

## § 153.151 USE REGULATIONS.

(A) The table in division (D) of this section identifies which uses are permitted by right, permitted subject to conditional use permit review and approval, permitted as temporary uses, and prohibited in the C-1, C-3, and M-1 zones.

(B) In the event that a specific use or type of use is not listed in the table in division (D) below, the Community Development Director shall have the authority to determine which listed use is most similar to the proposed use and thereby determine whether the proposed use is permitted, permitted subject to conditional use permit review and approval, permitted as a temporary use, or prohibited. The City Council shall be notified of the decision within seven calendar days, and a permanent record of such decisions shall be maintained.

(C) The decision of the Community Development Director can be appealed to the Planning Commission.

(D) Table of land use regulations.

Type of Use	Commercial		Light ManufacturingM-1	Notes
	C-1	C-3		
Type of Use	Commercial		Light ManufacturingM-1	Notes
	C-1	C-3		
Retail Sales and Rental of Goods, Merchandise, and Equipment				
Uses involving no outdoor display or storage:  High-volume traffic generator (a):  Convenience store Other  Low-volume traffic generator (b):  Wholesale sales Other  Groceries—retail, sales of 15,00 square feet or more in either a freestanding store or as a component of a larger store or building (c):	    C C P P C	    P P P P C	    P P P P C	       Any use involving the sale of alcoholic beverages requires a CUP (See § 153.162)
Use with outdoor storage and display:  High-volume traffic generator (a)  Low-volume traffic generator (b)  Wholesale sales  Groceries (c):	    X X X C	    P P P C	    P P P C	      See § 153.159 regarding outdoor storage and display
Uses involving the sale of used or secondhand goods, including antique sales	C	C	X	Pawnshops are a specifically prohibited use. See § 153.162 for special conditions on use for secondhand stores
Office Uses				
Professional office (non-medical)	P	P	X	
Medical office	P	P	X	
Veterinarian office	C	P	X	
Personal Service Uses				

Barber and beauty shops	P	P	X	
Laundries and drycleaning establishments:				
Oriented toward individuals	P X	P C	X P	
Large-scale, industrial type				
Tattoo parlors, and the like	X	C	X	
Fortune telling and the like	P*	X	X	*See Chapters 110 and 118 for additional requirements
Small-scale, consumer-oriented service and repair businesses, but not including automobile repair	P	P	X	
All other personal service uses:				
High-volume traffic generator (a)	C P	P P	X X	
Low-volume traffic generator (b)				
Personal care facilities	P	P	X	See § 153.162(K)
Massage establishments, not otherwise subject to an exception under § 122.03 of this Code	C	C	X	*See Chapter 122 of the San Gabriel Municipal Code and § 153.242 of this chapter.
<i>Restaurants, Bars, Night Clubs</i>				
Fast food or drive-through restaurant and no dining room open between the hours of 2 a.m. and 6 a.m.	P	P	P	Any use involving the sale of alcoholic beverages requires a CUP (See § 153.162)
Restaurant with no alcoholic beverage sales and no dining room open between the hours of 2 a.m. and 6 a.m.	P	P	P	
Restaurant with dining room open between the hours of 2 a.m. and 6 a.m.	C	C	C	
Restaurant with alcoholic beverage sales	C	C	C	
Bars	C	C	C	
Night clubs	C	C	C	See § 153.162 regarding live entertainment
Any business offering live entertainment	C	C	C	
VIP Room	P	P	C	See § 153.162(M)
<i>Motor Vehicle-Related Sales and Service Operations</i>				
Motor vehicle sales or rental; new vehicles	C	C	C	

