facilities	P	P	C	30.32, 30.51.020
Utility and transmission facilities	C	C	C	
Wireless telecommunications facilities	W	W	W	30.48

Key to Permit Requirements	Symbol	See Chapter
Permitted use	P	
Administrative use—Administrative use permit required	A	30.49
Conditional use—Conditional use permit required	C	30.42
Temporary use	T	
Wireless telecommunications facilities permit required	W	30.48
Use not allowed		

Notes:

(1) See Section 30.03.010 regarding uses not listed.

- (2) See Chapter 30.70 for definitions of the land uses.
- (3) If gross floor area of the building is 10,000 sq. ft. or less and use is indoors; if greater than 10,000 sq. ft. and/or use is outdoors, a conditional use permit is required.
- (4) Requires a conditional use permit when combined in a mixed-use development which includes residential.
- (5) When fronting San Fernando Road, Broadway, or Colorado Street, only allowed as mixed-use projects with commercial uses located along the street frontage as required in Section 30.34.100.
- (6) For lots having frontage along San Fernando Road, Broadway, and Colorado Street, manufacturing and processing uses shall not be on the ground floor fronting these streets.
- (7) No drive-thru facilities permitted.
- (8) The only dwelling units permitted are live/work units.
- (9) Supermarkets only require an AUP-Administrative Use Permit for on-site consumption of alcoholic beverages. CUP-An Administrative Use Permit is not required for wholesaling.
- (10) Not to be located nearer than 200 feet to the R1, R1R, ROS, R-3050, R-2250, R-1650-16-50 and R-1250 zones if use includes outdoor facilities.
- (11) For upholstery services it shall include furniture only, no vehicle.

SECTION 9. Section 30.15.020 of the Glendale Municipal Code, 1995 is hereby amended to read as follows:

30.15.020 Special purpose district land uses and permit requirements.

A. Permitted Primary Uses and Structures. No building, structure or land shall be used and no building, structure or use in the special purpose zoning districts shall be erected, structurally altered, enlarged or established except the following permitted uses, buildings and structures identified with a “P” in Table 30.15-A.

B. Conditional Uses and Structures. The following uses and structures identified with a “C” in Table 30.15-A may be permitted in the special purpose zoning districts subject to approval of a conditional use permit (Chapter 30.42). The development standards of this zone shall apply except as otherwise provided herein.

C. Administrative Uses and Structures. The following uses and structures identified with an “A” in Table 30.15-A may be permitted in the special purpose zoning districts

subject to approval of an administrative use permit (Chapter 30.49). The development standards of this zone shall apply except as otherwise provided herein.

D. Temporary Uses. Temporary uses (identified with a “T” in Table 30.15-A), allowed subject to approval and compliance with all applicable provisions of this Zoning Code.

E. Permitted Accessory Uses and Structures. Accessory uses, buildings and structures shall be permitted in zones identified with a “P” in Table 30.15-A.

F. Wireless Telecommunications Facilities. Wireless telecommunications facilities, identified with a “W” in Table 30.15-A may be permitted subject to the approval of a wireless telecommunications facility permit as set forth in Chapter 30.48 of this code.

G. Standards for Specific Uses. Where the last column in the following tables (“See Standards in Section or Chapter”) includes a section number, the regulations in the referenced section apply to the use; however, provisions in other sections of this Zoning Code may apply as well.

H. Uses Not Listed. In the CE and CEM zones only, land uses that are not listed on Table 30.15-A, or are not shown in a particular zoning district are not allowed, except where other uses which the director of community development determines to be similar in nature, function and operation to listed permitted primary uses within these zones.

Table 30.15-A

SPECIAL PURPOSE DISTRICTS AND PERMIT REQUIREMENTS

LAND USE (1)(2)	PERMIT REQUIREMENT BY ZONE				See Standards in Section or Chapter
	CE	CEM	MS	SR	
Accessory Buildings, Structures and Uses					
Accessory dwelling unit (ADU), and/or junior accessory dwelling unit (JADU) on a lot developed with one residential dwelling unit			P		30.34.080
Accessory dwelling unit(s) (ADU), on a lot developed with more than one residential dwelling unit			P		30.34.080
Accessory use	P	P	P	P	
Accessory living quarters or guest house not to exceed an aggregate area of 500 sq. ft. of floor area			P		
Antennas (pole type) and flagpoles	P	P	P	P	
Auditoriums		P	P		
Caretaker's residences	P	P	P	P	

LAND USE (1)(2)	PERMIT REQUIREMENT BY ZONE				See Standards in Section or Chapter
	CE	CEM	MS	SR	
Carts (freestanding, nonmotorized, portable type)			P	P	30.34.040
Dish antennas	P		P	P	30.32.050
Home occupations			P		
Home-sharing			P		5.11 5.56
Manufacturing of containers for caskets, remains and flowers		P			
Mobile medical trailers, temporary			T(5)		
Museums		P			
Nurseries and garden supplies		P			
Reverse vending machines			P		30.12.040
Signs	P	P	P	P	30.33
Solar energy equipment	P	P	P	P	30.30.050

Agriculture, Open Space, and Resources

Apiaries				P	
Open space/conservation areas				P	

Education, Public Assembly, Recreation—General

Amphitheaters				P	
Aquariums				P	
Arboretums and botanical gardens				P	
Auditoriums				P	
Aviaries				P	
Bandstands				P	
Community gardens			P	P	
Golf courses, country clubs, driving ranges and related facilities				P	
Libraries				P	
Local fairs				P	
Museums				P	
Observatories				P	
Parks and playgrounds, private			P	P	
Places of worship			P	P(4)	
Public dances				P	
Recreational camps				P	
Riding academies or stables				P(3)	
Stables, including boarding of horses, sale or exchange of horses and horse rentals	P				

LAND USE (1)(2)	PERMIT REQUIREMENT BY ZONE				See Standards in Section or Chapter
	CE	CEM	MS	SR	
Swimming pools				P	
Education, Public Assembly, Recreation Within a Public Park					
Amphitheaters				P	
Aquariums				P	
Arboretums and botanical gardens				P	
Auditoriums				P	
Aviaries				P	
Bandstands				P	
Community center				P	
Community gardens				P	30.34.045
Convention centers				P	
Day care				A	
Golf courses, country clubs, driving ranges and related facilities				P	
Gymnasiums				P	
Libraries				P	
Local fairs				P	
Museums				P	
Observatories				P	
Parks and playgrounds, public				P	
Public dances				P	
Recreational camps				P	
Riding academies or stables				P(3)	
Swimming pools				P	
Institutional Uses					
Cultural arts centers			P		
Hospitals			P		
Museums			P		
Schools, physical instruction			C		
Schools, private			C		
Schools, private specialized education and training			C		
Light Industrial Uses					
Broadcasting studios and indoor support facilities—Productions			P		
Medical and dental laboratories			P		
Miscellaneous Uses					
Non-emergency heliport			P		
Parking lots			P		

LAND USE (1)(2)	PERMIT REQUIREMENT BY ZONE				See Standards in Section or Chapter
	CE	CEM	MS	SR	
Parking structures, subject to PS overlay required setback standards			P		30.23, 30.32.110
Office Uses					
Contractor's office and/or storage, temporary	T		T	T	
Contractor's office			P		
Medical and dental offices			P		
Office			P		
Office, consumer services			P		
Recreational Uses					
Children indoor play areas			P		
Cyber-café establishments			P		
Gyms and health clubs			P		
Indoor recreation center			P		
Private clubs and lodges			P		
Residential Uses					
Domestic violence shelter			P		
Emergency shelter			P		
Multiple residential dwelling units subject to provisions of the R-2250 zone			P		
One residential dwelling per lot subject to provisions of the R-2250 zone			P		
Residential congregate care living, limited			P		
Residential congregate care living, medical			P		
Residential congregate care living, non-medical			P		
Senior housing			P		
Retail Uses					
Alcoholic beverage sales			A	A	
Christmas tree sales lots, when maintained between November 1st and January 9th	T		T		5.445.36
Jewelry stores			P		
Liquor stores			C		
Pharmacy	P		P		

LAND USE (1)(2)	PERMIT REQUIREMENT BY ZONE				See Standards in Section or Chapter
	CE	CEM	MS	SR	
Pumpkin sales lots, when maintained between October 15th and November 1st	T		T		5.44 5.36
Restaurant, counter service with limited seating			P		
Restaurants, fast food			P		
Restaurants, full service			P		
Retail stores, general merchandise			P		
Western retail and supply stores	P				
Service Uses					
Ambulance services			P		
Banks and financial institutions			P		
Business support services			P		
Cemeteries		P			
Day care centers			P		
Gas station			P		30.34.020
Hotels and motels			P		
Kennel and animal boarding	P			C	
Massage establishment			C		5.64
Mortuaries and funeral homes			P		
Personal services			P		
Repair and maintenance, consumer products			P		
Sanitary landfills and related recovery of materials				C	
Transportation and Communications Uses					
Utility and transmission facilities	C	C	C(6)	C	
Wireless telecommunication facilities	W	W	W	W	30.48

Key to Permit Requirements	Symbol	See Chapter
Permitted use	P	
Administrative use—Administrative use permit required	A	30.49
Conditional use—Conditional use permit required	C	30.42
Temporary use	T	
Wireless telecommunications facilities permit required	W	30.48

Notes:

- (1) See Section 30.03.010 regarding uses not listed.
- (2) See Chapter 30.70 for definitions of the land uses.
- (3) Not to be located nearer than 1/2 mile to the R1, R1R, ROS, R-3050, R-2250, R-1650 and R-1250 zones on which there is no H overlay zone.
- (4) Places of worship in the SR zone must have been in existence as of September 26, 2006.
- (5) Temporary mobile medical trailers must be used on a hospital site and are limited to a period of 2 years.
- (6) See Section 30.15.060 for additional standards.

SECTION 10. Section 30.20.040 of the Glendale Municipal Code, 1995 is hereby amended to read as follows:

30.20.040 Additional development standards.

A. Density.

1. In any planned residential project, the maximum number of dwelling units for the entire project shall be calculated by the total number of acres or fraction thereof of the project inclusive of public or private streets and areas devoted to common use, and shall not exceed the following:

a. In mountainous terrain as defined in Section ~~16.40.270~~ ~~16.08.270~~ of this code, the maximum allowable density for a planned residential project regardless of underlying zoning shall depend on the average slope of the area within the project. The average current slope of a parcel of land shall be computed in accordance with the provisions of Section ~~30.70.200~~ ~~30.70.020(s)~~ of this title.

The density for property shall be computed in accordance with the following formula: $D = 3 - (S \times 5.6)$

The letters in this formula shall have the following significance: D = Maximum allowable density in dwelling units per acre; S = Average current slope.

