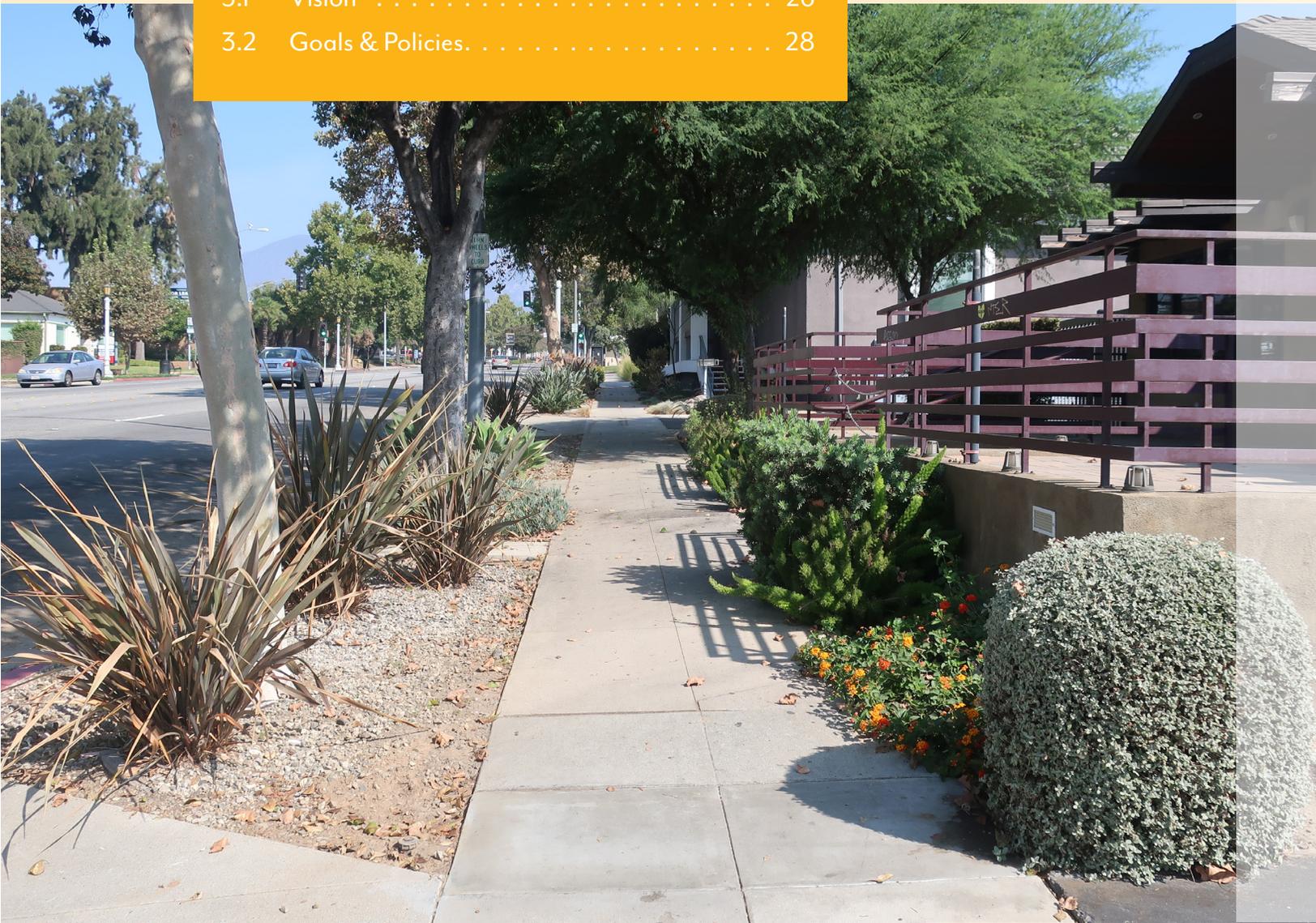


# Ch. 3

## Vision, Goals & Policies

Vision, Goals & Policies . . . . .	23
3.1 Vision . . . . .	26
3.2 Goals & Policies. . . . .	28





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# Vision, Goals & Policies

## CHAPTER OVERVIEW

The NLSP Vision, Goals, and Policies establish the desired outcomes of the plan and provide general direction for achieving these outcomes.

### VISION

- » The vision characterizes the intended future of the NLSP area, as shaped by both the General Plan and extensive community input during the plan update process. The NLSP vision contains an overarching vision statement and seven supporting vision objectives.
- » The Vision Concept Map (Figure 3.1-1) illustrates how the vision is applied to specific areas along the corridor.

### GOALS

- » A goal is a statement that describes a desired future condition or “end” state. Goals are change and outcome oriented, achievable over time, though not driven by funding.

### POLICIES

- » A policy is a clear statement that guides a specific course of action for decision-makers to achieve the associated goal.