Motor vehicle sales or rental; used vehicles:				
In conjunction with new vehicle sales	C C	C C	C X	
Used vehicle sales/rental only				
Parts and accessories sales with incidental installation of motor vehicle parts or accessories (e.g., tires, mufflers, etc.)	X	C	C	
Motor vehicle repair and maintenance, not including substantial body work	C	C	P	
Motor vehicle painting and body work	X	C	P	
Gasoline service station	C	C	X	See § 153.162(b)
Oil change; lube and tune facilities	C	P	X	
Car wash:				
Self-service	X X	C C	X X	
Other				
<i>Recreation, Amusement, Entertainment</i>				
Activity conducted entirely within building or substantial structure:				
a. Bowling alleys, skating rinks, indoor tennis and squash courts, billiard and pool halls, indoor athletic and exercise facilities and similar uses	X X C C	C C C C	C X X X	See § 153.162
b. Movie theaters (in a single structure)				
c. Karaoke KTV				
d. Arcades, including "virtual reality" arcades				

Activity conducted primarily outside enclosed buildings or structures:				
a. Privately-owned golf and country clubs				
b. Privately-owned and operated outdoor recreational facilities such as athletic fields, tennis courts, swimming pools, etc.	P X X X	C C C X	C C C X	
c. Golf driving ranges not accessory to golf courses, par 3 golf courses, skateboard parks, water slides, and similar uses				
d. Drive-in movie theaters				
Adult-oriented entertainment and other businesses	X	X	P*	*See Ch. 121
Vending machines	P	P	P	See § 153.162(L)
Billiard and pool halls	X	C	C	See § 153.162(N)
<i>Light Industrial, Packaging, Repairing, Painting, Storage, and Assembling of Goods, Merchandise, and Equipment</i>				
Light manufacturing and production	X	C	P	All uses subject to performance standards requirements set forth in § 153.152
Moderate and heavy manufacturing and production	X	X	P	
Warehouse and freight movement	X	X	P	All uses subject to performance standards requirements set forth in § 153.152
Wholesale sales	X	C	P	
Industrial equipment servicing	X	C	P	
Scrap materials, recycling centers, salvage yards, and the like	X	X	C	All uses subject to performance standards requirements set forth in § 153.152
<i>Educational, Cultural, Religious, Philanthropic, Social, Fraternal Uses</i>				

Schools (Private)				
a. Elementary and secondary (including associated grounds and athletic and other facilities)				
b. Trade or vocational schools, traffic schools, language schools, and similar adult-oriented schools	C C C	C C C	C C C	See special conditions set forth in § 153.162
c. Colleges, universities, community colleges (including associated facilities such as dormitories, office buildings, athletic fields, etc.)				
Churches, synagogues, and temples (including associated residential structures for religious personnel and associated building but not including elementary school or secondary school buildings)	C	C	C	
Museums, art galleries, art centers, and similar uses (including associated educational and instructional activities)	P	P	P	
Social, fraternal clubs, and lodges, union halls, and similar uses	C	C	C	Any use involving the sale of alcoholic beverages requires a CUP; see § 153.162
<i>Institutional Residence or Care or Confinement Facilities</i>				
Hospitals, clinics, other medical (including mental health) treatment facilities in excess of 10,000 sq. ft. of floor area	C	C	C	
Nursing care institutions, intermediate care institutions, handicapped or infirm institutions, child care institutions	C	C	C	
Childcare facilities	P	C	C	Childcare facilities are subject to requirements of the Cal. Health & Safety Code
Emergency shelters as defined in Cal. Health & Safety Code § 50801	X	P	X	See § 153.162(O) for locational and operational standards
Single room occupancy (SRO) developments	X	X	C	See § 153.162(P) for locational and operational standards
<i>Parking</i>				

Automobile parking garages or parking lots located on a separate lot from the principal use to which the parking is related	C	C	C	See §§ 153.170 through 153.174
Residential Uses				
Single-family detached units	X	X	X	
Multiple-family units	X	X	X	
Mixed-use multiple-family with retail or service commercial	P, unless any individual use or single component of the project requires a conditional use permit	C	X	See § 153.164 for use regulations and development standards
Other Uses				
Kennel	X	X	C	
Open air markets and horticultural sales:				
a. Open air markets held on a recurring basis (farm and craft markets, flea markets, produce markets, and similar use)	C	C	C	
b. Single-event open air market	T C T	T C T	T C T	
c. Horticultural sales with outdoor display				
d. Seasonal sales (Christmas tree lots, pumpkin sales, and similar uses)				
Vending carts on private property in conjunction with a retail establishment	P	P	X	See § 153.163
Funeral home	C	C	C	
Cemetery	X	X	X	Permitted only within designated cemetery district; see § 94.02
Crematory	X	X	X	
Hotel and motel	C	C	X	
Cannabis Uses				
Medicinal cannabis delivery-only retailer	X	X	C	See §§ 153.515 through 153.523
Commercial cannabis delivery	X	X	X	
Cultivation, even by qualified patients and caregivers	X	X	X	
Legend: C = Conditional use P = Permitted use X = Use not permitted				