In no event shall the density for a planned residential project exceed the density of the underlying zone, and in no event shall the density be restricted to less than forty-five hundredths (0.45) dwelling units per acre.

b. In non-mountainous terrain, the maximum allowable density for any planned residential development shall not exceed the following schedule:

Table 30.20-C

Development Feature	Requirement by Zoning District				
	PRD— R1	PRD—R- 3050	PRD—R- 2250	PRD—R- 1650	PRD—R- 1250
Maximum Dwelling Units per Acre	4.35	10.0	18.5	20.0	20.0

2. When the development plan of a planned residential development covers an area to be developed in more than one (1) unit of area, the first unit of area shall meet the density requirements of this section. Each succeeding unit of area when combined with the prior units of area shall meet the average density requirements. Where the development is in more than one (1) underlying residential zone, the number of allowable dwelling units must be separately calculated for each portion of the development that is in a separate zone and must then be combined to determine the number of dwelling units allowable in the entire development. The distribution of dwelling units within the development is not to be affected by existing underlying zoning boundaries and the provisions of this chapter shall control.

B. Total Open Space.

1. Minimum total open space (including usable open space) shall be established pursuant to the following schedule:

Table 30.20-D

Development Feature	Requirement by Zoning District						
	PRD— ROS	PRD— R1R	PRD— R1	PRD— R- 3050	PRD— R- 2250	PRD— R- 1650	PRD— R-1250
Total Open Space	3,200 sq. ft./DU	3,200 sq. ft./DU	3,200 sq. ft./DU	1,600 sq. ft./DU	1,200 sq. ft./DU	500 sq. ft./DU	500 sq. ft./DU

2. All of the total open space shall be reserved for use in perpetuity by the residents of the planned residential development. The residents shall own, as an appurtenance to each dwelling or lot, an undivided interest in all open spaces and

facilities except those private yard areas required in Section 30.20.040(B)(I) and 30.20.040(C)(1). Council may require that open space easements indicated in any planned residential development be conveyed to the city. Total “open space” may be improved or that portion not required as usable open space may be left in its natural state, particularly if natural features worthy of preservation exist on the site. The owners of interest shall be responsible for the maintenance of all such open space left in its natural state and shall so maintain such areas so that at no time will they constitute a health, safety, fire or flood menace to the community.

3. When the development plan of a planned residential development covers an area to be developed in more than one unit of area, the first unit of area shall meet the minimum total and usable open space requirements of this section. Each succeeding unit of area when combined with the prior units of area shall meet the average total and usable open space requirements of this section.

C. Usable Open Space.

1. In the development of any planned residential development, the following schedule shall be adhered to in relating the required usable open space to the number of dwelling units proposed to be constructed per residential zone:

Table 30.20-E

Development Feature	Requirement by Zoning District						
	PRD— ROS	PRD— R1R	PRD— R1	PRD— R-3050	PRD— R-2250	PRD— R-1650	PRD— R- 1250
Useable Open Space	2,000 sq. ft./DU	2,000 sq. ft./DU	2,000 sq. ft./DU	1,000 sq. ft./DU	800 sq. ft./DU	300 sq. ft./DU	300 sq. ft./DU

2. As a portion of the usable open space in the PRD-ROS, PRD-R1R, PRD-R1 and PRD-R-3050 residential zones, there shall be provided for each dwelling unit, at ground level and adjacent thereto, a separate private yard or yards with an average overall finished grade not exceeding five (5) percent and a total area of at least four hundred (400) square feet, of which at least one hundred (100) square feet shall be screened from public view.

3. As a portion of the usable open space in all other residential zones, there shall be provided for each dwelling unit, at ground level and adjacent thereto, a separate private yard or yards with an overall finished grade not exceeding five (5) percent and a total area of at least one hundred (100) square feet, and such yard shall be screened from public view.

4. All usable open space areas shall be provided with watering devices adequate to maintain such areas. The council, in reviewing any precise plan, may disapprove any area designating usable open space where there are physical obstructions or hazards detrimental to the safety of the public.

D. Maintenance of Total Open Space. In the event that the organization or association established to own and maintain the total open space shall at any time after establishment of the planned residential development fail to maintain, as determined by the director of community development, the total open space in reasonable order and condition in accordance with the approved plan, the council may serve written notice upon the owners of interest therein setting forth the manner in which the organization has failed to maintain the total open space. Said notice shall include a demand that such deficiencies of maintenance be remedied within thirty (30) days thereof and shall state the date and place of a hearing before the city council therein which shall be held within fourteen (14) days of the notice. At such hearing the city council may modify the terms of the original notice as to the deficiencies and may give an extension of time within which they shall be remedied. If the deficiencies set forth in the original notice or in the modifications thereof shall not be remedied within said thirty (30) days or any extension thereof, the city, in order to preserve the taxable values of the properties within the planned residential development and to prevent the total open space from becoming a public nuisance, may enter upon said total open space and maintain the same for a period of not to exceed one (1) year. Said entry and maintenance shall not vest in the public any rights to use the total open space except when the same is voluntarily dedicated to the public by the owners and accepted by the city. Before the expiration of said year, the city council shall, upon its initiative or upon the request of the organization theretofore responsible for the maintenance of the total open space, call a public hearing upon notice to such organization or to the owners of interest of the planned residential development. Said hearing shall be held by the city council, at which hearing such organization or the owners of interest of the planned residential development shall show cause why such maintenance by the city shall not continue. If the city council shall determine that such organization is ready and able to maintain said total open space in reasonable condition, the city council shall cease to maintain said total open space. If the city council shall determine that said organization is not ready, willing or able to maintain the total open space in a good, clean and safe condition, the city council may, in its discretion, continue to maintain said space subject to a similar hearing and determination. The cost of such maintenance by the city shall be assessed ratably against the properties within the planned residential development and shall become a lien on said properties. The city, at the time of entering upon said total open space for the purpose of maintenance, shall file a notice of such lien in the office of the county recorder upon the properties affected by such lien within the planned residential development.

E. Architectural Design. Architectural treatments on all exterior walls of any building shall be so designed to avoid a monotonous or continuous facade of the exterior wall. The director of community development may require changes in materials, height, projections in the vertical or horizontal plane or other such facade changes as may be

necessary. In no event shall the front and rear facade of any building be in one (1) continuous vertical or horizontal plane.

F. Slopes. All cut slopes in excess of fifteen (15) feet in height shall utilize the saw-tooth method of grading with three (3) feet by three (3) feet benching techniques wherever feasible and all slopes shall be rounded to meet existing natural slope.

G. Soil Testing. The soil conditions in any proposed subdivision shall be analyzed by a recognized testing laboratory approved by the city engineer and the results thereof shall be submitted to him. The city engineer shall instruct the testing laboratory as to location and number of soil tests required and the laboratory's report shall contain recommendations for pavement design and safe soil-bearing values for footings, etc. If the city engineer has professional reasons to believe that the report is inadequate or incomplete, he may reject any recommendation of the laboratory subject to further study or test. All costs in connection with the soil test shall be borne by the subdivider.

H. Water Systems. Water systems shall be designed to provide a sufficient amount of water to meet the firefighting requirements of the area involved as well as domestic water source. The fire chief shall review locations for proposed fire hydrant systems and they shall be in conformance with the National Board of Fire Underwriters Standards. In areas where there will be a potential fire hazard, easy, unobstructed access for fire equipment shall be provided. The fire chief shall recommend to the planning commission the location of fire road easements and firebreaks when needed.

I. Streets.

1. All streets in any planned residential development shall be dedicated for public use unless otherwise approved by the council. It shall be the responsibility of the owner, developer or applicant to justify the necessity or desirability of private streets within the development, which streets shall be required to be designed by a civil engineer to the city of Glendale standards and shall conform to the width, grade, alignment, structural section, and turn around features which are standard for the city. Any proposal for private streets shall include a maintenance plan to be approved by the director of public works.

2. Requirements related to streets shall be as specified in Title 16 of this code.

J. Improvements and Dedications.

1. Where any land is to be conveyed for a public use, a guarantee of title issued by a title insurance company in the name of the city of Glendale and at the expense of the landowner of the land being conveyed to or for the benefit and protection of the city of Glendale showing all parties whose consent is necessary and the nature of their interest therein, shall be filed with the conveyances of said land to the city of Glendale.

2. Where public improvements are to be constructed or where improvements are to be made upon lands to be conveyed to the city of Glendale, the landowner shall execute and file an agreement between himself and the city providing for the installation of such improvements based on the city engineer's estimate of the landowner's costs and expenses in accordance with the approved development schedule contained in the precise plan. This agreement shall be accompanied by a faithful performance bond in the amount of one hundred (100) percent of the city engineer's estimate. Such improvement agreement and performance security provided for herein shall be considered in like manner as are requirements upon improvement agreements and faithful performance bonds under regulations for subdivisions in the city of Glendale. Such improvement agreement and faithful performance bond shall also include and cover the installation of landscaping and planting as required by an approved plan thereof whether such landscaping and planting shall be upon public or private lands. Where public improvements are installed prior to any conveyance to the city, all work shall be inspected by the city as to conformity with "Standard Specifications Public Works Construction 1976 Edition" and "The City of Glendale, Specifications, General Conditions" and include the latest revisions and supplements thereto as adopted by the city council and no faithful performance bond deposit need be provided.

K. Parking.

1. All parking and loading areas and vehicle accessways shall be in compliance with the provisions of Chapter 30.32 of this title.
2. For common recreational facilities and any nonresidential uses, adequate additional off-street parking spaces shall be provided to handle the contemplated use of the facilities of the development.
3. The development plan and the precise plan shall designate the specific locations of guest parking facilities and the commission may recommend and the city council may require alternate locations for guest parking.

SECTION 11. Section 30.27.040 of the Glendale Municipal Code, 1995 is hereby amended to read as follows:

30.27.040 Fences within the street front setback and the street side setback areas.

Notwithstanding any other provisions of this title ~~30~~, the following additional criteria shall apply to any fence or gate in the street front setback area or in the street side setback area in the F overlay zone:

- A. Fences and gates located within the street front or street side setback area shall be located on private property and shall be at least five (5) feet from the back of the street curb or roadway pavement (where no curb exists) and shall not exceed a height, at any point, of forty-two (42) inches;

B. Fences and gates shall utilize an open design along their entire length in any street front or street side setback area where a minimum of fifty (50) percent of the fence area is open for any four-foot section of fence;

C. No fence or gate shall be electrically charged or made of any sharp-edged materials, barbed wire, razor wire, chicken wire, chain link, fiber glass, plain smooth block or painted block;

D. No fence or gate shall be installed or maintained across a driveway in any street front or street side setback area; and

E. All fences and gates shall be maintained in good condition and shall be kept free of rust, flaking paint, and graffiti. Deteriorated materials shall be repaired or removed.