The vision, goals, and policies in this chapter are presented in the following sections:

- » **3.1 Vision**
  - » 3.1.1 Vision Statement
  - » 3.1.2 Vision Objectives
- » **3.2 Goals & Policies**
  - » 3.2.1 Plan Area Goals & Policies
  - » 3.2.2 Subarea Goals & Policies

# 3.1 Vision

## 3.1.1 VISION STATEMENT

*The vision of North Lake Avenue is a vibrant and visually cohesive corridor with several distinctive districts that serve the surrounding neighborhoods and community while being accessible to transit and pedestrians. New development will contribute to the community’s cultural and architectural history with complementary-designed buildings, enhanced sidewalks, street trees, and public open spaces.*

## 3.1.2 VISION OBJECTIVES

**1. Sustainable Growth**

Distinct subareas that together support a mix of housing and commercial development opportunities near neighborhood-serving retail, services, and transit, supported by quality open space.

**4. Economic Vitality**

Businesses and institutions that positively contribute to the character and economic strength of the corridor while providing the local community with services and amenities.

**2. Sense of Place**

A place people want to visit, with a unique identity and character supported by successful public gathering spaces and attractive streetscapes.

**5. Green Community**

Streets that provide consistent, healthy tree canopy and enhanced greening within the public and private realms.

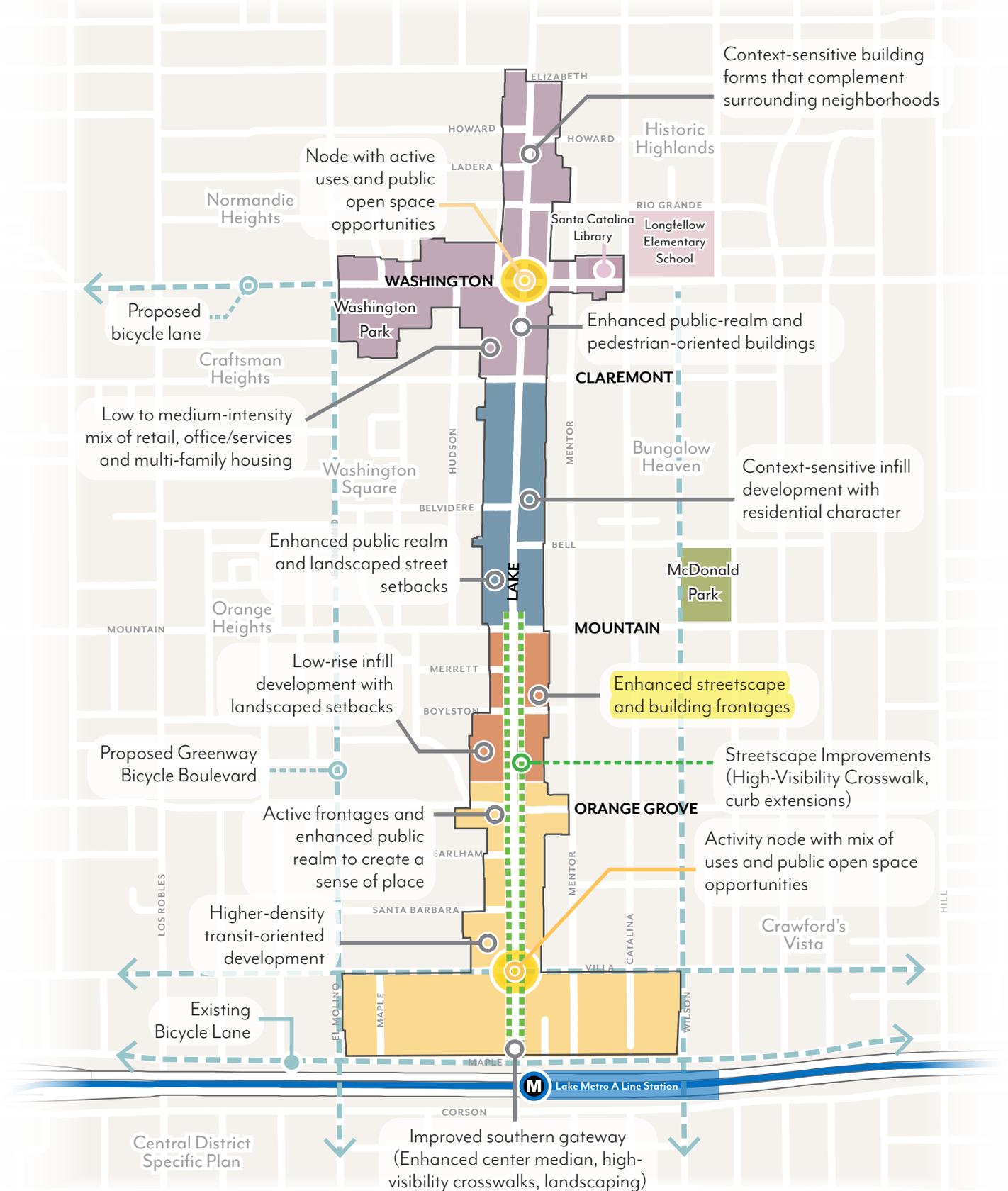
**3. High-quality Housing**

Well-designed multi-family housing that creates varied and affordable options for the community.

**6. Walkable Neighborhood**

Streets and sidewalks designed for pedestrian comfort, safety, and mobility, with enhanced connections linking residents to their daily needs.

Figure 3.1-1: Vision Concept Map



## 3.2 Goals & Policies

The goals and policies in this section provide policy direction for implementing the vision for the NLSP area and achieving the desired outcomes based on community input and General Plan guidance. Goals and policies also provide guidance to decision makers such as City staff, City Commissions, or City Council when reviewing development projects, and they can also help support grant funding efforts to supplement the City budget for public improvement projects.