**Notes and Definitions:**

(a) A high volume traffic generator is one which generates 118 or more average daily weekday vehicle trips per 1,000 gross square feet of leasable area, as defined by the latest version of the Institute of Transportation Engineers "Trip Generation" manual.

(b) A low volume traffic generator is one which generates less than 118 average daily weekday vehicle trips per 1,000 gross square feet of leasable area, as defined by the latest version of the Institute of Transportation Engineers "Trip Generation" manual.

(c) Retail, sales areas of 15,000 square feet or more in either a freestanding store or as a component of a larger store or building.

(d) For the purpose of this section "Groceries" shall be defined as staple foodstuffs, meats, seafood, produce and dairy products.

('65 Code, § 9-3.804) (Ord. 455-C.S., passed 11-21-95; Am. Ord. 478-C.S., passed 3-18-97; Am. Ord. 479-C.S., passed 4-15-97; Am. Ord. 486-C.S., passed 2-3-98; Am. Ord. 520-C.S., passed 11-4-03; Am. Ord. 590-C.S., passed 3-1-11; Am. Ord. 591-C.S., passed 9-20-11; Am. Ord. 608-C.S., passed 5-10-14; Am. Ord. 618-C.S., passed 1-20-15; Am. Ord. 619-C.S., passed 4-21-15; Am. Ord. 625-C.S., passed 2-18-16; Am. Ord. 631-C.S., passed 4-18-17; Am. Ord. 632-C.S., passed 5-2-17; Am. Ord. 702, passed 3-5-24)

**§ 153.155 DEVELOPMENT STANDARDS.**

The table below identifies the development standards applicable to all development in the C-1, C-3, and M-1 zones.

<b>Development Standards</b>	<b>Zone District</b>			<b>Notes</b>
	<b>C-1</b>	<b>C-3</b>	<b>M-1</b>	
Minimum lot size	None	None	None	See § 153.162 regarding automobile service stations and hotel/motels
Minimum lot width	50 feet	50 feet	50 feet	
Maximum building height	5 stories/ 70 ft., whichever is lower	5 stories/ 70 ft., whichever is lower	2 stories/ 35 ft., whichever is lower	An additional 10 ft. allowed to enclose elevator tower or fire stairway. See also § 153.157
Front yard	0 feet	0 feet	0 feet	a. Front setback may be required through precise plan of design review or CUP  b. See § 153.162 regarding automobile service stations
Side yard:  Abutting C-1, C-3, or M-1  Abutting any other zone district	0 feet 5 feet	0 feet 10 feet	0 feet 10 feet	See § 153.162 regarding automobile service stations

<b>Development Standards</b>	<b>Zone District</b>			<b>Notes</b>
	<b>C-1</b>	<b>C-3</b>	<b>M-1</b>	
Rear yard:  Abutting C-1, C-3, or M-1  Abutting any other zone district	10 feet 10 feet	10 feet 15 feet	15 feet 20 feet	Structures may locate on rear property line abutting C-1, C-3, and M-1 where structure is of solid masonry construction and no windows, doors, or other openings are on the wall located on the property line

Maximum floor area ratio	0.5	0.7	0.5	FAR may be increased for mixed-use development in C-3 zone; see § 153.164
Distance between buildings	As required by Fire Code	As required by Fire Code	As required by Fire Code	

('65 Code, § 9-3.820) (Ord. 455-C.S., passed 11-21-95)