SECTION 12. Section 30.32.030 of the Glendale Municipal Code, 1995 is hereby amended to read as follows:

30.32.030 Parking and loading spaces required - General.

A. Minimum parking Requirements. There shall be provided at the time of the occupancy of any building or structure a minimum number of off-street parking and loading spaces as hereinafter required in this chapter for said building or structure with adequate provision for safe ingress and egress. Furthermore, there shall be provided at the time of the establishment of any outdoor use area a minimum number of off-street parking and loading spaces as hereinafter required in this chapter for said outdoor use area with adequate provision for safe ingress and egress.

B. Expansion or Remodeling of Building, or Change in Use.

1. Expansion of building or use, generally. Upon change or enlargement of a building, or outdoor use area which creates an increase in the number of dwelling units on a lot, additional floor area, additional floor area devoted to a use, additional outdoor use area, or additional seats, additional parking and loading spaces shall be provided for such new floor area, dwellings, outdoor use area or seats without diminishing the existing parking provided for the existing use, buildings and/or structures unless said parking exceeds the requirements of this chapter.

2. Reduction in parking due to disabilities upgrade. When required solely as a need to upgrade existing parking facilities to comply with Americans with Disabilities Act (A.D.A.), Title III and California Code of Regulations (CCR), California Access Code, Title 24, the total number of parking spaces may be reduced at the discretion of the director of community development.

3. Addition of floor area to a dwelling unit. Subsection 1. above notwithstanding, addition of floor area to any dwelling unit may be permitted only when the number of off-street parking spaces provided is equal to or greater than the number that would be currently required for the entire building if it were newly

constructed, unless an administrative exception is obtained in accordance with Chapter 30.44. Addition of floor area outside of an actual dwelling unit in a common area such as a common laundry room, common recreation room, or common garage on a lot containing more than one (1) dwelling unit shall be permitted without the need to provide any additional parking spaces.

4. Addition of floor area to a historic resource. Additions of floor area ~~up to twenty-five (25) percent of a designated~~ to a historic resource on-listed in the Glendale Register of Historic Resources, identified as a contributor to a pending or designated historic district, or identified as eligible for listing in the Glendale Register of Historic Resources in a historic resource survey adopted and approved by the City Council shall not require the expansion, modification or other alteration of an existing garage or carport, or the construction of a new garage to provide code compliant parking ~~be exempt from the requirements of this subsection when the garage or carport on the property is identified by the Director of Community Development as a significant original or early feature of that property. Additional parking shall be provided only for the floor area being added which exceeds a twenty-five (25) percent increase.~~

5. Addition of floor area where only one (1) residential dwelling unit exists on a lot. Additions of floor area on a lot where only one (1) residential dwelling unit exists shall be exempt from the requirements of this subsection.

56. Change of use, generally. When the use of a building changes to a use that is required by Section 30.32.050 to have the same number of parking spaces as the immediately previous use, no additional parking spaces shall be required for the new use, regardless of the number of spaces actually provided by the previous use, provided that the previous use was legally established and the number of spaces has not decreased. When a change in use requires more off-street parking than the previous use, additional parking spaces shall be provided equal in number to the difference between the total number of spaces required by the new use and the number of spaces required for the immediately previous use. When a change in use requires less off-street parking than the previous use, no additional parking spaces are required.

C. Change of Use, Exceptions. Upon the change of use of an existing building, or lot, or a portion of a building, or lot, additional parking and loading spaces shall be provided for the new use as required by this chapter over and above the number of parking and loading spaces required by this chapter for the prior use only, with the following exceptions:

1. Change of use in a historic resource. Any change of use permitted in a historic resource shall not be required to provide additional parking to that legally required prior to the change of use.

2. Change of use in a space under five thousand (5,000) square feet in the DSP and TOD zones or two thousand (2,000) square feet in all other zones (this rule only applies if there is a zoning use certificate, certificate of use and occupancy or business registration certificate on file for a use/uses that exists at the time of the proposed change of use). The occupancy in any tenant space of less than five thousand (5,000) square feet in the DSP and TOD zones or two thousand (2,000) square feet in all other zones, may be interchanged among the following land uses, and any use not listed where the parking ratio for the existing use and the proposed use are the same, without the need to provide additional parking beyond that currently provided on-site or in covenanted off-site spaces provided that the final total gross floor area does not exceed five thousand (5,000) square feet in the DSP and TOD zones or two thousand (2,000) square feet in all other zones. For new buildings and structures, uses must be established with a valid business registration certificate for a minimum of one (1) year, from date of issuance. An occupancy that was permitted under this subsection in a space under five thousand (5,000) square feet in the DSP and TOD zones or two thousand (2,000) square feet in all other zones, may not combine with another occupancy to create an occupancy of five thousand (5,000) square feet or more in the DSP and TOD zones or two thousand (2,000) square feet or more in all other zones, without providing the number of parking spaces required by this code. Required parking shall be determined by the last occupancy that did not use this subsection in a space under five thousand (5,000) square feet in the DSP and TOD zones or two thousand (2,000) square feet in all other zones. Parking will be determined by subsection 33.32.030B.5.

- Taverns
- Day care centers, limited to two thousand (2,000) square feet in the DSP and TOD zones
- Offices, general
- Business support services
- Medical and dental offices
- Medical and dental labs
- Nursery and garden supplies
- Restaurants, full service
- Retail and service activities
- Live/work spaces

- Banks and financial institutions
 - Manufacturing
 - Repair and maintenance, consumer products
 - Gymnasiums and health clubs
 - Personal services
 - Restaurants, counter service
 - Restaurants, fast food, up to five thousand (5,000) square feet in the DSP and TOD zones and up to one thousand (1,000) square feet in all other zones, provided there is no drive-through facility
 - Schools, physical instruction
3. Change of use in the CR zone. Any proposed change in occupancy in the “CR” commercial retail zone from an office, retail or service use to a “high-intensity general office/service activity use” as defined herein, shall be required to provide parking and loading spaces as would be required for a new use in full compliance with the standards as specified in this chapter.
 4. Change of use in the DSP zone. When the use of a building changes to an art gallery use, as defined by the DSP, no additional parking is required (See Section 30.32.030B.5.).
 5. When the use of a space up to ten thousand (10,000) square feet changes from warehousing to manufacturing, no additional parking is required. For new buildings and structures, uses must be established with a valid business registration certificate for a minimum of one (1) year, from the date of issuance.

D. Maintenance of Required Parking. All off-street parking and loading spaces being maintained in connection with any existing main building, structure or use on October 22, 1952 and all parking spaces subsequently required by the zoning ordinance for any building, structure or use shall be maintained as long as said building, structure or use remains, unless an equivalent number of parking and loading spaces is provided conforming to the requirements of this chapter; provided, however, that this regulation shall not require the maintenance of more parking spaces than are herein required for a new building, structure or use. The director of community development may grant an administrative exception pursuant to Section 30.44.020 for the alteration of an existing parking facility to increase the number of parking spaces, where that facility is non-conforming as regards the number of parking spaces, when said alteration may create, continue or exacerbate a non-conformity regarding parking design standards, when, in the opinion of the director of community development, the benefits of the increased

number of parking spaces outweighs the impacts of the non-conformity regarding parking design standards.

E. Mixed Use Sites. A site with multiple tenants shall provide the aggregate number of parking spaces required by this chapter for each separate use, except where a reduction of parking is allowed by the reviewing authority in compliance with Section 30.32.080 (reduction of off-street parking requirements). Rounding of quantities of parking spaces shall be done in accordance with Section 30.32.060B.

SECTION 13. Section 30.32.060 of the Glendale Municipal Code, 1995 is hereby amended to read as follows:

30.32.060 Computation of required parking and loading spaces.

A. Uses Not Listed. Parking for land uses not specifically listed in Section 30.32.050 shall be provided based on a similar use provided in Table 30.32-A, as determined by the director of community development.

B. Rounding of Quantities. In computation of the total parking and loading spaces required for any building site or parking facility, fractional spaces shall be rounded off to the nearest whole number; fractions of five-tenths (0.5) or more being counted as one (1) full space. For sites with multiple non-residential occupants, the total amount of parking required shall be calculated by adding the required parking for all non-residential occupants, including fractional spaces, and the sum rounded to the nearest whole number. Guest parking spaces shall be rounded separately from the parking spaces required for the dwelling units themselves.

C. Calculations.

1. Where fixed seats provided are either benches or bleachers, such seats shall be constructed to be not more than twenty (20) lineal inches each.
2. In computation of parking space requirements, dens, studies, mezzanines, or other similar rooms which may be used as bedrooms shall be considered as bedrooms.
3. In computation of parking space requirements for industrial uses, mezzanines, as defined by the Glendale Building and Safety Code and used exclusively for storage, shall not be considered floor area.
4. In computation of assembly areas, all rooms or areas that can be logically and reasonably used for seating, in addition to any fixed seating area, shall be calculated in determining the parking requirement. Only those areas clearly not usable for assembly purposes shall be omitted for parking calculations (i.e. hallways, restrooms, small offices, reasonable aisle widths, etc.). Hallways and aisles should be generally consistent with all building and fire codes and may not be excessively wide to avoid compliance with parking requirements.

5. In computation of parking requirements for outdoor dining areas that are not located in the public right-of-way, the following shall apply:

The standards of this subsection shall apply to the following uses:

- Banquet halls
- Golf courses, country clubs, driving ranges and related facilities
- Nightclubs
- Restaurants, counter service with limited seating
- Restaurants, fast food
- Restaurants, full service
- Taverns

The city's intent is to substantially enliven the pedestrian experience with outdoor dining. Parking need not be provided for any outdoor dining area which substantially abuts a public sidewalk. For purposes of this subsection only, said outdoor dining shall either have a longer dimension along a street property line than its depth into the lot, or the outdoor dining area shall have a minimum twenty (20) foot frontage at the street property line. The outdoor dining area at the street may have a roof which consists of a flexible material such as canvas or vinyl over a frame or may have no roof.

Such an outdoor dining area may have a fence or wall at or parallel to the street property line if it is built of rigid materials such as block, stucco or glass and if there is a minimum of a two-foot vertical separation between the top of the fence or wall and the lower of the adjacent roof or soffit, and if the portion of the fence/wall area over forty-two (42) inches is more than seventy-five (75) percent clear and visually transparent (i.e., not made of opaque, tinted or etched glass or other similar materials or obstructed by landscaping) from the sidewalk. A wall or fence which is no higher than forty-two (42) inches need not be clear or transparent and may be one hundred (100) percent solid.

For all outdoor dining areas not located or designed so as to substantially enliven the pedestrian experience, as detailed above, parking must be provided at regular requirements for each use as defined in Chapter 30.70—Definitions and required in Section 30.32.050.