The NLSP includes goals and policies that are applicable to specific subareas, as well as the entire plan area. The goals and policies for the entire plan area are organized by topic:

- » Public Realm
- » Development & Design
- » Economic Development
- » Subareas



*Sidewalks with outdoor dining, pedestrian amenities, and greening features create an active and welcoming pedestrian environment.*

## PUBLIC REALM

**Goal 1.** A high quality public realm, including sidewalks and public open spaces, that contribute to North Lake Avenue’s overall identity and sense of place.

**Policies:**

- 1.a. Walkability.** Provide an unobstructed path of travel for users of all abilities that can reasonably accommodate pedestrian volumes along the corridor.
- 1.b. Public Amenities.** Provide a designated portion of the sidewalk as the Amenity Zone for public amenities such as seating, bicycle parking, trash receptacles, bus shelters, parkways, tree wells, or other stormwater management features, the specific design of which can vary along the corridor, allowing for the distinction of individual subareas.
- 1.c. Enhanced Storefronts.** Encourage attractive and welcoming storefronts using street-oriented entrances, planters, seating, and other enhancements to a building’s entrance and ground floor exterior.
- 1.d. Lighting.** Provide adequate pedestrian-scale lighting along sidewalks and in public spaces to enhance the safety and comfort of visitors, especially at night, using dark sky-friendly design to limit light pollution by directing lighting downwards.
- 1.e. Activated Open Space.** Collaborate with local institutions to utilize open spaces, such as Washington Park or future public spaces, for community events.
- 1.f. Public Art.** Encourage collaboration between City departments, Arts and Culture Commission, Northwest Commission, and local businesses to identify locations for public art installations and other aesthetic improvements that reflect and build upon the North Lake Avenue community identity.
- 1.g. Enhanced Gateways.** Enhance visual and physical conditions surrounding North Lake’s gateways from areas to the north and south.



*Sidewalks and public spaces with seating, trash and recycling receptacles, landscaped parkways, shade trees, and pedestrian infrastructure provide a comfortable and amenity-rich experience for pedestrians in commercial and mixed-use settings.*



*Landscaped parkways and setbacks and consistent shade trees with large, healthy canopies provide a more comfortable pedestrian experience and support sustainability objectives.*

## PUBLIC REALM

**Goal 2.** A comfortable and well-connected NLSP area that encourages sustainable modes of travel such as walking, biking, rolling, and public transit.

**Policies:**

- 2.a. Multi-Modal Environment.** Encourage non-driving modes of travel and multi-modal connections within the district by providing sufficient space for installations such as bus shelters and bicycle racks.
- 2.b. Traffic Calming.** Support public realm and traffic calming improvements that promote safe, comfortable, multi-modal mobility along North Lake Avenue, such as the North Lake Avenue Traffic & Pedestrian Safety Enhancement Plan.
- 2.c. Pedestrian Environment.** Improve pedestrian conditions throughout the Specific Plan area through expanded sidewalks, more streetscape amenities and shade, and pedestrian-oriented design to enhance walkability.
- 2.d. Pedestrian Mobility.** Support the addition of signalized crossings, bulb-outs, scramble and other crosswalk treatments, pedestrian lighting, and other improvements that promote safe, efficient, and comfortable pedestrian connections.
- 2.e. Bicycle Connections.** Support proposed bicycle facilities within and surrounding the Specific Plan area per the City's Bicycle Transportation Action Plan (BTAP), including various cycle tracks, bike lanes (with a preference for protected lanes), Greenways, Roseways, and associated traffic calming improvements.
- 2.f. Parking Reductions.** Reduce parking requirements to incentivize historic preservation, the provision of public open space, transit usage, and to lower the cost of development.
- 2.g. Parking Impacts.** Employ design standards and parking reductions to reduce the visual impacts of parking lots and structures and minimize driveways along North Lake Avenue.

**Goal 3.** A green corridor with sufficient landscaping and shade coverage to encourage pedestrian mobility and support sustainability objectives such as carbon sequestration, mitigating the urban heat island effect, and enhancing stormwater capture.

**Policies:**

- 3.a. Parkways.** Incorporate parkways into the public sidewalk, providing opportunities for street tree planting, improving permeability for rain and stormwater capture, and cooling the sidewalk environment.
- 3.b. Street Trees.** Encourage street tree planting in amenity zones, street medians, and "tree lanes" to support the aesthetic objective of local commercial businesses within a walkable retail- and services-oriented environment.
- 3.c. Street Tree Distribution.** Increase the frequency and consistency of canopy trees to improve air quality and allow pedestrians to walk the length of the corridor in a shaded environment.
- 3.d. Landscaped Setbacks.** Incorporate thoughtful landscaping with sustainable and native plant materials in areas where wider, buffered setbacks are appropriate.
- 3.e. Tree Protection.** Require the protection and maintenance of mature and healthy trees which bring aesthetic, environmental, and economic benefits to the plan area through the Citywide Tree Protection Ordinance.

## DEVELOPMENT & DESIGN

**Goal 4.** Complementary building forms that reflect the scale of the neighborhood, preserve historic resources, and support a vibrant, walkable district.

