

C3 Land Use Standards

C3.1 LAND USE STANDARDS

A Permitted Land Uses

This section of the Downtown Code establishes the permitted land uses in each zone and the corresponding permit requirements. A parcel or building subject to the Downtown Code shall be occupied with only the land uses allowed by Table C3.1. Definitions of allowed land uses are provided in Section 12.0. If a land use is not defined in this section the Director may determine that the use is not permitted, or determine the appropriate definition and determine the proposed use to be permitted as set forth in Chapter 36.210.030, provided the Director makes the following findings in writing:

1. The land use will not impair the orderly implementation of the South Pasadena General Plan and Downtown Specific Plan Vision in Part A.
2. The land use is consistent with the purpose of the applicable zoning district.
3. The characteristics and activities associated with the proposed land use are similar to one or more of the listed land uses in Table C3.1, and will not produce greater impacts than the land uses listed for the zoning district.
4. The land use will be compatible with the other land uses allowed in the zoning district.
5. Any additional findings set forth in Chapter 36.210.030.A2.

Table C3.1: Land Use Table

		MUC	FOC
1	Retail Stores and Shops		
	General Retail ³	P	P
	Supermarket, home improvement center, nursery ³	—	P
	Neighborhood market, pharmacy ³	P	P
	Restaurants	P	P
	Restaurants outdoor dining ⁴	AF	AF
	Drive through (any retail use)	—	—
	Retail businesses ³	P	P
	Alcohol businesses, off sale and on sale, including on-site brewing	CUP	CUP
2	Services		
	Personal Services Salons, barber shops, adult and child day care, tailors, shoe repair shops, and dry cleaning shops, and similar uses.	P	P
	Personal Services (restricted) Banquet facility/catering, accessory massage (licensed, therapeutic, and in conjunction with primary businesses such as day spa, beauty salon, barber shop or similar uses) and tanning salons.	—	CUP
	Professional Services Accounting, advertising agencies, attorneys, bank, commercial art and design services, counseling services, scientific and research organizations, financial management and investment counseling, real estate and insurance office, management and public relations services, photo studio, veterinary clinics, urgent care clinic, and medical services/clinic (e.g. doctor, dentist).	P	P
3	Light Industrial, Craft Manufacturing, and Processing		
	Artisan/craft manufacturing, commercial kitchen, printing and publishing.	CUP	CUP

Table C3.1 Requirements

- 1 All land use types, including secondary and incidental accessory uses, are subject to the applicable requirements of the zoning district, including building size, frontage, and all applicable right-of-way and access requirements.
- 2 Uses not listed are prohibited.
- 3 Uses that include outdoor display shall require an AUP.
- 4 Subject to Section C9.3D of this Specific Plan: Standards for Outdoor Dining in the Public Right-of-Way.
- 5 An AUP is required for properties adjacent to residential uses or where the proposed use occurs within a mixed-use building with residential units.

Table C3.1: Land Use Table

		MUC	FOC
4	Public Assembly, Education, Recreation		
	Civic building	P	P
	Public assembly, meeting facility, place of worship	CUP	CUP
	Cultural Institutions (performing arts centers for theater, dance and events, museums, art galleries, and libraries)	P	P
	Health/fitness facility, and studios for arts, dance, music, martial arts, and tutoring P for facilities 3,000 sq ft or smaller, AUP for greater than 3,000 sq ft	P/AUP	P/AUP
	School, public or private (includes business, trade schools, colleges)	CUP	CUP
	Theater, cinema, or performing arts	CUP	CUP
	Recreational and entertainment uses	CUP	CUP
5	Residential		
	Assisted living/residential care home	AUP	P
	Group home	P	P
	Home occupation	HOP	HOP
	Lodging: Hotel, motel, B&B Inn	CUP	CUP
	Medical services -- extended care	AUP	AUP
	Multi-family dwelling(s)	P	P
	Duplex, Multiplex	P	—
6	Auto Related		
	Auto service station	—	CUP
	Electric vehicle charging stations	P	P
	Parking facility (stand alone), public or private	CUP	CUP
7	Other Uses		
	Farmers market, certified	AUP	AUP
	Live entertainment	CUP	CUP
	Live entertainment, accessory use	P/AUP ⁵	P/AUP ⁵
	Outdoor community events	AUP	AUP
	Telecommunications facilities	CUP	CUP

B Supplemental Standards for Day Care Uses

Adult Day Care Centers and Child Day Care Centers shall comply with the following standards:

1. The facility shall comply with all State and County licensing and health requirements.
2. A safe pick-up and drop-off area shall be provided, as approved by the Director of Public Works. The preference for passenger loading shall be on-site, but may be allowed in a curbside space if approved by the Director of Public Works, subject to any applicable permits and fees.
3. Potential noise sources shall be identified, and noise attenuation and sound dampening shall be addressed as necessary for compliance with the most recent guidelines of the Noise and Safety Elements of the General Plan.

Key to Table

P	Permitted
CUP	Conditional Use Permit
AF	Al Fresco Dining Permit
AUP	Administrative Use Permit
—	Not Permitted
MUC	Mixed-use Core Zone
FOC	Fair Oaks Corridor Zone