6. In computation of parking space requirements for vehicle sales, leasing and rental agencies, parking structures used exclusively for vehicle inventory, shall not be considered floor area for parking purposes. Any area of a parking structure that

is not exclusively used for vehicle inventory shall be calculated at the vehicle sales, leasing and rental agencies parking requirement.

SECTION 14. Section 30.32.090 of the Glendale Municipal Code, 1995 is hereby amended to read as follows:

30.32.090 Parking area design and layout standards.

A. Enclosed Parking. Required parking for residential uses, except guest parking and parking for domestic violence shelters, must be fully enclosed, except for entryways to subterranean and semi-subterranean garage and necessary ventilation for parking structures in the R-3050, R-2250, R-1650, R-1250 zones. This shall only apply in all mixed use zones where more than one (1) dwelling unit exists on a lot, and in all residential zones.

B. Width, Length and Aisle Width. Each parking space shall have a width, length and aisle width in accordance with Section [30.32.180](#) charts I, II, and III; provided, however, that parking spaces in excess of the number required herein or as regulated by Section [30.32.040](#)(B) (Location of Parking) may be tandem or vertically stacked parking spaces. Parking spaces used solely for vehicle display and storage of vehicle inventory need not follow minimum space size requirements.

1. Encroachment onto a required residential (R) zone parking space may be permitted to accommodate structural reinforcement, installation of pipes, vents or other similar improvements for six (6) inches of the length. This subsection shall apply only to retrofitting of existing construction. The encroachment shall not impair the overall usefulness of the parking space or parking area for its intended purpose as a parking space or area.

2. Modification to existing parking spaces shall be allowed to deviate from the minimum stall dimension standards for seismic retrofits of a building as determined necessary by the Building Official.

C. Turning Radius. The outer radius of any turning area to a required parking space into any 1 or 2 car garage shall be a minimum of twenty-five (25) feet. See Section 30.32.180 chart VII.

D. Turning Area. Turning and approach areas for more than two (2) parking spaces shall have a minimum clear dimension illustrated by the letter "D" on Section 30.32.180 charts II and III which is set out at the end of this chapter and by this reference made a part hereof, from the nearest end of a parking space to any property line, structure, obstruction or other parking space, except where such turning space abuts an alley in which case the turning space dimension may include the width of the alley.

E. Vertical Clearance. All parking spaces shall have a minimum seven (7) foot vertical clearance. The front three (3) feet of a parking space in an enclosed garage in a

residential zone, however, may have a vertical clearance of four (4) feet. See Section 30.32.180 chart VIII.

F. Slope. No parking space shall exceed a slope of five (5) percent.

G. Back-Up. Direct backing into or out of a parking area to the street shall not be permitted except for parking for three (3) or fewer residential dwelling units where backing onto a street designated as a local street in the circulation element of the Glendale General Plan may be permitted. Direct backing onto any street is permitted for properties with only one (1) single family dwelling. Direct backing into or out of a parking area onto an alley is permitted.

H. Drive-Through Waiting Lane. Any drive-up or drive-through bay for in-car service shall be provided with an on-site vehicular waiting lane for each drive-up or drive-through bay having a minimum width of nine (9) feet and a minimum length of one hundred (100) feet to two hundred (200) feet measured from the service window or area for restaurants (counter service with limited seating, fast food or full service), or a minimum length of sixty (60) feet to one hundred twenty (120) feet for uses other than restaurants (fast food or full service), as deemed appropriate by the reviewing authority. In no event shall there be less than sixty (60) feet from the start of the lane and any ordering device. Such drive-through lane shall be a separate lane from the circulation routes and aisles necessary for ingress to or egress from the property or access to any off-street parking spaces. See Section 30.32.180 chart IX.

Drive-through waiting lanes are not permitted in the Downtown Specific Plan (DSP).

I. Gates. Parking lot and parking garage gates shall not move in a direction that interferes with on-street or pedestrian circulation.

J. Landscaping. See Section 30.32.160 for landscaping requirements.

K. Parking Structure Standards in the IND, IMU, IMU-R, SFMU and TOD II Zones. For parking structure standards in the IND, IMU, IMU-R, SFMU and TOD II zones, see Section 30.34.120.

SECTION 15. Section 30.40.020 of the Glendale Municipal Code, 1995 is hereby amended to read as follows:

30.40.020 Application filing.

A. Requests for variances, administrative exceptions, conditional use permits, administrative use permits, density bonus housing plan/agreement, inclusionary housing plan/agreement, parking exceptions, wireless telecommunications facilities permits, design review, development projects in the SR special recreation zone, parking reduction permits, and parking use permits shall be made on forms prescribed by the director of community development, except for design review for murals. Design review applications for murals shall be made on forms prescribed by the director of library, arts

and culture. Requests for setback ordinances or amendments to the General Plan, zoning map or the text of the zoning ordinance shall be filed with the community development department. Applications for approval of a precise plan of design and a precise plan of design overlay zone designation shall indicate the proposed use of the buildings; identify all materials required for final design review as specified in subsection G of this section; include an explicit inventory of all ways in which the proposed project plans and proposed uses deviate from the standards and restrictions of the underlying zone; and shall provide all other architectural and engineering data as may be required to ascertain compliance with the provisions of this title. Applications and accompanying materials for variances, administrative exceptions, administrative use permits, parking exceptions, conditional use permits, wireless telecommunications facilities permits, design review, development projects in the SR special recreation zone, parking reduction permits, and parking use permits shall also be filed with the director of community development, except for design review for murals. Design review applications for murals shall be submitted to the director of library, arts and culture. Requests shall contain all information necessary to evaluate the proposal including but not limited to maps, drawings to scale of land and existing and/or planned buildings, dimensions, descriptions and data. No request shall be accepted unless such sufficient information is provided.

B. Requests shall also contain:

1. For variances and administrative exceptions, a statement containing any facts, arguments or ground in support of the variance or exception which the applicant wishes to make.
2. For conditional use permits, administrative use permits and wireless telecommunications facilities permits, all information necessary to demonstrate that all the required findings of fact exist with respect to the proposed conditional use permit, administrative use permit or wireless telecommunications facilities permit.
3. For density bonus housing plans/agreements, any information necessary to determine the type and amount of affordable or other types of housing units proposed, whether the applicant can satisfy the replacement obligation set forth in Section 30.36.100, and whether and in what amounts the applicant qualifies for any requested density bonus and/or any concessions or waivers.
4. For inclusionary housing plans/agreements, information required pursuant to the Implementation Policies related to inclusionary housing in effect at the time.
5. For parking reduction permits, parking exceptions and parking use permits, a statement containing any facts, arguments or grounds in support of the parking reduction permit, parking exception or parking use permit which the applicant wishes to make.

6. For General Plan amendments, all information necessary to demonstrate that the proposed General Plan amendment is in the public interest of the city.

7. For a change of zone or amendment to the zoning ordinance text, all information necessary to demonstrate that the proposed change of zone or amendment is in general conformance with the General Plan. Where a proposed zone change is not in conformance with the General Plan, a concurrent application for a General Plan amendment shall also be made.

C. All applications shall be deemed filed after thirty (30) days unless the director of community development rejects such application, in writing, within thirty (30) days after submission, specifying why the application is incomplete.

~~D. For zoning use certificates, if a new zoning use certificate has not been obtained within one hundred eighty (180) days after the initial application fee is paid, a new application shall be filed and another application fee shall be paid before a zoning use certificate may be issued.~~

ED. For conditional use permits, administrative use permits, variances, change of zone, or amendment to the zoning ordinance text or to the General Plan, development plans in the SR special recreation zone, parking reduction permits, or parking use permits, or when a public hearing is required for a wireless telecommunications facilities permit, applicants shall also submit certified public notice mailing labels for all owners of real property as shown on the latest equalized assessment roll within a five hundred (500) foot radius of the exterior boundaries of the real property that is the subject of the hearing, or in the case of an administrative use permit, a written decision, except that if such property is owned by the same person or entity, the owners of contiguous real property to that owned by the applicant shall also be included, property ownership map keyed to the mailing labels. If additional mailed notice is required, it shall be the responsibility of the applicant to provide certified public notice mailing labels for all owners of real property as shown on the latest equalized assessment roll within an area determined by the director of community development to be directly affected by the request and to provide a property ownership map keyed to the mailing labels.

FE. Special setback ordinance requests shall also contain certified public notice mailing labels for all owners of real property as shown on the latest equalized assessment roll within the boundaries of the area proposed for special setbacks and a property ownership map keyed to the mailing labels.

GE. Applications for design review shall be made on forms prescribed by the director of community development and contain all information required therefor, except for design review for murals, which shall be made on forms prescribed by the director of library, arts and culture. For all projects, except for murals, the director of community development shall determine whether the applications and materials are complete prior to review by the review authority. The director of library, arts and culture shall determine whether the applications and materials for mural projects are complete prior to review

by the arts and culture commission. Only applications that are deemed complete by the city will be considered for review. For the purposes of this section the term “review authority” shall mean the design review board, the city council, the director of community development, the historic preservation commission, or the arts and culture commission, as applicable.

1. Preliminary design review for projects outside of the DSP

zone. Information to be supplied for preliminary review need not show finished details but shall include: project data and calculations; site plan studies; proposed site plan; general location of proposed improvements; location of adjoining development including, for projects in the R1, R1R and ROS zones, the location of windows; precise location, type, and size of existing trees on the site and within twenty (20) feet of the site on adjacent property; photographs of the site and surrounding properties; all building elevation views, which may be colored; reduced-size building elevation views, which may be colored; identification of the architectural style of proposed building or structure; a general description of the materials and colors to be used; certified public notice mailing information for all owners and occupants pursuant to Chapter 30.61; a property ownership map keyed to the mailing labels; a general description or statement concerning proposed landscaping; a general description or statement of consistency with applicable city design guidelines; a general description of compliance with National Pollution Discharge Elimination System (NPDES) requirements; and other information as necessary to demonstrate the extent to which the proposed development is in keeping with the intent, purpose, and standards of design review.

2. Final design review for projects outside the DSP zone. In addition to requirements for preliminary design review, the final design review submittals shall include the following: dimensioned site plan; building floor plans; rendered perspective; sight-line studies for hillside development, complete colored building elevation views; reduced-size colored building elevation views; samples of primary building materials to be used; certified public notice mailing labels for all owners and occupants within a five hundred (500) foot radius of the project in. compliance with Chapter 30.61; a property ownership map keyed to the mailing labels; a landscape plan indicating the type, size (both size at planting and anticipated size at maturity for new plantings), number, and location of proposed and existing plants; the materials and texture of all walls, windows, doors, roofing, hardscape and other features; and other information as necessary to demonstrate the extent to which the proposed development is in keeping with the intent, purpose, and standards of design review.