**Policies:**

- 4.a. Transit-Oriented Development.** Promote higher density, transit-oriented development within close proximity of the Metro A Line station, supported by multi-modal linkages, and pedestrian and open space amenities.
- 4.b. Architectural Diversity.** Allow for a range of architectural styles and forms that provide visual interest and quality design through massing and façade standards that strengthen the corridor's identity.
- 4.c. Historic Compatibility.** Require new development adjacent to the district's five designated historic districts and various designated properties to be compatible with historic scale and design features.
- 4.d. Scaled Transitions.** Require higher-intensity new development along North Lake Avenue to provide appropriate transitions to adjoining lower density residential neighborhoods.
- 4.e. Transparency.** Require façade transparency to improve visual interest, reduce the prevalence of blank walls, and establish a connection between ground floor commercial uses and the public realm.
- 4.f. Pedestrian Orientation.** Support site planning, façade design, and landscaping to support pedestrian-oriented places that focus activity on the street.
- 4.g. Materials.** Use durable, high-quality materials that exhibit a sense of permanence on all sides of a building, but particularly at the street level and entrances.
- 4.h. Loading, Storage, and Utilities.** Locate service areas away from public streets and residential neighborhoods, as far as feasible.



*Multi-modal linkages, such as bike infrastructure and pedestrian open space amenities near Metro stations can be a part of transit-oriented development projects.*



*Transparency along building façades establishes a connection between the public realm and commercial uses.*

## DEVELOPMENT & DESIGN

**Goal 5.** Ample access to open space for both passive and active enjoyment, with a range of well-designed private, common, and public spaces.

**Policies:**

- 5.a. Residential Open Space.** Incorporate private and common open space areas that correlate to a building's size and number of residents, including sheltered places for people to sit and talk such as porches, loggias, balconies, and arcades.
- 5.b. Commercial Open Space.** Require large non-residential or mixed-use projects to provide open space for employees, visitors, and the public.
- 5.c. Quality Design.** Create usable and functional open spaces for residents, employees, and visitors alike.
- 5.d. Urban Greening.** Use open space areas to further environmental goals – such as carbon sequestration and reducing the urban heat island effect – through tree planting, stormwater capture, and native landscaping.
- 5.e. Comfortable Setting.** Create a pleasant micro-climate in open space areas, including shade from summer sun and access to winter sunlight; locate seating with consideration to noontime sun and shade.



*Publicly accessible open spaces such as corner plazas contribute to an enhanced public realm and create an inviting gateway environment for residents and visitors.*

## ECONOMIC DEVELOPMENT

**Goal 6.** A supportive environment for new development and businesses that are compatible with surrounding residential uses and historic resources.

**Policies:**

- 6.a. Balanced Requirements.** Elevate quality of design while maintaining a reasonable level of flexibility to increase market feasibility for new developments.
- 6.b. Lower Barriers to Entry.** Simplify parking standards and exempt small businesses from costly parking requirements to enable greater flexibility for changing uses and economic factors.
- 6.c. Adaptive Reuse.** Encourage adaptive reuse to support new businesses and character of existing buildings.
- 6.d. Housing Options.** Support a range housing types, including co-living and micro-units, that allow for variety in affordability and configurations, provide shared amenities, and are suitable for people across all phases of life.
- 6.e. Healthy Mix of Uses.** Convenient access to transit, institution, services, and amenities that will attract and retain businesses/private investment in the community.
- 6.f. Redevelopment Potential.** Focusing growth on vacant/under-utilized parcels to protect historic resources while creating new employment opportunities.



*Adaptive reuse can preserve the character of historic residential buildings while adding convenient access to neighborhood services and a variety of other uses.*



*Balanced development standards elevate design quality while providing flexibility for development of new housing options for a diverse population.*

## 3.2.2 SUBAREA GOALS & POLICIES

### WASHINGTON PARK SUBAREA

**Goal 7.** An active, walkable, neighborhood-serving gateway to the North Lake Avenue Corridor, with development that respects and reinforces the neighborhood's rich history.

**Policies:**

- 7.a. Northern Gateway.** Introduce plazas and active commercial uses that create a sense of place and welcome residents and visitors into the North Lake corridor from neighborhoods to the north.
- 7.b. Historic Commercial Character.** Reinforce the historic pedestrian-oriented commercial character of the Lake/Washington intersection.
- 7.c. Engaging Ground Floor.** Flexible ground floor uses supported by active streetscapes and design treatments that engage pedestrians and encourage business activity.
- 7.d. Enhanced Public Realm.** Enhance public realm by requiring wider sidewalks, shade trees, publicly-accessible open space, and sidewalk dining that support a sense of place.
- 7.e. Pedestrian Connections.** Support the addition of marked pedestrian crossing infrastructure to improve pedestrian connectivity and safety, as well as lessening crossing distances along long blocks of North Lake Avenue and East Washington Boulevard.
- 7.f. Proximity to Services.** Allow for neighborhood businesses that provide daily services within walking distance for residents in the Specific Plan area and surrounding neighborhoods.
- 7.g. Sensitive Transitions.** Allow building heights that support commercial development and provide appropriate transitions to adjacent Historic Landmark Districts such as Historic Highlands, Bungalow Heaven, and Washington Square.