3. Stage I preliminary design review submittals in the DSP zone. In addition to the items specified in G.1., applications for Stage I preliminary or conceptual review for projects in the DSP zone shall also include: perspective drawings with at least one showing a street level viewpoint; project sections; conceptual lighting plan and nighttime rendering(s); conceptual landscape plan; and conceptual public art, if applicable.

4. Stage II final design review submittals in the DSP zone. In addition to the above items specified for Stage I, applications for Stage II final design review shall also provide: interior elevations of major public interior spaces, if applicable; additional perspective drawings, including both daytime and nighttime renderings, as well as perspective drawings of all publicly accessible open spaces; and public art, if applicable.

5. Design review for new dwelling units in ROS or R1R zones. Applications for design review involving new dwelling unit construction in the ROS or R1R zones are required to provide a temporary frame. The director of community development shall have the discretion to require applications for design review involving all other projects in the ROS and R 1R zones and construction of enclosed space above the first floor level of existing dwelling units in the R1 zone to also provide a temporary frame. Projects for which a temporary frame is required by this section shall be deemed incomplete until a temporary frame is constructed.

a. Temporary frame specifications. The temporary frame shall, at a minimum, consist of wood posts or other sturdy and rigid material located at all corners of the structure(s) and at either end of all proposed ridgelines, with a taut rope of minimum one-twenty-third ($1/23$) inch diameter marked with triangular flagging connecting the posts. All temporary framing shall be constructed to the satisfaction of the director of community development. Temporary frames must remain in place until the end of the appeal period for a design review, or variance decision, or, when an appeal has been filed, until the appeal body has made a design review, conditional use permit, or variance decision, plus any appeal period for that decision. Temporary frames must be removed within twenty-two (22) days of an approval, approval with conditions, or denial decision of a design review case unless an appeal is filed, or within sixty (60) days of a return for redesign decision, unless a new application based on a return for redesign decision is filed within sixty (60) days. Temporary frames must be removed within twenty-two (22) days of a decision on a conditional use permit or variance case, unless an appeal is filed, or within sixty (60) days of a final decision on a variance case, unless a design review application or variance case is filed within sixty (60) days. The director of community development may, upon showing of good cause, approve an alternative method other than the construction of a temporary frame which aids envisioning the project proposal.

HG. Requests for wireless telecommunications facilities permits shall be made on forms prescribed by the director of community development and submitted to the community development department. The director of community development shall amend application requirements from time to time as necessary to comply with applicable laws and regulations, or to otherwise ensure the provision of information necessary and useful to the evaluation of wireless telecommunications facility permit applications. In addition to the application submittal requirements for permits set forth in subsection A of this section, the information listed below is supplemental and required

at the time a wireless telecommunications facility permit application is submitted to the community development department.

1. All proposed locations.

- a. An accurate map, compatible with the city's latest version of GIS mapping software, indicating the proposed site and detailing existing wireless telecommunications facility locations owned and operated by the applicant within the city on the date of application submittal.
- b. An engineering certification demonstrating planned compliance with all existing federal radio frequency emissions standards, and providing technical data sufficient to justify the proposed height of the proposed wireless communication facility.
- c. An alternative configuration analysis, assessing the feasibility of alternative wireless telecommunications facility construction configurations—both at the proposed site and in the surrounding vicinity—which would result in a more visually compatible antenna(s), as deemed necessary by the director of community development. This analysis shall include an explanation of why other wireless telecommunications facility construction configurations were not selected.
- d. A projection of the applicant's anticipated future wireless telecommunications facility siting needs within the city, which information may be used by the city as part of a master planning effort designed to ensure a more planned, integrated and organized approach to wireless telecommunications facility siting.
- e. An identification of the geographic service area for the subject installation, including a map showing all of the applicant's existing sites in the local service network associated with the coverage gap the wireless telecommunications facility is meant to close, and describing how the coverage gap will be filled by the proposed installation.
- f. An accurate visual impact analysis showing the maximum silhouette, view shed analysis, color and finish palette and proposed screening for the wireless telecommunications facility. The analysis shall include photo simulations and other information as necessary to determine the visual impact of the wireless telecommunications facility. A map depicting where the photos were taken shall be included. The analysis shall include a written description of efforts to blend the wireless telecommunications facility with the surrounding area.
- g. The height and diameter of the facility, together with evidence that demonstrates that the proposed wireless telecommunications facility has been designed to the minimum height and diameter required from a technological

standpoint for the proposed site. If the facility will exceed the maximum permitted height limit, a discussion of the physical constraints (topographical features, etc.) making the additional height necessary shall be provided.

h. A description of the maintenance and monitoring program for the wireless telecommunications facility and associated landscaping.

i. A written statement of the applicant's willingness to allow other carriers to co-locate on the proposed wireless telecommunications facility wherever technically and economically feasible and aesthetically desirable.

j. A written description of any good faith efforts to co-locate the proposed wireless telecommunications facility on another site or building, including a GIS compatible map of the sites and engineering information or letters from the owners of the site describing why co-location would not be feasible.

k. A written description of all accessory wireless equipment for the wireless telecommunications facility. Describe the function of this ancillary equipment and the need to locate same on or near the wireless telecommunications facility.

l. A written description of any requested exceptions to the standards set forth in Chapter 30.48 and the reasons therefor.

m. For applications requiring planning commission review: certified public notice mailing labels for all owners of real property as shown on the latest equalized assessment roll within a five hundred (500) foot radius of the exterior boundaries of the real property that is the subject of the hearing except that if such property is owned by the same person or entity, the owners of contiguous real property to that owned by the applicant shall also be included, property ownership map keyed to the mailing labels. If additional mailed notice is required, it shall be the responsibility of the applicant to provide certified public notice mailing labels for all owners of real property as shown on the latest equalized assessment roll within an area determined by the director of community development to be directly affected by the request and to provide a property ownership map keyed to the mailing labels.

n. An alternative site analysis, assessing the feasibility of alternative sites, including the potential for co-location, in the vicinity of the proposed site, as deemed necessary by the director of community development. Said alternative site analysis shall specifically include an evaluation of the availability and feasibility of potential alternative sites located outside a ROS, R1R, R1, R-3050, R-2250, R-1650 and R-1250 zone. Said alternative site analysis shall include a map that shows other potential stand-alone locations for the proposed wireless telecommunications facility that have been explored, and shall describe why the proposed location is superior to other potential

locations. Factors that must be considered in the alternative site analysis include, but are not limited to, cost, visual benefits and detriments of alternative sites and proximity to single-family dwellings.

o. Noise/acoustical information derived from the manufacturer's specifications for all equipment such as air conditioning units and back-up generators, and a depiction of the equipment location in relation to adjoining properties.

p. A conceptual landscape plan as determined necessary by the director of community development. Said plan shall show all existing trees and all proposed landscaping, concealment, screening and proposed irrigation with a discussion of how the chosen material at maturity will screen the site as determined by the director of community development.

q. The director of community development may require additional information related to topography, including slopes, contours and proposed grading.

r. All other information as determined necessary by the director of community development may be required by the city's wireless telecommunications facility permit supplemental application form.

2. Expert review. In the event that the director of community development in his or her discretion determines the need to hire an independent, qualified consultant to evaluate technical and other aspects of the application, the applicant shall provide the city with written authorization for the city to do so. Such authorization shall include a written agreement by the applicant to advance the city for all reasonable costs associated with such consultation. The city may require the applicant to submit a cash deposit for the estimated cost of such consultation, and to replenish said deposit if consumed by reasonable costs associated with such consultation. Such consultation is intended to be a site-specific review of technical aspects of the proposed wireless telecommunications facility and shall address all of the following:

- a. Compliance with applicable radio frequency emission standards;
- b. The appropriateness of granting any requested exceptions;
- c. The accuracy and completeness of submissions;
- d. The applicability of analysis techniques and methodologies;
- e. The validity of conclusions reached; and
- f. Any specific technical issues designated by the city.

3. If a permittee proposes any modifications to any wireless telecommunications facility permit after said permit is granted, the permittee shall submit an application to the community development department for consideration by the approval body specified in Section 30.48.020; provided, however; that the city and the approval body need not accept and/or process said application unless and until the permittee: (a) demonstrates the existing wireless telecommunications facility's compliance with all applicable local requirements; and (b) certifies that the existing wireless telecommunications facility complies with all applicable state and federal requirements. In the case of co-locations, minor structural modifications may be permitted if necessary to accommodate said co-located facility.

SECTION 16. Section 30.40.050 of the Glendale Municipal Code, 1995 is hereby added to read as follows:

30.40.050 Concurrent review of land use permits and building plan check.

Upon receipt of a written request from the applicant, the director of community development may authorize the concurrent submittal of a building permit plan check application with any variance, administrative exception, conditional use permit, administrative use permit, parking exception, wireless telecommunications facility permit, design review, home occupation permit, density bonus housing plan and agreement, inclusionary housing plan and agreement, development project in the SR special recreation zone, parking reduction permit, and parking use permit application.

SECTION 17. Section 30.41.010 of the Glendale Municipal Code, 1995 is hereby amended to read as follows:

30.41.010 Duration of variance, conditional use permit, administrative use permit, parking exception, parking reduction permit, parking use permit, development projects in the SR special recreation zone, ~~administrative exception~~ and density bonus housing plan.

A. Termination. Every right or privilege authorized by a variance, a conditional use permit, administrative use permit, parking exception, parking reduction permit, parking use permit, development projects in the SR special recreation zone, or density bonus housing plan shall terminate two (2) years after the granting of such variance, conditional use permit or density bonus housing plan unless the exercise of such right or privilege has commenced in good faith prior to such time, except as otherwise provided in this section.

B. Cessation. For variances, conditional use permits, administrative use permits, parking exception, parking reduction permits, parking use permits, development projects in the SR special recreation zone, and density bonus housing plan such rights and privileges shall also be terminated at such time as the applicable review authority may designate in the approval of the variance, conditional use permit, parking reduction permit, parking use permit, or development projects in the SR special recreation zone

review. A variance or a parking use permit may be terminated by the review authority upon any interruption or cessation of the use permitted by the variance for one (1) year or more in the continuous exercise in good faith of such right or privilege. A parking reduction permit may be terminated by the review authority upon any interruption or cessation of the use permitted by the parking use permit in accordance with Section 30.50.070.