*The Oversen Building at the Lake/Washington intersection reflects the subareas historic character*



*Seating, bicycle parking, trash and recycling receptacles, shade trees, and enhanced crosswalks provide a comfortable and amenity-rich pedestrian experience*

## VINEYARD GARDENS SUBAREA

**Goal 8.** A mixed-use neighborhood that encourages a mix of architectural styles reinforcing the existing residential character of adjacent neighborhoods.

**Policies:**

- 8.a. Architectural Diversity.** New development should complement the existing architecture and reference architectural styles such as California Bungalow, Spanish Colonial Revival, and Minimal Traditional styles.
- 8.b. Historic Resources.** Preserve architecturally and culturally significant structures and encourage future alterations or repairs to maintain the resource’s character-defining features.
- 8.c. Adaptive Reuse.** Encourage sensitive reuse of existing buildings to achieve the preservation and rehabilitation of both designated and undesignated historic properties.
- 8.d. Sensitive Transitions.** Require that commercial and mixed-use development along North Lake Avenue provides appropriately scaled transitions to adjoining lower density residential neighborhoods, including Historic Landmark Districts of Bungalow Heaven and Washington Square.
- 8.e. Enhanced Streetscape.** Increase setback area to provide additional sidewalk, amenities, aesthetic enhancements to activate the public realm.
- 8.f. Greening.** Contribute to overall greening along the corridor through consistent tree canopies and well-maintained parkways.



*Vineyard Gardens will continue to accommodate adaptive reuse to achieve preservation of the neighborhood’s historic character while welcoming new businesses and services.*



*New development can complement existing architecture while introducing new housing typologies to support a diversity of residents.*

## NORTH LAKE VILLAGE SUBAREA

**Goal 9.** A commercial corridor with **an enhanced streetscape and public realm** that supports a variety of indoor and outdoor dining options, designed with sensitivity to the adjacent residential Historic Landmark Districts.

**Policies:**

- 9.a. Commercial Hub.** Commercially focused uses to support existing businesses, encourage new businesses and promote more neighborhood services for the surrounding community.
- 9.b. Outdoor Dining.** Encourage the re-use and redesign of outdoor space such as excess surface parking areas to establish a vibrant and inviting outdoor dining environment.
- 9.c. Greening.** Contribute to overall greening along the corridor through consistent tree canopies and well-maintained parkways.
- 9.d. Sensitive Transitions.** Require that commercial and mixed-use development along Lake Avenue provides appropriately scaled transitions to adjoining lower density residential neighborhoods, including the Bungalow Heaven Historic Landmark District.
- 9.e. Ground Floor Design.** Implement design standards and guidelines relating to entrances, transparency, and other elements that help create a ground floor commercial character.
- 9.f. Pedestrian Improvements.** Support implementation of the City’s North Lake Traffic and Pedestrian Safety Enhancement Plan through sidewalk improvements and high visibility pedestrian crossings.
- 9.g. Street Orientation.** Require new buildings to orient frontages to the street and sidewalk, phasing out auto-oriented site layouts that prioritize vehicle access and encourage driving.



*Introducing outdoor dining and seating in areas previously used for surface parking enhances the public realm and pedestrian experience.*



*Street-oriented building frontages, outdoor dining, and landscaping create a welcoming streetscape that enhance the public realm and benefit businesses by increasing foot traffic.*

## NORTH LAKE TRANSIT DISTRICT SUBAREA

**Goal 10.** A higher-intensity mix of retail, office, and multi-family housing uses that create a vibrant, transit-oriented southern gateway to the North Lake Avenue corridor.

**Policies:**

**10.a. Transit Village.** Support higher density residential and commercial development that encourages transit use and provides new housing opportunities.

**10.b. Southern Gateway.** Introduce wider sidewalks, trees, and active uses that create a sense of place and welcome residents and visitors into the North Lake corridor from the A Line Station and Old Pasadena to the south.

**10.c. Ground Floor Design.** Incorporate design features that help activate the ground floor and create a connection between the public and private realms.

**10.d. Sensitive Transitions.** Balance higher-intensity commercial development standards with setbacks that provide appropriate transitions to adjacent residential properties.

**10.e. Greening.** Contribute to overall greening along the corridor through consistent tree canopies and locating driveways away from North Lake Avenue.

**10.f. Pedestrian Improvements.** Support implementation of the City’s North Lake Traffic and Pedestrian Safety Enhancement Plan through sidewalk improvements and high visibility pedestrian crossings.

**10.g. Setbacks.** Minimize building setbacks to establish a street wall and use any setback area to provide additional sidewalk, amenities, or aesthetic enhancements to activate the public realm.



*Higher density residential and commercial development is focused in the subarea near transit*



*Ground floor design can contribute to the connection between public and private realms.*



*Amenities for pedestrians and bicyclists improve the sidewalk experience and encourage multi-modal connections to transit.*

# Ch. 4

## Zoning & Land Use

Zoning & Land Use . . . . .	47
4.1 Applicability . . . . .	47
4.2 Zoning Districts . . . . .	48
4.3 Allowable Land Uses. . . . .	50

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# Zoning & Land Use

## CHAPTER OVERVIEW

The zoning and land use regulations in this chapter are intended to guide development and decision making to achieve the vision of the NLSP. While broad land use categories are assigned in the General Plan, the NLSP establishes a detailed list of allowed land uses and permit requirements for each zoning district within the plan area.