SECTION 18. Section 30.47.020 of the Glendale Municipal Code, 1995 is hereby amended to read as follows:

30.47.020 Applicability.

The provisions of this chapter shall apply to the following:

- A. New buildings and structures, exterior remodeling and exterior changes of or to existing buildings and structures for which a building permit is required.
- B. Any exterior change to an existing building or structure visible from the public street or sidewalk immediately adjacent to a property in an adopted historic district overlay zone, if that building or structure has been identified as a contributing building or structure in an adopted historic resources survey. This shall include the street-facing façade, and any portions of the side and rear façades visible from the public street or sidewalk immediately adjacent to a property. For the purposes of this section, an alley is not considered a public street. For the purposes of this section, any portion of a building which is not visible due to landscaping, walls, fences or any other natural or man-made obstruction which is not a part of a contributing building or structure shall be considered to be visible from the public street or sidewalk.
- C. For the ROS, R1R, and R1 zones, any fence or wall of more than three (3) feet of exposed height visible from the public street or sidewalk immediately adjacent to the property.
- D. Sign programs.
- E. Creative signs.
- F. Murals.

G. Exemptions. Notwithstanding the above provisions and subsection (G)(5), the director of community development may exempt the following buildings, physical improvements and site developments from design review by a review authority:

1. Interior design and interior modifications to buildings or structures, whether or not floor area is added;
2. Buildings and structures, including wireless telecommunications facilities, in the CPD and SR zones (plans and proposals in the CPD zone shall be reviewed by the

director of community development, in accordance with and according to the process in Chapter 30.12; plans and proposals in the SR zone shall be reviewed by the planning commission, in accordance with and according to the process in Chapter 30.15);

3. In zones other than ROS, R1R and R1:

a. Remodeling projects, provided that such remodeling does not involve a change in the architectural style of the building or structure and is otherwise in keeping with the intent, purpose and standards of this chapter. Such remodeling may include, but shall not be limited to, window and door frees and openings, automatic teller machines, handrails, stairways, fences and walls which may be permitted under Chapter 30.21, decks with a maximum overall height of eight (8) feet, or decks which are terraced to follow the natural terrain, not visible from other properties or are otherwise unobtrusive on the hillside and do not adversely impact neighboring properties, patio covers, trellises, gazebos, mechanical equipment screening (both rooftop and ground mounted), satellite dish antennas and screening (both rooftop and ground mounted), trash and recycling enclosures and permanently affixed playground equipment. Major or substantial exterior changes which are proposed in accord with the city's earthquake ordinance shall be reviewed by the review authority for compliance with the provisions of this code. The director of community development shall determine if a seismic upgrade change is of such minor nature as to not require review authority review. Notwithstanding the above, any remodeling in the "HD" historic district overlay zone which is visible from the public street or sidewalk immediately adjacent the subject property is not exempt from design review, unless the director of community development determines that the proposed remodeling is consistent with the general intent of the citywide Historic District Design Guidelines, and any supplements to those guidelines, or any guidelines for non-residential buildings as may be adopted by the city council for the historic district overlay zone,

b. For all multiple residential, commercial or industrial buildings and structures except for buildings which have been found to be contributing structures in an adopted historic district overlay zone, remodeling projects including additions which propose less than five hundred (500) square feet of additional floor area, and a mezzanine addition or a basement or attic conversion when the additional floor area is fully within the existing building, provided that such remodeling does not involve a change in the architectural style of the building or structure,

c. All building additions and alterations to any existing "one (1) residential dwelling," where there is only one (1) residential dwelling on a lot, and the addition or alteration is located towards the rear fifty (50) percent of the existing building, does not propose a change to a façade directly facing a street, does not result in an increase in height and/or additional stories, does

not exceed the height of the existing roofline(s), and is architecturally compatible with the existing dwelling through the use of colors and materials, roof style and general architectural style and treatment, does not cumulatively exceed, within a two (2) year period, a seven hundred (700) square foot limit except for such alterations and additions to buildings which have been found to be contributing structures in an adopted historic district overlay zone. For the purposes of this sub-section, the rear fifty (50) percent of the existing building shall be defined as the average distance from the building wall corner closest to the street-front property line and the building wall corner closest to the rear interior property line, measured along a straight line.

d. A new detached residential garage, or additions or alterations to a detached residential garage, provided that the garage is compatible with any existing dwelling(s) on the same lot through the use of colors and materials, roof style and general architectural style and treatment and, in an adopted historic district overlay zone, such new detached garages or additions or alterations to detached residential garages that can or will be seen from the public street or sidewalk immediately adjacent the subject property that are compatible with the Historic District Design Guidelines,

e. Wireless telecommunications facilities. Wireless telecommunications facilities permits shall be reviewed by the review authority named in Section 30.48.020 and according to the standards in Chapter 30.48,

f. Accessory buildings that do not exceed five hundred (500) square feet that are compatible with any existing dwelling(s) on the same lot through use of colors and materials, roof style and general architectural style and treatment or, in an adopted historic overlay zone, accessory buildings that do not exceed five hundred (500) square feet that can or will be seen from the public street or sidewalk immediately adjacent to the subject property that are compatible with the Historic District Design Guidelines,

g. In the MS, medical service, zone any additions and alterations to any existing hospital building or related hospital building, and temporary mobile medical trailers ~~are subject to the review of the director of community development;~~

4. In the ROS, R1R, and R1 zones:

a. All new fences and walls constructed of permitted materials which are compatible with buildings and structures on the property, decks with a maximum overall height of eight (8) feet, or decks which are terraced to follow the natural terrain, not visible from other properties or are otherwise unobtrusive on the hillside and do not adversely impact neighboring properties, patio covers, trellises, gazebos, and all mechanical equipment screening (both rooftop and ground mounted), satellite dish antennas and screening (both

rooftop and ground mounted) or other similar structures that do not include floor area,

b. All ~~new buildings~~ additions or alterations, ~~or additions~~ to any existing building that are located towards the rear fifty (50) percent of the existing building, does not ~~which~~ propose an increase in floor and/or garage area less than seven hundred (700) square feet and do not propose an additional story and/or a change to a façade directly facing a street ~~which includes an increase in floor area, measured horizontally, greater than two hundred (200) square feet, does not result in an increase in height and/or additional stories, does not exceed the height of the existing roofline(s), and is architecturally compatible with the existing dwelling through the use of colors and materials, roof style and general architecture style and treatment, except for such alterations and additions to buildings which have been found to be contributing structures in an adopted historic district overlay zone. For the purposes of this sub-section, the rear fifty (50) percent of the building shall be defined as the average distance from the building wall corner closest to the street-front property line and the building wall corner closest to the rear interior property line, measured along a straight line.~~ Applications for building additions shall not cumulatively exceed, within a two (2) year period, the seven hundred (700) square foot limit without first receiving review authority approval,

c. Accessory buildings that do not exceed five hundred (500) square feet that are compatible with any existing dwelling(s) on the same lot through use of colors and materials, roof style and general architectural style and treatment or, in an adopted historic district overlay zone, accessory buildings that do not exceed five hundred (500) square feet that can or will be seen from the public street or sidewalk immediately adjacent the subject property that are compatible with the Historic District Design Guidelines, and

d. A new detached residential garage, or additions or alterations to a detached residential garage, provided that the garage is compatible with any existing dwelling(s) on the same lot through use of colors and materials, roof style and general architectural style and treatment and, in an adopted historic district overlay zone, such new detached garages or additions or alterations to detached residential garages that can or will be seen from the public street or sidewalk immediately adjacent the subject property that are compatible with the Historic District Design Guidelines;

5. Notwithstanding the above exemptions, any new building or structure, or alteration or addition to an existing building or structure determined by staff as being incompatible with the surrounding neighborhood character or with existing buildings or structures on the lot shall not be exempt from design review by a review authority. In making their determination of incompatibility, staff shall consider evidence such as neighborhood predominance of street front setback, roof styles, use of eaves and overhangs, variation in plane (both horizontal and vertical),

building location on the site, massing, scale, use of colors and materials and other architectural treatments which, if otherwise ignored, could be injurious to surrounding properties. The review authorities and staff shall be guided by the intent and purpose of Section 30.47.040 and shall ensure that any proposed project will not conflict with the orderly and harmonious development of the neighborhood in which it is proposed. Neither the review authorities nor the staff shall discourage originality in site planning, architecture, landscaping or graphic expression, or mandate any one (1) particular decorative style of development;

6. Notwithstanding the above exemptions, any new walls, fences, decks, patio covers, trellises, gazebos, mechanical equipment, satellite dish antennas and screen or other similar structures, any addition or alteration in the “HD” historic district overlay zone, regardless of size, which is visible from the public street or sidewalk immediately adjacent the subject property, are not exempt from design review, unless the director of community development determines that the proposed project, addition or alteration is in accordance with the citywide Historic District Design Guidelines, and any supplements to those guidelines and any guidelines for nonresidential buildings as may be adopted by the city council for the historic district overlay zone. The director of community development may determine that routine maintenance and repair in accordance with the Historic District Design Guidelines, any applicable adopted supplements to those guidelines, or any adopted guidelines for nonresidential buildings, is exempted from design review;

7. Properties that are listed in the Glendale Register of Historic Resources or the Historic Preservation Element;

8. Solar energy equipment, as defined in this title;

9. Community gardens;

10. Accessory dwelling units (ADUs) are exempt from design review but must comply with the compatibility standard set forth in Section 30.34.080;

11. Any building that has been destroyed or damaged by natural disaster, accident or fire, consistent with Section 30.60.040(A)(1) and (A)(2).

SECTION 19. Section 30.47.030 of the Glendale Municipal Code, 1995 is hereby amended to read as follows:

30.47.030 Authority

A. For the purposes of this chapter, the term “review authority” shall mean the design review board, the city council, the director of community development, the historic preservation commission, or the arts and culture commission, as applicable.

B. For buildings and structures in the DSP zone over ten thousand (10,000) square feet, or any addition over ten thousand (10,000) square feet to an existing building, the city council shall be the review authority instead of the design review board.

C. For building and structures in the DSP zone, outside of a redevelopment project area, ten thousand (10,000) square feet or less, or any addition ten thousand (10,000) square feet or less to an existing building, the director of community development shall be the review authority.

D. For creative signs in the DSP zone outside a redevelopment project area, the city council shall be the review authority instead of the design review board, when the creative sign is proposed in conjunction with a new building greater than ten thousand (10,000) square feet or an addition greater than ten thousand (10,000) square feet to an existing building. In all other cases in the DSP zone the review authority shall be the director of community development.

E. For buildings, structures, and creative signs in a Historic District Overlay Zone, plans and proposals shall be reviewed by the historic preservation commission.