This chapter is organized into the following sections:

- » 4.1 Applicability
- » 4.2 Zoning Districts
- » 4.3 Allowable Land Uses



Commercial Use



Institutional Use



Residential Use

# 4.1 Applicability

The applicability of NLSP land use regulations and development standards are organized by zoning district and plan chapters (Table 4.1-1). Where the standards do not apply, the relevant section of Pasadena Municipal Code (PMC) is referenced.

Table 4.1-1: Applicable Specific Plan Chapters

Zone	Specific Plan Chapters			
	Vision, Goals & Policies	Zoning & Land Use	Public Realm Standards	Development Standards
	3	4	5	6
NL-CG	✓	✓	✓	✓
NL-MU-C	✓	✓	✓	✓
NL-MU-N	✓	✓	✓	✓
NL-RM-48	✓	17.22	✓	17.22
NL-RM-32	✓	17.22	✓	17.22
NL-RM-16	✓	17.22	✓	17.22
NL-RS-6	✓	17.22	✓	17.22
OS	✓	17.26	✓	17.26
PS	✓	17.26	✓	17.26



Open Space

## 4.2 Zoning Districts

The purpose of the NLSP zoning districts (Map 4.2-1) is to implement the plan vision for each of the subareas.

### NL-MU-C

#### Mixed-Use Core

- » Create mixed-use activity centers that encourage a range of active uses where people can walk to shops, restaurants, jobs, and entertainment in close proximity of transit
- » Support projects that are entirely commercial, entirely residential, or mixed-use, with ground floor commercial required at key intersections consistent with ground floor use requirements

### NL-MU-N

#### Mixed-Use Neighborhood

- » Promote the development of pedestrian-friendly neighborhoods with commercial uses that are sensitive to neighboring residents
- » Support projects that are entirely commercial, entirely residential, or mixed-use, integrated either horizontally or vertically consistent with ground floor use requirements

### NL-CG

#### Commercial General

- » Enhance the existing commercial character with a wide variety of commercial uses that support citywide needs, as well as pedestrian-oriented goods, restaurants, and services for local residents and employees

### NL-RM-48/32/16

#### Residential Multi-family

- » Maintain the current uses and protect the existing residential character using City of Gardens standards

### NL-RS-6

#### Residential Single-family

- » Provide areas for low density residential neighborhoods and relate new development to the existing environment

### OS

#### Open Space

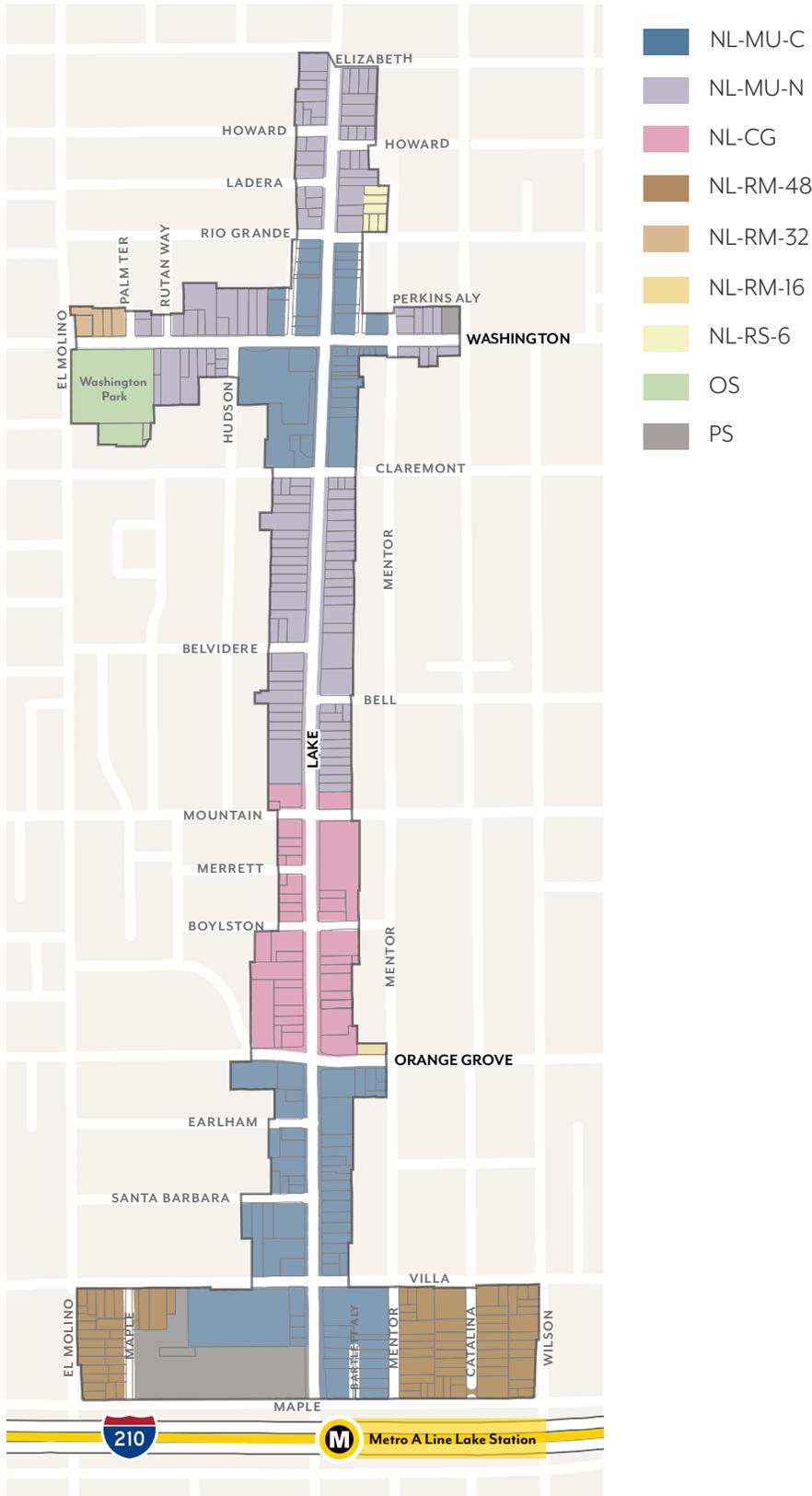
- » Provide opportunities for parks and recreation to residents and visitors

### PS

#### Public Semi-Public

- » Provide for large public or semi-public land uses that may not be appropriate in other base zoning districts

Map 4.2-1: Zoning Districts



## 4.3 Allowable Land Uses

- A. **Definitions.** Definitions of specific land uses are found in PMC 17.80.020.
- B. **Permit Requirements.** Table 4.3-1 identifies the uses of land allowed, the land use permit required to establish each use, and limitations that may apply for a particular use.
- C. **Standards for Specific Land Uses.** Additional standards may apply to specific land uses; refer to the PMC section noted in the table, except as noted below.
1. PMC 17.50.160 shall not apply to Mixed-Use Projects.
  2. PMC 17.50.350 shall not apply to Multi-Family Housing.
- D. **Ground Floor Frontages.** In Mixed-Use zoning districts, additional commercial requirements and residential unit restrictions on the ground floor shall apply per Section 6.2.1.
- E. **Major Construction.** For non-residential uses with a gross floor area of 25,000 square feet or greater, a Conditional Use Permit shall be required per PMC 17.61.050.J.2.
- F. **Prohibited Uses.** Those uses not listed in Table 4.2-1 are prohibited by this Specific Plan, except as otherwise provided by PMC 17.21.030.A.
- G. **Nonconforming Uses.** Existing uses which are made nonconforming by this Specific Plan shall be subject to PMC 17.71, with the following exceptions:
1. The following uses shall not be expanded:
    - a. Vehicle Services (except Automobile Rental)
    - b. Commercial Off-Street Parking
  2. A drive-through business may be demolished and rebuilt with a Conditional Use Permit as long as the gross square footage of the new building is not more than the existing building.

Table 4.3-1: Allowable Land Uses, Permit Requirements & Specific Limitations

Symbol	Description	PMC Section
P	Permitted use, Code Compliance Certificate required.	17.61.020
MC	Conditional use, Minor Conditional Use Permit required.	17.61.050
C	Conditional use, Conditional Use Permit required.	17.61.050
E	Conditional use, Expressive Use Permit required.	17.61.060
TUP	Temporary use, Temporary Use Permit required.	17.61.040
—	Use not allowed.	

### LIMITATIONS:

(L1) Use is not permitted on the ground floor within 35 feet of the sidewalk line. Entries to upper/lower floors and ground floor spaces behind 35 feet are allowed; these spaces shall not qualify as required commercial uses for the purposes of Section 6.2.1.

(L2) Use is limited to a maximum of 30% of the total building frontage on the ground floor, regardless of the ground floor frontage type per Section 6.2.1.

**ZONING DISTRICT LAND USES AND PERMIT REQUIREMENTS**

Land Use <sup>1</sup>	Permit Requirement			PMC Section
	NL-MU-C	NL-MU-N	NL-CG	
<b>RESIDENTIAL USES</b>				
Accessory Dwelling Unit	P	P	—	17.50.275
Boarding Houses <sup>2</sup>	P	P	—	
Dormitories	P	P	—	
Fraternities / Sororities	P	P	—	
Home Occupations	P	P	—	17.50.110
Mixed-Use Projects	P	P	—	
Multi-Family Housing	P	P	—	
Residential Accessory Uses and Structures	P	P	—	17.50.250
Single-Room Occupancy	P	P	—	
Supportive Housing	P	P	—	
Transitional Housing	P	P	—	
<b>COMMERCIAL USES</b>				
<b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY USES</b>				
Clubs, Lodges, Private Meeting Halls	C	C	C	
Colleges, Nontraditional Campus Setting	P	P	P	
College, Traditional Campus Setting	P	—	P	
Commercial Entertainment	E	—	E	
Commercial Recreation, Indoor	P	P	P	17.50.130
Commercial Recreation, Outdoor	C	C	C	
Conference Centers	C (L2)	—	—	
Cultural Institutions	P	P	P	
Electronic Game Centers	P	P	P	17.50.100
Park and Recreation Facilities	P	P	P	
Religious Facilities	P	P	P	
with Affordable Housing	P	P	P	17.50.230
with Columbarium	MC	MC	MC	
with Temporary Homeless Shelter	MC	MC	MC	
Schools, Public and Private	—	C	C	17.50.270
Schools, Specialized Education and Training	P	P	P	