F. Except for properties located in the SR zone or PPD overlay zone, the director of community development shall be the review authority for:

1. Additions and remodels of single-family dwellings, including decks with a maximum overall height greater than eight (8) feet, and an increase in the number of stories where the addition is located at the rear fifty (50) percent of the building and is architecturally compatible with the existing dwelling through the use of colors and materials, roof style and general architectural style and treatment; provided that a proposed addition or remodel of a single-family dwelling that does not meet the limitations of Section 30.60.040(8B)(2) shall be considered new construction; and
2. New multifamily buildings of six (6) or fewer units and additions of six (6) or fewer units to existing multifamily buildings; and
3. Nonresidential or mixed-mixed-use projects of ten thousand (10,000) square feet or less or any addition of ten thousand (10,000) square feet or less to an existing nonresidential or mixed-usemixed-use building.
4. The design review board may review final design review projects listed in this subsection ~~H~~when, in the opinion of the director of community development, a new building or structure, or alteration or addition to an existing building or structure is determined by staff to be incompatible with the surrounding neighborhood character or with existing buildings or structures on the lot. In making their determination of incompatibility, staff shall consider evidence such as neighborhood predominance of street front setback, roof styles, use of eaves and overhangs, variation in plane (both horizontal and vertical), building location on the site,

massing, scale, use of colors and materials and other architectural treatments which, if otherwise ignored, could be injurious to surrounding properties.

G. For sign programs, the director of community development shall be the review authority.

H. For murals, the arts and culture commission shall be the review authority.

I. In all other cases, plans and proposals shall be reviewed by the design review board.

J. The review and approval of plans and proposals by the review authority is intended to ensure that buildings and structures are designed and located in a manner that will satisfy the purpose and intent of design review and the standards herein set forth.

1. Review of plans and conditions of approval. The review authority may impose conditions related to site planning, design, general layout, and appearance. For any project where the property has an average current slope exceeding fifty (50) percent, or where the project grading will exceed one thousand five hundred (1,500) cubic yards, the review authority may impose conditions to address impacts related to construction and grading, including, but not limited to, haul routes, protection of indigenous trees and requirements and conditions of approval of any city department that are reasonably related to the public health, safety or welfare. The review authority shall approve, approve with conditions or deny the design of the project. The review authority shall not have the authority to require full working drawings. In the event of denial, the review authority shall specify those areas in which the project fails to comply with the provisions of this title.

Notwithstanding any provision of Title 30, the review authority shall have the authority to impose conditions in order to ensure compatibility with surrounding development in terms of size, scale, bulk/mass, roofline orientation, setbacks, and site layout. Regarding privacy, access to natural light, and placement of windows, the review authority shall consider alternative arrangement of windows or building massing or site layout to avoid conflicting relationships to adjacent buildings, structures, improvements and uses; for these reasons alone, however, the review authority shall not reduce the size or scale of a project or shall not prohibit construction with a reasonable number or size of windows in a new or remodeled building, or an addition thereto. The review authority is not required to review plans that are not in reasonable conformance with the provisions of this title unless applications for appropriate discretionary permits are pending. The director of community development is authorized to withhold plans from the review authority when such plans are in violation of the provisions of this title and the required redesign would have a substantial effect on the appearance of the project, or are otherwise not in substantial conformance with relevant adopted design guidelines.

Notwithstanding the above, the review authority shall have authority to impose conditions for sign programs in the DSP zone or for vehicle sales, leasing and rental agencies in the CA zoning district, as applicable, according to Section 30.33.220 in order to ensure compatibility with surrounding development, size, scale, bulk/mass, setbacks and site layout. The review authority is not required to review plans that are not in reasonable conformance with provisions of this title. The review authority shall approve, approve with conditions or deny sign programs as applicable.

2. Changes to projects/plans. Upon request of the applicant, the review authority shall have the authority to modify its previous actions. The review authority, as applicable, may delegate authority to the director of community development for review and approval of minor changes, and to approve resubmitted plans with modifications or changes provided such modifications or changes are in substantial conformance with plans and conditions approved by the review authority, in keeping with the architectural style of the building or structure, and consistent with the objectives of this code, any applicable design guidelines, and conditions of approval.

When changes to projects approved by the review authority occur at project sites during the course of construction, the director of community development has the authority for review and approval of minor design changes that are in substantial conformance with plans and conditions approved by the review authority, in keeping with the architectural style of the building or structure, and consistent with the objectives of this code, any applicable design guidelines, and conditions of approval. Other design changes shall be presented to the review authority for their consideration. The review authority may then approve or deny any changes. The poster-size sign on the property in question that is normally required for design review cases by Section 30.61.010 shall not be a requirement for public notice purposes in these cases.

Projects that do not conform to designs approved by a review authority and/or the planning division of the community development department shall be deemed to be in violation of this code.

The director of community development shall have the authority to modify approved landscape plans when modifications are consistent with California-friendly plantings or California-friendly landscaping as defined in Section 13.36.040 of this code.

3. Building permit plan check and conformance with design review. Except as provided herein or authorized by the director of community development, no building permit plan check application shall be accepted for a project which requires design review unless said plans are in conformance with plans approved and any conditions imposed by the review authority. ~~Upon application for any design review consideration, a building permit plan check application may be accepted for a nonresidential project which requires design review prior to final action by the~~

~~review authority if the review authority authorizes proceeding to building plan check during the public comment period for the environmental documentation of a project.~~

Plans are in conformance with plans approved and any conditions imposed by the review authority if they comply in all material respects with all plans submitted and approved as part of the design review including, but not limited to, the site plan and all elevations as to all matters regulated by this chapter, including, without limitation, site layout and planning (which shall include location of primary and accessory structures), design, architectural style and treatments, appearance, size, scale, bulk/mass, roofline orientation, and setbacks.

SECTION 20. Section 30.60.040 of the Glendale Municipal Code, 1995 is hereby amended to read as follows:

30.60.040 Nonconforming buildings, structures, walls, fences, and parking spaces.

The following provisions shall be applicable to all nonconforming buildings and structures:

A. Any nonconforming building or structure that has been destroyed or damaged by natural disaster, accident, or fire beyond fifty (50) percent of its replacement cost, as determined by provisions of the Glendale Building and Safety Code, loses its nonconforming status and any reconstruction must comply with provisions of this title except as provided herein.

1. A residential building or structure damaged beyond fifty (50) percent of its replacement cost may be rebuilt in substantially the same manner and to the same square footage as previously existed. Where a residential building or structure or building containing a dwelling unit is being rebuilt, only the number of required parking spaces which were provided at the time of damage or destruction must be provided for the dwelling unit(s) if all of the parking spaces and related driveways and turning aisles are at least as large as those which are being replaced. A building permit must be obtained no later than two (2) years after the actual date of damage or destruction, and the building or structure must be completed pursuant to said permit.

2. Any nonconforming building or structure damaged by natural disaster, accident or fire by fifty (50) percent or less of its replacement cost, as determined by provisions of the Glendale Building and Safety Code, may be repaired.

3. The demolition of any nonconforming building or structure damaged by termites, dry rot, mold, or other natural deterioration shall be considered voluntary demolition and the rebuilding of any such building or structure shall be considered voluntary reconstruction that shall comply with the provisions of subsection B.

B. Rebuilding of any nonconforming building or structure not damaged by natural disaster, accident or fire shall be considered voluntary reconstruction and shall comply with the following:

1. A nonconforming building or structure, excluding dish antennas, may be altered or repaired as necessary for proper maintenance, altered or repaired as necessary for safety reasons or to comply with governmental regulations. For purposes of this section, alterations that include changes to location, width, depth and height in a manner consistent with this section, but not floor area, may be approved if, in the opinion of the director of community development, said alteration does not adversely impact neighboring properties. For purposes of this subsection, an adverse impact includes, but is not limited to, an impact from a design element that is incompatible with neighboring properties, or creates an unreasonable loss of access to air, light or privacy pursuant to the standards set forth in Section 30.47.040

2. A maximum of fifty (50) percent of the combined area of all the exterior walls and roof of a nonconforming building or structure can be replaced or abandoned in place in any five-year period. Any portions of exterior walls or roofs that are nonconforming with respect to any standard in this title may not be replaced or abandoned in place and those re-built portions must be made to comply with the applicable standards in this title.

i. For purposes of this section, roof area shall be calculated as the horizontal area covering the floor area.

ii. For purposes of this section, exterior walls are those walls or portions thereof which are covered by or attached to a roof.

iii. For purposes of this section, operable doors and windows shall not be calculated as wall area. However, if the entire wall or wall segment, which contains the door and/or window openings, is to be demolished or abandoned in place, then the door and window openings shall be considered demolished or abandoned in place and calculated as wall area.

iv. For purposes of this section, walls or wall segments shall be considered to be all the area of the wall within a plane. Wall segments which are curved shall be calculated as starting and ending at the ends of the curve.

v. For purposes of this section, enlargement of window or door openings shall be considered as demolishing the area by which the opening is enlarged. Diminishment of the area of an opening shall not be considered demolition or voluntary reconstruction unless the entire wall or wall segment, which contains the opening, is to be demolished or abandoned in place.

If more than fifty (50) percent of the combined area of all the exterior walls and roof are replaced or voluntarily reconstructed, then the building loses its nonconforming status and must comply with the current zoning code, except as otherwise provided herein. Exterior wall siding and roof covering material, including sheathing and weatherproofing membrane, shall be allowed to be replaced subject to the Glendale Building and Safety Code as it exists or is hereafter amended and shall not be included in the fifty (50) percent calculation. When an enlargement of floor area occurs, the building or structure must comply with the provisions of Chapter 30.32 of this title as it relates to parking and loading areas.

3. Voluntary reconstruction of a nonconforming structure, as defined in Section 30.70.200, where replacement of the entire structure is necessary for proper maintenance, safety reasons, or to comply with governmental regulations may be permitted where the structure is rebuilt in substantially the same manner, to the same dimensions as before, and with the same materials and design elements.

C. Buildings or structures located in an industrial zone which are used for residential purposes may continue as is until such time as a permitted industrial use is established on the lot, at which time the nonconforming residential use shall be discontinued.

D. Any dish antenna for which a building permit has been issued prior to March 7, 1991 shall be removed or brought into conformance with said sections by March 7, 1996. No structural alteration shall be made thereto, unless to preserve the safety of said dish antenna, or to bring the antenna into compliance with Section 30.34.050

E. Time period for removal of unlawful street front setback walls and fences.

1. All walls and fences unlawfully constructed, erected or maintained in a street front setback on or before October 19, 1999, excepting those which may be permitted under ~~chapter 21 of this title~~ Chapter 30.21, shall be removed, abated or legally permitted through a variance or other legal process on or before September 1, 2006, or at the time of sale of the property upon which the wall or fence is located, whichever shall first occur.

2. Notwithstanding the time period outlined in subsection E.1. above, the following walls and fences shall be removed immediately:

a. Those walls or fences constructed in whole or in part of chain-link, barbed wire, razor wire, fiberglass, chicken wire, or those which are deteriorated to the point or condition which requires reconstruction beyond regular maintenance.

b. All walls or fences in the street front setback which were unlawfully constructed or erected after October 19, 1999, excepting those which may be permitted under ~~chapter 21~~ Chapter 30.21 of this title.

3. In the event unlawfully constructed, erected or maintained walls or fences as set forth herein are not voluntarily removed or abated, the city may use any legal remedy available to compel the removal or abatement of any such wall or fence, including but not limited to criminal prosecution pursuant to subsection 1.20.010.A. of the Code, or civil abatement.

F. A nonconforming structure may only be expanded in the IND, IMU, IMU-R and SFMU zones in compliance with the following provisions:

1. The total expansion shall not exceed twenty (20) percent of the existing gross floor area;
2. The expansion is limited to one (1) time for the full life of the structure;
3. Off-street parking for the entire area of the expansion shall be provided in full compliance with Chapter 30.124 (Parking and loading area requirements) without diminishing the existing off-street parking provided for the existing structure; and
4. The parking lot or parking structure area required to provide the required parking shall not be included within the twenty (20) percent limitation of the expansion area identified in subsection 1., above.

For illustrative purposes only, the following example would comply with the expansion provisions of this subsection:

Existing structure: Five thousand (5,000) square feet.

Maximum permitted structure expansion: One thousand (1,000) square feet.

Minimum number of additional off-street parking spaces required within the IND zoning district (to be provided at a ratio of one (1) parking space for each five hundred (500) square feet of gross floor area): Two (2).

G. A parking space that is nonconforming in terms of size shall continue to be recognized as a parking space provided the space meets the minimum dimensions specified in the Code at the time the spaces became required. Spaces that were provided at a time prior to parking spaces being required in the Code shall be considered as parking spaces provided they are at least eight (8) feet wide by eighteen (18) feet deep. In order to be considered as legal parking, the smallest one-car garage must have minimum interior dimensions of eight (8) feet wide by eighteen (18) feet deep with a minimum eight-foot wide garage door opening and the smallest two-car garage must have minimum interior dimensions of sixteen (16) feet wide by eighteen (18) feet deep with a minimum 16-foot wide garage door opening.

SECTION 21. Section 30.70.070 of the Glendale Municipal Code, 1995 is hereby amended to read as follows:

30.70.070 Definitions, “F”.

The following definitions are in alphabetical order:

Fairs, local “Fairs, local” means a temporary public or commercial gathering where entertainment, food, crafts, and similar uses are offered for viewing or sale for a period not to exceed ten (10) days.

Facade mounted antenna “Facade mounted antenna” means a wireless telecommunications antenna mounted on to the facade of a building or structure.

FCC “FCC” means the Federal Communications Commission.

Firearms, weapon sales “Firearms, weapon sales” means the retail sales of guns, ammunition, and related products and accessories.

Floor area (gross) “Floor area (gross)” means the sum of the gross horizontal areas of the several floors of the building measured from the exterior faces of the exterior walls excluding exterior balconies and porches. Floor area shall not include interior parking spaces, loading spaces for motor vehicles, vehicle inventory parking structures for vehicle sales, leasing and rental agencies, any space where the floor to ceiling height is less than six (6) feet, and attics and mechanical penthouses provided there are no useable rooms, no windows and the mechanical penthouse area is used exclusively for mechanical equipment. Floor area shall include any work area in auto repair, or related facilities, where vehicles are serviced and repaired. Floor area shall include any area for mezzanines unless specifically exempted in this title. Diagram D-2, which follows [at the end of this chapter] and is made a part of this chapter, shall be illustrative of the meaning of “floor area (gross).”

Floor area ratio “Floor area ratio” means the ratio of floor area (gross) plus garage area to lot area. Indoor recreational facilities, subterranean and semi-subterranean garage areas shall be excluded from this ratio.

Footcandle “Footcandle” means luminance produced on a surface one (1) foot from a uniform point source.

Frontage “Frontage” means that portion of a lot which abuts a public street. Diagram D-3, which follows [at the end of this chapter] and is made a part of this chapter, shall be illustrative of the meaning of “frontage.”

SECTION 22. Section 30.70.200 of the Glendale Municipal Code, 1995 is hereby amended to read as follows:

30.70.200 Definitions, “S”.

The following definitions are in alphabetical order:

School, physical training instruction “School, physical training instruction” means an institution or business offering training in physical development and sports, including, but not limited to, yoga studios, pilates studios, and martial arts studios.

School, private “School, private” means an educational institution other than a public school which offers instruction in the several branches of learning and study required to be taught in the public schools.

School, private specialized education and training “School, private specialized education and training” means an institution offering specialized and vocational training, including, but not limited to, cooking, art and music schools.

School, public “School, public” means an institution of learning operated by a public body which offers instruction in the several branches of learning and study required to be taught in the public schools by the Education Code of the State of California.

Semi-subterranean “Semi-subterranean” means that portion of a building having a finished floor level or roof level directly above it which does not exceed four and one-half (4½) feet above grade. Diagram D-9, which follows [at the end of this chapter] and is made a part of this chapter, shall be illustrative of the meaning of “semi-subterranean.”

Senior housing “Senior housing” means a development consisting of dwelling units, in which each unit is restricted for occupancy by at least one (1) person in each household who is sixty-two (62) years of age or older, or fifty-five (55) years or older if the development consists of thirty-five (35) units or more.

Service area “Service area” means a geographic area served by a single wireless telecommunications facility.

Service network “Service network” means a wireless telecommunications transmission system operated by a service provider in a community or jurisdiction.

Service station, automobile “Service station, automobile” means a place of business where motor vehicle fuel is sold to the general public. Other activities permitted may include the sales of related goods and services for motorists, or performance of maintenance and minor repairs to vehicle excluding body work, painting or washing of vehicles.

Setback “Setback” means the minimum distance required between a property line and building or structure measured perpendicular from the property line. The setback for swimming pools and spas shall be measured from the edge of the water line for below surface pools and from the nearest point of the structure for above surface pools. Diagram D-10, which follows [at the end of this chapter] and is made a part of this chapter, shall be illustrative of the meaning of “setback.”

Setback, interior “Setback, interior” means the minimum distance required between a building or structure and any property line which does not abut a street. Dedication areas taken for driveway apron purposes are excluded from setback measurement.

Setback, street front “Setback, street front” means the minimum distance required between a building or structure and the front property line. Dedication areas taken for driveway apron purposes are excluded from setback measurement.

Setback, street side “Setback, street side” means the minimum distance required between a building or structure and any property line which abuts a street other than the front property line. Dedication areas taken for driveway apron purposes are excluded from setback measurement.

Shopping cart “Shopping cart” means any basket of any size, mounted on wheels or a similar device, including parts thereof, provided by the store operator for the purpose of transporting goods of any kind within a business establishment or designated parking or loading area of that business establishment.

Signs “Signs” means as defined in Chapter 30.33.

Slope, average current “Slope, average current” means the gradient in percent of the current land before any current grading or other terrain modification is commenced. The average slope of a parcel of land or any portion thereof shall be computed by applying the formula

$$S = 0.00229 \frac{IL}{A}$$

to the current slope of the land, as determined upon accurate topographic surveys using a contour interval no greater than two (2) feet, and a horizontal map scale of one (1) inch equals one hundred (100) feet or larger. Such maps and calculations shall be certified by a registered civil engineer or licensed land surveyor as to their accuracy. The letters in this formula shall have the following significance:

S = Average percent current slope

I = Contour interval, in feet

L = Summation of length of contour lines within the boundary of the project, in feet

A = Gross area of the project, in acres.

Solar energy equipment “Solar energy equipment” means a solar panel, array of solar panels, solar panel mounting structures including footing and rail assemblies, plumbing and wiring associated with solar panels, inverters, meters, controllers, and solar energy system batteries.

Solar panel “Solar panel” means a solar photovoltaic panel for electricity generation or a solar panel for water heating.

Soundstages (production) “Soundstages (production) means warehouse-type facilities providing space for the construction and use of indoor sets, including supporting workshops and craft shops.

Spas and swimming pool, sales and service “Spas and swimming pool, sales and service” means stores that sell supplies associated with the care of spas and pools and where service is provided primarily on the premises of their clients.

Stable, private “Stable, private” means a detached accessory building for the keeping of horses owned by the occupants of the premises and not kept for remuneration, hire or sale. Stable shall be completely enclosed on all sides with the exception of doors, windows, skylights and other ventilating apertures.

Storage, personal facilities “Storage, personal facilities” means a building or group of buildings containing generally small, individual, compartmentalized stalls or lockers rented to the public as individual storage spaces.

Storage, outdoor facility “Storage, outdoor facility” means the storage of new or used materials, except junk and does not include storage of inoperable vehicles.

Story “Story” means that portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. A basement, cellar, parking garage or unused underfloor space shall not be considered a story if three (3) feet or less above grade, Diagram D-11, which follows [at the end of this chapter] and is made a part of this chapter, shall be illustrative of the meaning of “story.”

Street, future “Street, future” means an area designated on a map as a “future street” which is proposed to be used as a new or enlarged public right-of-way at some time in the future as may be necessary to provide access to certain property or as may be necessary to provide for adequate street widths.

Street, private “Street, private” means a thoroughfare approved by the city council as an undedicated private street and posted as a private street.

Street, public “Street, public” means any public thoroughfare other than an alley, walk, or limited access highway; the side lines of the right-of-way constitute the side lines of a street.

Structure “Structure” means anything constructed, for which a permit is required and has a foundation but no roof. “Structure” does not include fences and walls.

Subterranean "Subterranean" means a building which is completely below grade or that portion of the enclosed floor area of a building having a top of slab level or roof level directly above it which does not exceed grade along the entire perimeter of such floor space level.

Supermarket "Supermarket" means any retail establishment with twenty thousand (20,000) square feet of floor area or greater which sells fresh meat, fresh vegetables and fresh fruit.

Supportive housing "Supportive housing" means a residential use with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite support services that assist the resident in retaining housing, living independently, working in the community and improving his or her health status. No services are provided to nonresidents.

Permits granted by such right or privilege may be requested one (1) time and extended for up to a maximum of one (1) additional year upon receipt of a written request from the applicant and demonstration that a reasonable effort to act on such right or privilege has commenced

Passed by the Council of the City of Glendale on the _____ day of _____, 2023.

Mayor

Attest

City Clerk

STATE OF CALIFORNIA)

COUNTY OF LOS ANGELES) SS.

CITY OF GLENDALE)

I, DR. SUZIE ABAJIAN, City Clerk of the City of Glendale, California, certify that the foregoing Ordinance No. _____ was passed by the Council of the City of Glendale, California, by a vote of four-fifths (4/5ths) of the members thereof, at a regular meeting held on

the _____ day of _____, 2016 by the following vote:

Ayes:

Noes:

Absent:

Abstain:

City Clerk