ZONING DISTRICT LAND USES AND PERMIT REQUIREMENTS				
Land Use <sup>1</sup>	Permit Requirement			PMC Section
	NL-MU-C	NL-MU-N	NL-CG	
<b>OFFICE, PROFESSIONAL &amp; BUSINESS SUPPORT USES</b>				
Automated Teller Machines (ATMs)	P	P	P	1750.060
Banks and Financial Services	P	P	P	
with Walk-Up Services	P	P	P	1750.060
Business Support Services	P	P	P	
Offices, Accessory	P	P	P	
Offices, Administrative Business Professional	P (L1)	P	P	
Offices, Government	P (L1)	P	P	
Offices, Medical	P (L1)	P	P	
Research and Development, Offices	P (L1)	P	P	1750.240
Work/Live Units	P	P	—	1750.370
<b>RETAIL SALES</b>				
Alcohol Sales, Beer and Wine	C	C	C	1750.040
Alcohol Sales, Full Alcohol	C	C	C	
Animal Retail Sales	P	P	P	
Bar / Taverns	C	C	C	1750.040, 17.61.050.J
with Live Entertainment	C	C	C	1750.130
Commercial Nurseries	—	C	C	1750.180
Convenience Stores	P	P	P	
Food Sales	P	P	P	
Internet Vehicle Sales	P	P	P	
Liquor Stores	C	C	C	1750.040, 17.61.050.J
Restaurants, Fast Food	P	P	P	1750.260
Restaurants, Formula Fast Food	P	P	P	
Restaurants	P	P	P	1750.260, 17.61.050.J
with Limited Live Entertainment	P	P	P	
with Walk-Up Window	P	P	P	
Retail Sales	P	P	P	
Significant Tobacco Retailers	C	C	C	1750.330, 17.61.050.J
<b>SERVICES</b>				
Adult Day Care, Limited	P (L1)	P	P	
Animal Boarding	P	P	P	
Animal Services, Grooming	P	P	P	

## ZONING DISTRICT LAND USES AND PERMIT REQUIREMENTS

Land Use <sup>1</sup>	Permit Requirement			PMC Section
	NL-MU-C	NL-MU-N	NL-CG	
Animal Services, Hospitals	P	P	P	17.50.050
Animal Shelters	P	P	P	
Catering Services	P	P	P	
Charitable Institutions	P	P	P	
Child Day Care Centers	—	P	P	17.50.080
Child Day Care, Large	P	P	P	
Child Day Care, Small	P	P	P	
Emergency Shelter	MC	MC	MC	
Emergency Shelters, Limited	P	P	P	17.50.105
Laboratories	—	P	P	
Lodging, Bed and Breakfast Inns	—	C	C	17.50.140
Lodging, Hotels and Motels	C	C	C	17.50.150
Massage Establishments	C	C	C	17.50.155
Mortuaries / Funeral Homes	—	P	P	
Neighborhood Gardens	P	P	P	
Personal Improvement Services	P	P	P	
Personal Services	P	P	P	
Personal Services, Restricted	—	—	P	
Printing and Publishing	C	C	P	
Printing and Publishing, Limited	P	P	P	
Public Safety Facilities	C	C	C	
Vehicle Services, Automobile Rental	C	C	MC	
<b>INDUSTRY, MANUFACTURING &amp; PROCESSING USES</b>				
Alcohol Beverage Manufacturing	P	C	P	17.50.040, 17.61.050,j
with Accessory Tasting Room	MC	C	MC	
Custom Manufacturing / Artisan Production	P	P	P	
Industry, Restricted	MC	MC	MC	
Research and Development, Non-Offices	P (L1)	P	P	
Recycling Centers, Small Collection Facilities	—	—	C	17.50.220

ZONING DISTRICT LAND USES AND PERMIT REQUIREMENTS				
Land Use <sup>1</sup>	Permit Requirement			PMC Section
	NL-MU-C	NL-MU-N	NL-CG	
<b>TRANSPORTATION, COMMUNICATIONS &amp; UTILITY USES</b>				
Accessory Antenna Array	P	P	P	
Alternative Fuels/Recharging Facilities	P	P	P	
Communications Facilities	C	C	C	
Heliports	C	—	—	
Transportation Terminals	C	C	C	
Utility, Major	C	C	C	
Utility, Minor	P	P	P	
Wireless Telecom Facilities, Major	C	C	C	17.50.310
Wireless Telecom Facilities, Minor	MC	MC	MC	
Wireless Telecom Facilities, SCL	P	P	P	
<b>TEMPORARY USES</b>				
Filming, Long-term	MC	MC	MC	
Filming, Short-term	P	P	P	
Personal Property Sales	P	P	—	17.50.190
Seasonal Merchandise Sales	P	P	P	17.50.180
Street Fairs	P	P	P	
Tents	TUP	TUP	TUP	17.50.320
Other Temporary Uses	TUP	TUP	TUP	

**NOTES:**

<sup>1</sup> See PMC 17.80.020 for definition of the listed land uses.

<sup>2</sup> Includes Co-living facilities, which may include more than one shared kitchen per building. Separation requirements of PMC 17.50.065 shall not apply.